BROADMEADOW NORTH

188 PROVIDENCE RD., GRAFTON

AFFORDABLE RENTAL LOTTERY APPLICATION

EQUAL HOUSING OPPORTUNITY

INFORMATION & APPLICATION

According to the US Census Bureau, the largest Grafton racial/ethnic groups are white (77.1%) followed by Asian (8.2%) and Hispanic (6.2%). 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

This packet contains specific lottery information for the affordable units at Broadmeadow North at 188 Providence Road in Grafton. The project includes the construction of five residential apartment buildings, consisting of 120 apartment units of which **30 are affordable.** The site is approximately 26.03 acres of land with access from Providence Road or Route 122. The project also includes construction of a small mailroom / sales office, parking and paved areas, and onsite stormwater management structures. Pets are allowed.

The apartments include 20 one-bedroom units and approximately 950 square feet of living area; and 100 two-bedroom units and approximately 970 square feet of living area. Appliances include a refrigerator, stove, dishwasher, and laundry hookup; washer and dryer not included. Each unit will have two parking spaces; total parking on site is 280 spaces. **Of the 30 affordable units, 5 are 1-bedroom units and 25 are 2-bedroom units.**

Resident selection will be conducted through an affordable housing lottery in accordance with the Comprehensive Permit issued by the Town of Grafton, the Regulatory Agreement between the Developer, the Town of Grafton and EOHLC, and the State's 40B Program Guidelines.

THIS LOTTERY IS FOR THE 1ST BUILDING INCLUDING 6 AFFORDABLE UNITS: (1) ONE-BEDROOM UNIT AND (5) TWO-BEDROOMS UNITS. FUTURE LOTTERIES WILL BE HELD FOR THE REMAINING UNITS.

KEY MILESTONES

- Application Period Opens: 10/9/2026
- Information Session: 11/9/2026
- Application Deadline: 12/16/2026
- Lottery Date: 12/23/2026

BROADMEADOW NORTH, GRAFTON – RENTAL LOTTERY APPLICATION

APPLICATIONS

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

Kristen Costa, L.A. Associates, Inc., 11 Middlesex Ave., Suite 5, Wilmington, MA 01887
phone (978) 758-0197, fax (978) 658-7333 email: kriscosta@laassoc.com

TTY: 711, when asked 978-758-0197

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

Applications will also be available for pickup at Grafton Town Hall, 30 Providence Rd. (508) 839-5335 and Grafton Library, 35 Grafton Common (508) 839-4649.

Applications can also be downloaded at the following websites:

L.A. Associates, Inc.: www.laassoc.com
The state affordable housing: www.housingnavigator.org

Application deadline: December 16, 2026

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.

Following are the details for meeting access:

Date: November 9, 2026 @ 6:00 pm via Zoom

Meeting ID: 895 4011 3313, Passcode: 123483, Call in: (305) 224-1968

RENT CALCULATION

As specified in LIP Guidelines, rental prices of the affordable units will be calculated as the amount affordable to a household at **80%** of area median income (AMI) paying 30% of their income for rent and utilities. Household size for a unit is calculated as one person per bedroom plus one (3-person household for a 2-bedroom unit):

1-bedroom: 2-person limit $84,300 / 12 x 30% = $2,107.00 - $231.00 utilities = $1,876.00
2-bedroom: 3-person limit $94,850 / 12 x 30% = $2,371.00 - $310.00 utilities = $2,061.00

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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 **80%** of Boston-Cambridge-Quincy, MA-NH HUD Metro FMR 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:

Household Size	HUD 2026 Limits
1 person	$ 73,750
2 persons	$ 84,300
3 persons	$ 94,850
4 persons	$ 105,350

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 0.6%) in accordance with EOHLC and HUD guidelines.

HOUSEHOLD SIZE PREFERENCE

The objective of these State subsidy programs is to provide housing to appropriately sized families, and to that end, there will be a preference given in the lottery to households that need all of the bedrooms. ***In all cases, occupancy will not exceed the State Sanitary Code.*** A "household" is defined as two or more persons who will regularly live in the unit as their primary residence and who are related by blood, marriage, law or who have otherwise evidenced a stable inter-dependent relationship, or an individual.

First preference shall be given to households requiring the total number of bedrooms in the unit based on the following criteria:

1. There is at least one occupant and no more than two occupants per bedroom.
2. A husband and wife, or those in a similar living arrangement, shall be required to share a bedroom.
3. Other household members may share but shall not be required to share a bedroom.

LOCAL PREFERENCE – There is no local preference for this lottery.

