



your resource for Affordable Housing



***Maple Square
Danvers, MA
Information Package and Lottery Application***

Attached is the information regarding the affordable rental units at Maple Square in Danvers, Massachusetts. Potential Tenants will not be discriminated against on the basis of race, color, national origin, disability, age, ancestry, children, familial status, genetic information, marital status, public assistance reciprocity, religion, sex, sexual orientation, gender identity, veteran/military status, or any other basis prohibited by law.

Located at 128 Maple Street in Danvers, Maple Square is a new 145-unit rental development offering 29 affordable studios, one-, two- and three-bedroom apartments, by lottery, for eligible tenants. Each unit includes one or two bathrooms, depending on bedroom size and style, and a washer and dryer. One parking space per unit at no charge. Additional parking spaces, based on availability, for \$35/mo. Pets are allowed, per policy. Monthly pet rent is \$50/month for a cat and \$75/month for a dog, no large breeds. Exceptions will be made for service animals or other animals needed to reasonably accommodate an individual with a disability. Storage units are available for \$65 per month. This is a smoke-free building. Requirements are subject to reasonable accommodation. Located in downtown Danvers.

The monthly rents are Studio - \$2,106; One Bedroom - \$2,372 Two Bedroom - \$2,632; Three Bedroom - \$2,878. Tenants are responsible for all utilities. All affordable units will be distributed by lottery as outlined in the attached package.

These rents are NOT income based. Applicants are responsible for the full rent as stated above. Section 8 or other housing vouchers will be accepted, and it is up to you to talk with your voucher holder to determine if they will approve the project and accept the rents. Generally, the minimum income needed to lease a unit, without a Section 8 or other housing voucher, are: Studio - \$63,180; One Bedroom - \$71,160; Two Bedroom - \$78,960; Three Bedroom: \$86,340. Income and assets may be used in determining minimum income eligibility, if needed.

PLEASE NOTE: All applicants must include complete financial documentation with the application. An application will be considered incomplete and will not be included in the lottery if all financial documentation is not received on or before the application deadline.

Applicants who submitted an incomplete application will be notified after the application deadline and will NOT be included in the lottery. Applicants that submit an incomplete application will be notified via email, if available, or by letter. The email or letter will include the list of missing documentation. If you submit the missing documentation and your application is determined complete you would be added to the waiting list. If unfilled units remain after the lottery, the available units would then be offered to you based on the date you were added to the waiting list, subject to applicable preferences and eligibility.



KEY DATES

Public Information Meeting via Zoom.com

6:30 p.m., Monday, February 24, 2025

Go to Zoom.com, click on Join A Meeting and enter the meeting code and password when prompted

Meeting ID: 880 4559 2353

Passcode: 853389

Application Deadline

March 27, 2025

Lottery via Zoom.com

3:00 p.m., Wednesday, April 23, 2025

Go to Zoom.com, click on Join A Meeting and enter the meeting code and password when prompted:

Meeting ID: 828 9312 3074

Passcode: 271267

For those applicants who are unable to attend the live Zoom or otherwise want to review, the meeting will be recorded, with those portions not containing unauthorized sensitive personal information, and will be available for viewing up to the application deadline, upon request.

The units will become available April 2025.

Thank you for your interest in affordable housing at **MAPLE SQUARE**. We wish you the best of luck. Please contact MCO Housing Services at 978-456-8388 or email us at lotteryinfo@mcohousingservices.com if you have any questions. We encourage you to advise other people or organizations that may be interested in this program and make copies of the relevant information as needed.



This is an important document. Please contact [AGENCY NAME] at [PHONE #] for free language assistance.

