210 NORTH STREET, BARNSTABLE



AFFORDABLE HOUSING RENTAL LOTTERY

EQUAL HOUSING OPPORTUNITY

LOTTERY INFORMATION & APPLICATION

According to the US Census Bureau, the largest Barnstable racial/ethnic groups are White (88.5%), Black or African American (4%), Hispanic or Latino (3.8%), and Asian (1.8%).

For applicants with Limited English Proficiency, the owner will provide a translation service at no charge.

Para los solicitantes con dominio limitado del inglés, el propietario proporcionará un servicio de traducción sin cargo.

对于英语能力有限的申请人，业主将免费提供翻译服务。

제한된 영어 능력을 가진 지원자의 경우 소유자가 무료로 번역 서비스를 제공합니다.

PROJECT DESCRIPTION

The applicant proposes a change of use at the subject property, 210 North St., Barnstable, from the 7-Eleven Store to an 18 unit rental apartment building. The development is subject to Chapter 9 of the Code of the Town of Barnstable Affordable Housing Ordinance. Ten percent, or two of the units will be permanently restricted for households with qualifying incomes that do not exceed 65% of the median income for the Town of Barnstable.

The building will consist of four floors with an elevator, and 21 parking spaces including 2 handicap spaces. Of the 18 units, (4) will be studio units and (14) will be 1-bedroom units; all with 1 full bath. Appliances include a refrigerator, stove, dishwasher and microwave. **The affordable units will be numbered 104 (studio unit) and 202 (1-bedroom unit).**

Rent for the affordable units includes all utilities. As specified in Town of Barnstable Affordable Housing By-Law, rents are calculated as the amount affordable to a household at 65% of area median income (AMI) paying 30% of their income for rent and utilities.

APPLICATIONS

Applications will be available via email or USPS mail from, and must be returned via email, fax or USPS mail to the Lottery Agent:

Kristen Costa, L.A. Associates, Inc., 5 Middlesex Ave., Unit 16, Wilmington, MA 01887
phone (978) 758-0197 ; email: kriscosta@laassoc.com

For applicants with Limited English Proficiency, the owner will provide a translation service at no charge.

TTY: 711, when asked 978-758-0197

Applications will also be available for pickup at:

Barnstable Town Hall, 367 Main St., Hyannis (978) 862-4956

Hyannis Public Library, 401 Main St., Hyannis (978) 775-2280

Applications can also be downloaded at the following websites:

L.A. Associates, Inc.: www.laassoc.com

The state affordable housing: www.housingnavigatorma.org

Application deadline: January 2, 2027

PUBLIC INFORMATION MEETING

A public information session will be held via Zoom approximately 30 days after the beginning of marketing (30 days before the application deadline). The date, time and place of the lottery will be announced and the lottery and tenant selection process will be explained. Applicants with limited English proficiency requiring translation assistance with the application may request and obtain assistance free of charge. Applicants may request other reasonable accommodations needed to fully participate in the public information session and to complete applications.

Advertising and other outreach materials will specify the date and how to access the public information session, and the application deadline (at least 60 days from the commencement of marketing activities) as well as the date and how to access the lottery drawing.

INFORMATION MEETING

A public information meeting will take place remotely via Zoom. Following are the details for meeting access:

Date: November 24, 2026 @ 6:00 pm

Meeting ID: 832 7930 4222, Passcode: 661245, Call in: (301) 715-8592

ELIGIBILITY AND PREFERENCES

INCOME

Income eligibility is governed by the rules and standards employed by the Department of Housing and Urban Development ("HUD") in the selection of income-eligible tenants for publicly subsidized housing. The provisions of this section are intended to complement and not to override or supersede any

applicable fair marketing regulations of EOHLC, the Massachusetts Commission against Discrimination, or any municipal regulation with jurisdiction and like purpose, and to provide low and/or moderate income housing.