BROADMEADOW NORTH, GRAFTON – RENTAL LOTTERY APPLICATION

THE LOTTERY

LOTTERY DATE

Following are the details for meeting access:

Date: December 23, 2026 @ 6:00 pm via Zoom

Meeting ID: 868 9334 4619, Passcode: 698017, Call in: (929) 205-6099

LOTTERY DESCRIPTION

1. Applicants 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) remain(s) 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. For all units, the applicant's household size will be determined from the application, and the required number of bedrooms as indicated on the application. Priority shall be given to households requiring at least the total number of bedrooms in the unit. There may be no more than two occupants per bedroom, resulting in a maximum of 4 persons.
5. 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 the accessible unit will have first preference for the unit.**
6. 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 they are drawn and recorded on the initial Lottery Drawing List or Waitlist. The Lottery Agent will then adjust the Waitlist for household size preference and create a final Waitlist. Units will be offered to the top ranked household needing two bedrooms. The final Waitlist will be posted and all applicants will be informed of their ranking. Applicants are encouraged, but not required, to attend.
7. The final Waitlist and the applicant information will be provided 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.

8. The Fair Housing Act prohibits discrimination in housing because of Race or color, National origin, Religion, Sex, or 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.

ANNUAL TENANT RECERTIFICATION

Tenants will be recertified annually for eligibility. If, after initial occupancy, the income of a tenant exceeds 140% of the maximum income permitted for such unit, at the expiration of the application lease term, the tenant will have the option of paying market rate rent or vacating the unit.

LANDLORD'S RENTAL CRITERIA

1. MINIMUM INCOME: The Landlord prefers a minimum household income of 3X the rent; however a slightly lower income will not necessarily rule out an applicant. Applicants may make less if they have sufficient savings to draw from. Applicants receiving housing assistance (like Section 8) are not subject to the minimum income, but are subject to other criteria as are all other applicants.
2. SATISFACTORY CREDIT REPORT: The Landlord prefers a minimum credit score of 600 or higher; however, a slightly lower credit score will not necessarily rule an applicant out.
3. CURRENT AND/OR PREVIOUS LANDLORD VERIFICATION (IF APPLICABLE): Verification of payment history and compliance with lease terms.
4. PETS: Cats and dogs weighing less than 50 lbs. are allowed. Tenants will be required to sign a pet addendum to the rental agreement affirming they will keep the pet under control at all times, clean up after the pet, etc. There is a per fee of $30/mo. for cats and $50/mo. for dogs.
5. NO SMOKING: No smoking by tenants or any other occupants of the apartment (guests, visitors) anywhere in the building or elsewhere on the property.
6. DEPOSITS: Tenants must pay first month's rent and last month's prior to occupancy.

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RENTAL APPLICATION

AFFORDABLE HOUSING APPLICATION

Application Deadline: 12/16/2026 @ 5:00 pm

Applicant Legal Name _____ Phone Number _____ E-mail _____

Address _____ City _____ State/Zip _____

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

Website: _____ Letter: _____

Advertisement: _____ Other: _____

This application is not complete if not filled out completely, signed and submitted with ONE COPY of each of the following documentation. Failure to provide a complete application package can delay the approval process and your ability to participate in the lottery.

REQUIRED INCOME VERIFICATION DOCUMENTS:

_____ Last 3 year's Federal tax returns (NO STATE RETURNS), 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 salaried employed household members over 18. Six months of income for hourly and seasonal workers. For unemployment, disability or worker's compensation and/or severance pay, copies of checks or DOR verification stating benefits received.

_____ Child support and alimony: legal court document indicating payment amount.

_____ Self-employed: provide a detailed income and expense statement for the 5 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.

_____ 3 most current, consecutive 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.

_____ If in the process of a divorce or separation, provide legal proof that the process has begun or been finalized.

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SIZE OF UNIT YOU'RE APPLYING FOR: _____ **1-bedroom** _____ **2-bedroom**

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	Social Security Number
1					
2					
3					
4					

Do you have a Section 8 voucher? _____ Yes _____ No

If so, with what City/Town? _____

INCOME: List all income of all members over the age of 18 listed on 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.

2024 Income Limits: 1-person $68,500; 2-person $78,250; 3-person $88,050; 4-person $97,800

#	Source of Income	Address/Phone # of Source	Amount per Year
1			
2			
3			
4			
5			
		TOTAL	

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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	Savings account			
3	Retirement account			
4	Other: _____			
5	Other: _____			
			TOTAL	

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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 and the project's 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 rent at the end of my current lease term.

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 APPLICATION IS ONLY FOR THIS SPECIFIC DEVELOPMENT.