Este documento es muy importante. Favor de comunicarse con el MCO Housing en 978-456-8388 para ayuda gratis con el idioma. (Spanish)

Este é um documento importante. Entre em contato com o MCO Housing Serv no número 978-456-8388 para obter assistência gratuita com o idioma. (Portuguese)

Dokiman sila a enpòtan. Tanpri kontakte MCO Housing la nan 978-456-8388 pou asistans gratis nan lang. (Haitian Creole)

此文件為重要文件。如果您需要免費的語言翻譯幫助，請聯絡 MCO Housing 聯絡方式：978-456-8388。
(Chinese, Traditional)

此文件为重要文件。如果您需要免费的语言翻译帮助，请联络 MCO Housing 联络方式：978-456-8388。
(Chinese, Simplified)

Это весьма важный документ. Свяжитесь с сотрудником MCO Housing на предмет оказания бесплатной помощи по переводу на иностранный язык (978-456-8388). (Russian)
(Phone #)

នេះគឺជាឯកសារសំខាន់។ សូមទំនាក់ទំនង MCO Housing តាមរយៈ 978-456-8388 ដើម្បីទទួលបានជំនួយ
ផ្នែកភាសាដោយឥតគិតថ្លៃ។ [Mon-Khmer, Cambodian]

Đây là một tài liệu quan trọng. Vui lòng liên hệ MCO Housing tại 978-456-8388 để được hỗ trợ ngôn ngữ miễn phí. (Vietnamese)

Kani waa dukumentiyu muhiim ah. Fadlan MCO Housing kala soo xiriir 978-456-8388 si aad u hesho gargaar xagga luqadda oo bilaash ah. (Somali)

هذه وثيقة مهمة. يرجى الاتصال بـ MCO Housing بـ 978-456-8388 للمساعدة اللغوية المجانية.
[Phone #] [Agency Name] (Arabic)

Ce document est très important. Veuillez contacter le MCO Housing au 978-456-8388 afin d'obtenir une assistance linguistique gratuite. (French)

Il presente è un documento importante. Si prega di contattare il MCO Housing al 978-456-8388 per avere assistenza gratuita per la traduzione. (Italian)



Maple Square Question & Answer

The units will be leased in accordance with policies and guidelines established by the Commonwealth of Massachusetts Executive Office of Housing and Livable Communities (EOHLC) through its Chapter 40R program.

What are the qualifications required for Prospective Tenants?

- Qualify based on the following maximum income table, which is adjusted for household size:

Household Size	1	2	3	4	5	6
Max Gross Allowable Income	\$91,200	\$104,200	\$117,250	\$130,250	\$140,700	\$151,100

LOTTERY APPLICANT QUALIFICATIONS:

1. Household income cannot exceed the above maximum gross allowable income limits. Income for adults 18 or older is required.
2. When assets total \$5,000 or less, the actual interest/dividend income earned is included in the annual income OR when assets exceed \$5,000, annual income includes the greater of actual income from assets or a .06% imputed income calculation. Assets divested at less than full market value within two years of application will be counted at full market value when determining eligibility. Asset statements for adults 18 or older are required.
3. In addition to income and asset eligibility you will also be subject to a screening by the project and determined eligible based on that basis.
4. Applicants may not own a home and lease an affordable unit, including homes in a trust.
5. Persons with disabilities will be given first preference for such units regardless of what pool they are in based on the requested bedroom size. Where a person with a disability is awaiting an accessible unit and a unit with adaptive features becomes available, the owner/management agent must offer to adapt the unit.

Are there units available for Local Preferences?

Yes, subject to certain fair housing and household size limitations herein, the initial occupancies of 20 units are given preference for households who meet at least one of the Local Preference Criteria as stated in the application.

Are there Group 2 units?

All the units are adaptable. The units can be adapted to satisfy a reasonable accommodation request. There is an elevator in the building. There are two Group 2 units available: one 1 bedroom and one 2-bedroom apartment. Persons with disabilities are entitled to request a reasonable accommodation in rules, policies, practices, or services, or to request a reasonable modification in the housing, when such accommodations or modifications may be necessary to afford persons with disabilities an equal opportunity to use and enjoy the housing. Such reasonable accommodation is not limited to Group 2 units. The request for reasonable accommodation must be made at the time of initial lottery application with the required documentation, i.e. letter from doctor.

Are there preferences for Household Size?

Preference for the two bedrooms will be for households requiring two bedrooms. Preference for the three-bedroom units will be for households requiring three bedrooms.