For this project, the applicant household income is required to be at or less than the **65%** of the Barnstable, Town MA MSA Area Median Income (AMI) as published by HUD for total Gross Annual Household Income. These income limits will apply for the initial lottery and rent-up. Gross Annual Household Income includes all wages prior to any deductions from all adult household members. The maximum allowable gross annual household income from all sources, adjusted for household size, may not exceed the following in order to be eligible for the lottery:

The maximum allowable gross annual household income from all sources, adjusted for household size, may not exceed the following in order to be eligible for the lottery:

Household Size	**2026 Limits**
1 person	$64,285
2 person	$73,450

(Note: These income limits will be adjusted annually to reflect then-current HUD AMIs. New tenants must meet the 65% income limits in effect at the time they lease the unit. Incomes for existing tenants will be re-certified annually and upon re-certification of income, existing tenants will remain eligible as long as their incomes do not exceed 140% of then-current area median incomes.)

Income from assets will be added to total annual income by using the greater of a) the actual income earned from the assets; or b) an imputed interest rate equal to the federal passbook rate (currently 0.45%; subject to change) in accordance with EOHLC and HUD guidelines.

LOCAL PREFERENCE

70% of the 2 affordable units, or **1,** has been targeted for local preference. Local preference only applies to the initial lease-up. Local Preference households must meet one or more of the following criteria:

1. Town of Barnstable Residents: Household where one or more members are living in the Town at the time of application. Documentation of residency should be provided, such as rent receipts, utility bills, street listing or voter registration.

2. Town of Barnstable Employee: Employees of the Town such as teachers, janitors, firefighters, police officers, librarians, or town hall employees.

3. Employees of Local Businesses: Employees of businesses located in Barnstable

4. Households with children attending Hyannis schools, such as METCO students.

MINORITY PREFERENCE - POOL BALANCING

The Town is committed to providing equal access to all applicants. In the event that the pool of applicants with a local preference does not include at least **15%** of households who have one or more member who is a minority as defined below, then other eligible minority applicants will be included in the lottery for the local preference units. Minority preference categories include only Native American or Alaskan Native, Black or African American, Asian, Native Hawaiian or Pacific Islander; or other (non-White); and the ethnic classification Hispanic or Latino. Minority preference requires a separate self-declaration document.

RENT CALCULATION

Rent for the affordable units includes all utilities. As specified in Town of Barnstable Affordable Housing By-Law, rents are calculated as the amount affordable to a household at 65% of area median income (AMI) paying 30% of their income for rent and utilities. Household size is calculated as the number of bedrooms in the unit plus one.

Studio unit #104: 2026 income limit for 1-person household: $64,285/12 x 30% = $1,607/mo.

2-bedroom #202: 2026 income limit for 2-person household: $73,450/12 x 30% = $1,836/mo.

THE LOTTERY

An application deadline will be established that is at least 60 days after the commencement of marketing and outreach. The Lottery will be scheduled 10 to 14 days after the application deadline. Applications will be reviewed for eligibility as they are received, and every effort will be made to contact applicants whose applications are incomplete to give them an opportunity to provide the missing information prior to the application deadline. Applications that are incomplete or unsigned by the application deadline or that are received after the application deadline will not be included in the lottery. Applications that are reviewed and found to be ineligible will not be included in the lottery.

Applicants with disabilities may request modifications to a unit or accommodations to our rules, policies, practices or services if necessary to afford an equal opportunity for housing.