Household Size Preferences are based on the following:

1. There is at least one occupant per bedroom.
2. A husband and wife, or those in a similar living arrangement, shall be required to share a bedroom. Other household members may share but shall not be required to share a bedroom.
3. A person described in the first sentence of (2) shall not be required to share a bedroom if a consequence of sharing would be a severe adverse impact on his or her mental or physical health and the lottery agent receives reliable medical documentation as to such impact of sharing.
4. A household may count an unborn child as a household member. The household must submit proof of pregnancy with the application.



5. If the applicant is in the process of a divorce or separation, the applicant must provide proof that the divorce or separation has begun or has been finalized, as set forth in the application.

Are there considerations for minorities?

If the percentage of minority applicants in the Local Preference Pool is less than the percentage of minorities in the Surrounding HUD-defined area, currently 33.4%, a preliminary lottery will be held comprised of all the minority applicants who do not qualify for the Local Preference Pool. Minority applicants not otherwise qualifying for the Local Preference Pool would be drawn at random from the Open Pool until the percentage of minorities in the Local Pool is no longer below the percentage of minorities in the surrounding HUD-defined area. Applicants not selected for the Local Preference Pool would be in the Open Pool only. Your minority status will be determined in the About Your Family section on page 16 of 26 of this application.

What happens if my household income exceeds the income limit?

Annually you will be recertified for eligibility. Once your household income exceeds 140% of the maximum allowable income adjusted for household size, then after the end of your current lease you will have the option of staying in your unit and paying the market rent or not renewing your lease.

Lottery Process

Due to the nature of the affordable units' availability, it is important for everyone to understand the procedure. Please understand the allowable income guidelines are adjusted based upon your household size. Also be advised that the program and its requirements are subject to changes in state or federal regulations.

Lottery Pools

Twenty-nine (29) affordable units are available by lottery at Maple Square in Danvers. The lottery has two pools: Local Preference and Open. You must meet at least one of the Local Preference Criteria to be included in the Local Pool. The units' breakdown as follows:

Unit Size	# of Units	Local Pool	Open Pool
Studio	6	4	2
One Bedroom	12	8	4
Two Bedroom	10	7	3
Three Bedroom	1	1	0

All applicants determined eligible will be provided with a lottery code which will be announced during the lottery. Applicants in the Local Preference Pool will have two opportunities for a unit by being included in both the Local Preference Pool and Open Pool.

All the eligible applicants for a given pool will be pulled at the time of the lottery. This will establish the rankings for the distribution of units. This means if you are a two-person household and meet the Household Size Preference (see Page 4/5) for a two-bedroom unit and are drawn first in the lottery, you will be offered a two-bedroom unit. If you are a three-person household and meet the Household Size Preference for a three-bedroom unit and are drawn first, you will be offered a three-bedroom unit. This process will be identical for both the Local Preference Pool and Open Pool and will be used until all units are leased or until the lottery list is exhausted. Applicants in the Local Preference Pool will select units first then the Open Pool applicants.

Please note: Household size preference will override local preference. This means if we exhaust the applicants in the local pool that require two-bedroom units we will move to the open pool for households requiring two bedrooms. Household size shall not exceed, nor may the maximum allowable household size be more restrictive than, State Sanitary Code requirements for occupancy of a unit (See 105 CMR 400). Applicants will not be approved for units larger than their household size allows.



Once the lottery rankings have been determined your information will be forwarded to the Leasing Office for credit and background checks to the extent permitted by EOHLC guidance in effect at the time of your application. If the Leasing Office determines you are eligible then you will be offered a unit. At lease signing you will be required to pay the first month's rent and security deposit. The security deposit is one month's rent.

You need to be determined eligible by MCO Housing Services, the Leasing Office, and if you have a Section 8 or other housing voucher, your Public Housing Authority (PHA). If the PHA determines you or the project does not meet the eligibility criteria, then you will not be able to lease a unit.

If there are lottery applicants remaining once the affordable units are leased then, based on the order in which such applicant was drawn from the Open Pool and subject to any applicable preferences for accessible units and household size, MCO Housing Services will establish a waiting list for future vacancies. Local preference will not be applied beyond the initial marketing and lease up.

Time Frames

If you are selected and have the opportunity to lease a unit you will speak or meet with a representative to review your application to verify all information. Please be advised that the official income verification will be done at the time you have an opportunity to lease. Also understand you need to be income and asset eligible but will also, at minimum, be subject to a credit screening, landlord screening, employment verification, criminal background and CORI checks by the project and determined eligible or ineligible on that basis to the extent consistent with EOHLC guidance in effect at the time of such determination.

Acceptance of Units

The initial lottery "winners" may have a choice of the appropriately sized available affordable units. Local Preference Pool applicants will select units first and then the Open Pool applicants will select. Post lottery each applicant will need to meet with the Leasing Office and complete their screening by the deadline provided. If you miss the deadline, we will move to the next applicant waiting for a unit and you may lose the opportunity to lease.

Summary

We hope this helps explain the process by which the units will be distributed. It can be a lengthy and sometimes complicated process. We greatly appreciate your participation and wish you the best of luck in the lottery process.

Project Amenities

Fitness Room

Club Room

Concierge

Amazon Locker

Trash Chute

Courtyard



Available Units

Unit #	Unit Style	Bedroom Size	# of Bathrooms	Sq. ft.
104	OB	Studio	1	352
111(HA)	1B	1	1	578
117	OA	Studio	1	377
125	2B	2	2	1125
127	2G	2	2	1136
205	1C	1	1	738
215	1C	1	1	738
218	1A	1	1	762
223	OA	Studio	1	377
226(HA)	2D	2	1	869
229	3C	3	2	1322
241	2B	2	2	1125
244	1A	1	1	762
307	2B	2	2	1125
313	1C	1	1	738
318	1A	1	1	762
324	2E	2	2	1149
331	OC	Studio	1	413
339	2B	2	2	1125
344	1A	1	1	762
350	OD	Studio	1	364
409	2H	2	2	919
415	1C	1	1	738
425	2B	2	2	1125
433	1C	1	1	738
438	2A	2	2	1160
442	1A	1	1	762
443	OA	Studio	1	377
448	1G	1	1	742



A1.01.01.01.01 WALL TYPE SCHEDULES
 A1.01.01.01.02 HORIZONTAL ASSEMBLY SCHEDULES
 A1.01.01.01.03 FLOOR FINISH
 A1.01.01.01.04 EQUIPMENT FINISH
 A1.01.01.01.05 UNIT FINISH
 A1.01.01.01.06 ELEVATIONS
 A1.01.01.01.07 WALL SECTIONS
 A1.01.01.01.08 STAIRS & ELEVATORS
 A1.01.01.01.09 SCHEDULES
 A1.01.01.01.10 NCPS



UNIT MARKS

UNIT	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	TOTAL PERCENT
104	100	0	0	0	100
111HA	100	0	0	0	100
117	100	0	0	0	100
125	100	0	0	0	100
127	100	0	0	0	100

INDICATED UNIT MARKS
SHOULD BE USED FOR
SCHEDULING PURPOSES

A1.01B
 FIRST FLOOR PLAN
 PROJECT NUMBER: 17102223

ISSUED:
 02-03-23 FOUNDATION PERMIT
 06-02-23 BUILDING PERMIT

REVISION:
 06-15-23 ENTRY SLIDING DOORS
 06-20-23 PUBLIC BATHROOMS
 06-21-23 DIMENSION COORDINATION
 07-11-23 DOOR COORDINATION