The lottery will take place remotely via Zoom. Following are the details for meeting access:

Date: January 6, 2027 @ 6:00 pm

Meeting ID: 820 1169 0087, Passcode: 668422, Call in: (312) 626-6799

LOTTERY PROCEDURES:

1. Persons must submit all the necessary information by the application deadline. Applications mailed and/or received after the deadline and/or applications that are incomplete will not be accepted.
2. All applicants will be screened for eligibility. An applicant who is determined to be ineligible may appeal the determination to the Lottery Agent at L.A. Associates. The applicant(s) will meet with the Lottery Agent to review the decision. If the applicant(s) remains dissatisfied, the Office Manager at L.A. Associates will review the application and the appeal to render a final decision. The appeal process should be concluded within a week.
3. All lottery participants are subject to final approval by the Monitoring Agent. Qualification for the lottery is not an assurance that those tenants awarded units will ultimately rent.
4. Disabled persons are entitled to request reasonable accommodation of rules, policies, or services, or reasonable modification of housing. Eligible applicants with disabilities in need of accessible units, if any, will have first preference for such units.
5. Once the Lottery Agent has verified the information in the application and confirmed eligibility, applicants will be notified of their eligibility, issued a ballot number to ensure privacy, and told the date, time and place of the lottery. The lottery will be held via Zoom. The lottery numbers will be pulled by an independent, un-biased, third party. The lottery numbers will be ranked in the order in which they are drawn and recorded on the Lottery Drawing List. The list of numbers drawn will be posted and all applicants will be informed of their ranking. Applicants are encouraged, but not required, to attend.
6. The Lottery Agent will create the initial Lottery Drawing List or Waitlist and will provide the list and the applicant information to the Leasing Agent who will process applicants in ranking order to complete tenant screening (e.g., credit CORI and landlord reference checks). Background checks will meet EOHLC's Model Policy Regarding Applicant Screening on the Basis of Criminal Records. The Leasing Agent will offer the units to the first qualified tenants in order from the Waitlist. Applicants not initially offered units may remain on the Waitlist. If a vacancy occurs in a unit during the first year after the lottery, the next person in line for a unit will be offered the unit. Applicants wishing to be added to the Waitlist after the lottery will be added in the order received. If a unit becomes available more than a year after the initial lottery, a new lottery will be held to revise the order of the list to give newer applicants an equal opportunity to secure an affordable unit.
7. The Fair Housing Act prohibits discrimination in housing because of Race or color, National origin, Religion, Sex, Familial status. The developer and its Lottery Agent shall not discriminate in the marketing and rental of units on the basis of race, color, religious creed, national origin, ancestry, sex, marital status, children, veteran status, age, handicap/disability, sexual orientation, gender identity, or public assistance. An applicant who believes that they have been discriminated against in the tenant selection and lottery process may contact: the Massachusetts Commission Against Discrimination (617) 994-6000; and/or the United States Department of Housing and Urban Development (617) 994-8300.

RENTAL APPLICATION

Application Deadline: 1/2/2027

Applicant _____ Phone _____ E-mail _____

Co-Applicant _____ Phone _____ E-mail _____

Address _____ City _____ State/Zip _____

I learned of this lottery from (check all that applies):

Website: _____ Letter: _____

Advertisement: _____ Other: _____

This is a No-Doc application. It must be filled out completely and signed. Applicants that are selected in the lottery to move on to the leasing process must submit verification documents within 48 hours.

VERIFICATION DOCUMENTS:

- 2025 Federal tax return (NO STATE RETURN), including 1099's, W-2's and schedules, for every person living in the household over the age of 18.
- 5 most current, consecutive pay stubs for all employed household members over 18.
- Child support and alimony: legal court document indicating payment amount and frequency.
- Self employed: provide a detailed income and expense statement for the 6 months prior to the lottery, and 3 copies of business checking and savings accounts.
- Recent statements received from social security, annuities, insurance policies, retirement funds, pensions, disability or death benefits, etc.
- Most current asset statements showing current value including all bank accounts, investment accounts, retirement accounts, cash value of whole life policies, etc.
- Interest, dividends and other income from real or personal property.
- School registration for any full time student for any household member over 18.
- "No Income Statement" for unemployed household members over 18.
- "No Child Support Statement" for single parents not receiving child support.

HOUSEHOLD INFORMATION: List all members of your household including yourself.