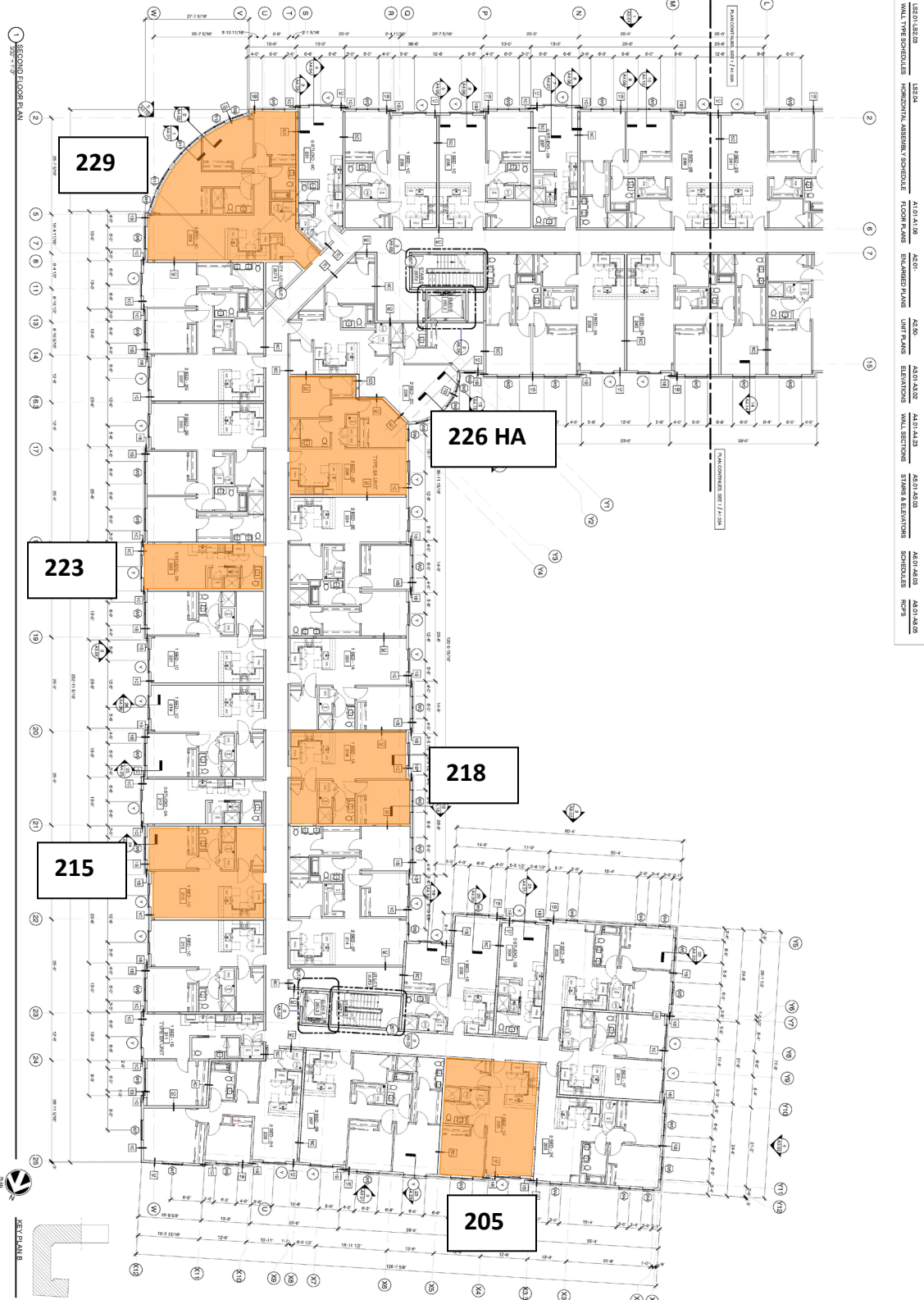
MAPLE SQUARE MIXED USE DEVELOPMENT
 Danvers, Massachusetts

1:1/4" = 1'-0"



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 PHONE 978-267-2654 • WWW.OPECHEC.COM





A1.01 LB.03 WALL TYPE SCHEDULES
 A1.01 LB.04 HORIZONTAL ASSEMBLY SCHEDULE
 A1.01 LB.06 FLOOR PLANS
 A1.01 LB.08 ENLARGED PLANS
 A1.01 LB.09 UNIT PLANS
 A1.01 LB.10 ELEVATIONS
 A1.01 LB.11 WALL SECTIONS
 A1.01 LB.12 STAIRS & ELEVATORS
 A1.01 LB.13 SCHEDULES
 A1.01 LB.14

A1.02B
 SECOND FLOOR PLAN
 02/10/20 7:48:20 AM

ISSUED:
 02-03-23 FOUNDATION PERMIT
 06-02-23 BUILDING PERMIT

REVISION:
 05-05-23 FLOOR LEVEL CHANGES
 06-14-23 SLIDING DOOR COORD
 06-21-23 DIMENSION COORDINATION

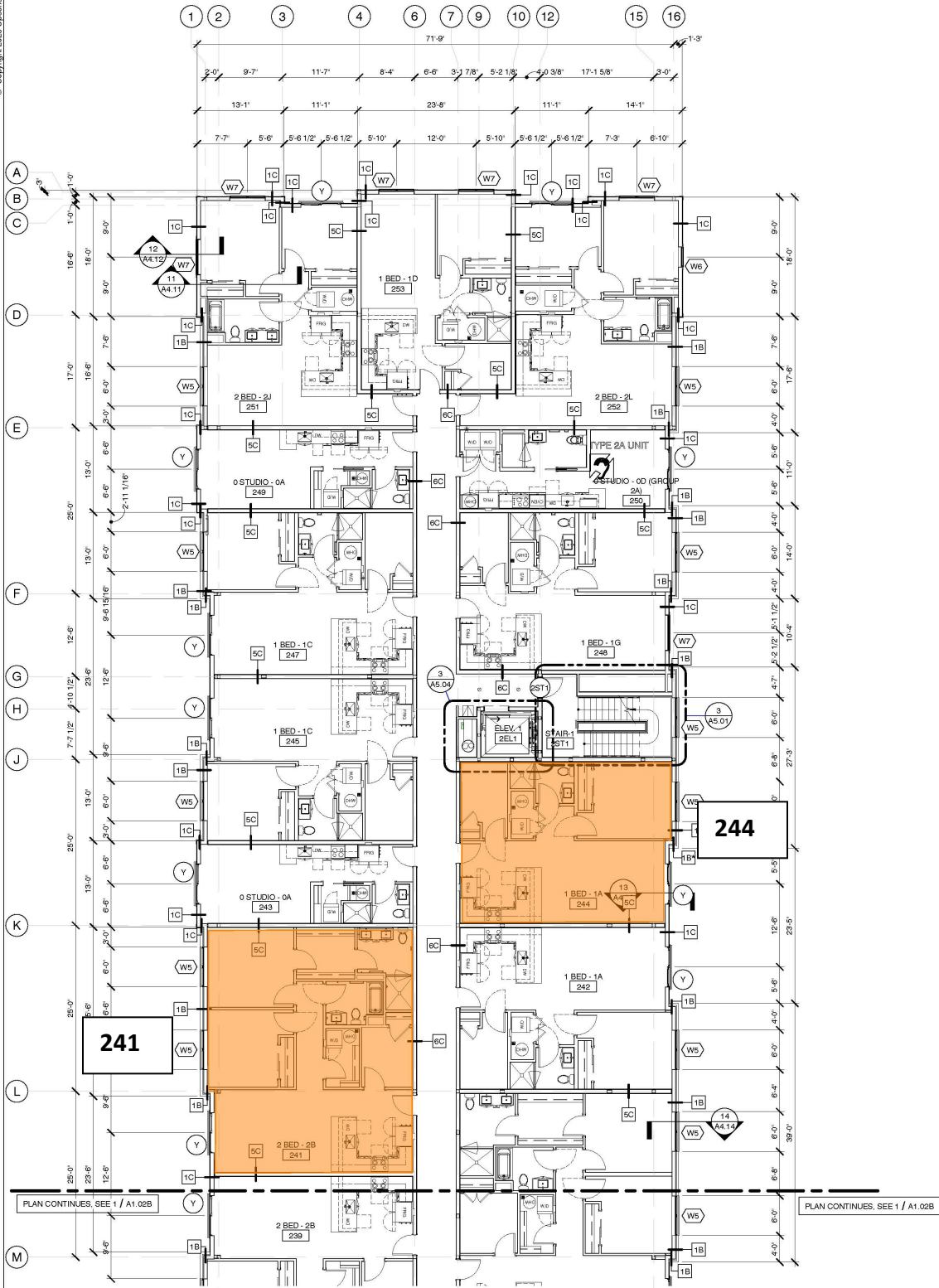
MAPLE SQUARE MIXED USE DEVELOPMENT
 Danvers, Massachusetts