Names of all Persons to Reside in Dwelling (First Name, Middle Initial, Last Name)		Relation to Head	Age	Date of Birth	Minority Status * (Optional)
1					
2					

*Minority preference categories include only Native American or Alaskan Native, Black or African American, Asian, Native Hawaiian or Pacific Islander; or other (non-White); and the ethnic classification Hispanic or Latino. Minority preference requires a separate self-declaration document.

I/we are applying for the: _____ studio unit _____ 1-bedroom unit

Are you, or any member of your household, a disabled person requesting reasonable accommodation of rules, policies, or services, or reasonable modification of housing?
_____ Yes _____ No

LOCAL PREFERENCE:

Using the definitions found in the Information Packet, please check one or more of the following local preference categories, if applicable.

- ❑ Town of Hyannis Resident
- ❑ Town of Hyannis Employee
- ❑ Employee(s) of Local Business(es)
- ❑ Household with Children attending Hyannis schools

To be considered for the Local Preference category, one of the above boxes must be checked and proof of preference, such as a copy of license, tax bill, utility bill, census listing, pay stubs, etc. must be provided.

INCOME:

List all income of all members over the age of 18 listed on the application to reside in the unit, such as wages, child support, Social Security benefits, all types of pensions, employment, Unemployment Compensation, Workman's Compensation, alimony, disability or death benefits and any other form of income; including rental income from property. Adults with no income are required to submit a notarized statement. If additional space is needed, please attach another sheet.

2026 Household Income Limits: 1-person $64,285; 2-person $73,450

#	Source of Income	Address/Phone# of Source	Amount per Year
1			
2			
3			
4			
		TOTAL	

Do you have a housing voucher such as Section 8? _____ Yes _____ No

If so, with what City/Town? _____

EMPLOYMENT STATUS:

Applicant's Name: _____

Occupation: _____

Present Employer: _____

Employer Address: _____

Name & Title of Supervisor: _____

Date of Hire: _____ Annual Gross Salary: _____

Co-Applicant's Name: _____

Occupation: _____

Present Employer: _____

Employer Address: _____

Name & Title of Supervisor: _____

Date of Hire: _____ Annual Gross Salary: _____

ASSETS:

List all checking, savings accounts, CD's, stocks, bonds, retirement accounts, savings bonds and any other investments below. If additional space is needed, please attach another sheet. Household assets do not include necessary personal property.

#	Type of Asset	Bank/Credit Union Name	Account No	Value, Balance
1	Checking account			
2	Checking account			
3	Savings account			
4	Savings account			
5	Retirement account			
6	Retirement account			
7	Other: _____			
8	Other: _____			
			TOTAL	

APPLICANT(S) CERTIFICATION

1. I/We certify that our household size is _____ persons, as documented herein.
2. I/We certify that our total household income equals $_____, as documented herein.
3. I/We certify that the information in this application and in support of this application is true and correct to the best of my/our knowledge and belief under full penalty of perjury. I/We understand that false or incomplete information may result in disqualification from further consideration.
4. I/We certify that no member of our family has a financial interest in the project.
5. I/We understand that being selected in the lottery does not guarantee that I/we will be able to lease a unit. I/We understand that all application data will be verified and additional financial information may be required, verified and reviewed prior to leasing a unit. I/We also understand that the project's owner will perform its own screening to determine eligibility.
6. I/We authorize L.A. Associates, Inc. to verify all financial and household information and direct any employer, landlord or financial institution to release any information to L.A. Associates, Inc. and the project owner to determine eligibility.
7. I/We understand that there may be differences between the market and affordable units and accept those differences.
8. I/We understand that if my/our total income exceeds 140% of the maximum allowable income at the time of annual recertification, I will no longer be eligible for the affordable rental at the end of my current lease term.
9. I/We have completed an application and have reviewed and understand the process that will be utilized to distribute the available units. I/We am/are qualified based on the program guidelines and agree to comply with applicable regulations.

Applicant Signature Date

Co-Applicant Signature Date

THIS IS APPLICATION IS ONLY FOR THIS SPECIFIC DEVELOPMENT.