1 1/4" = 1'-0"
 1/8" = 1'-0"



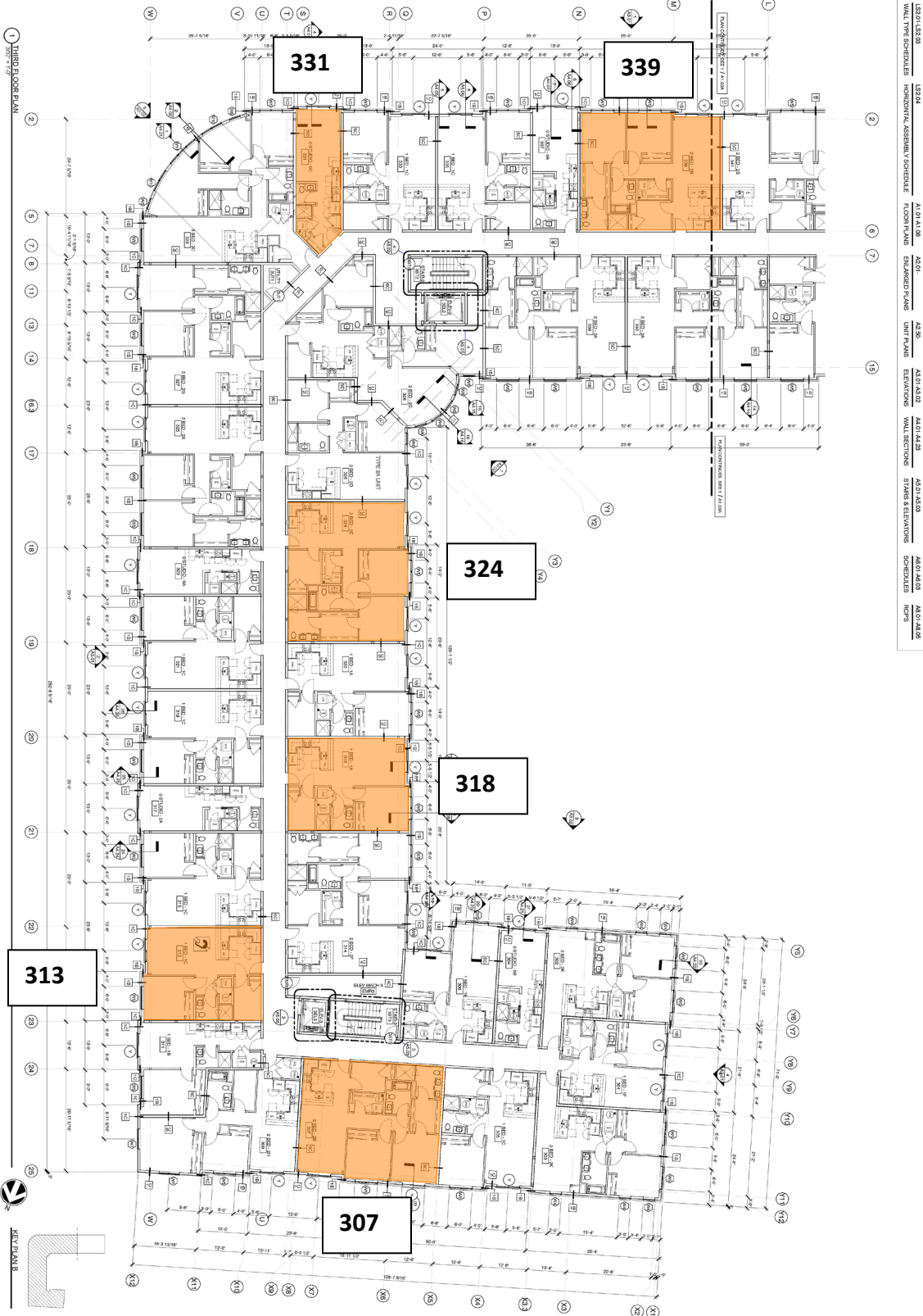
11 CORPORATE DRIVE • BELLINGHAM, WA 98203
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1 SECOND FLOOR PLAN
3/32" = 1'-0"

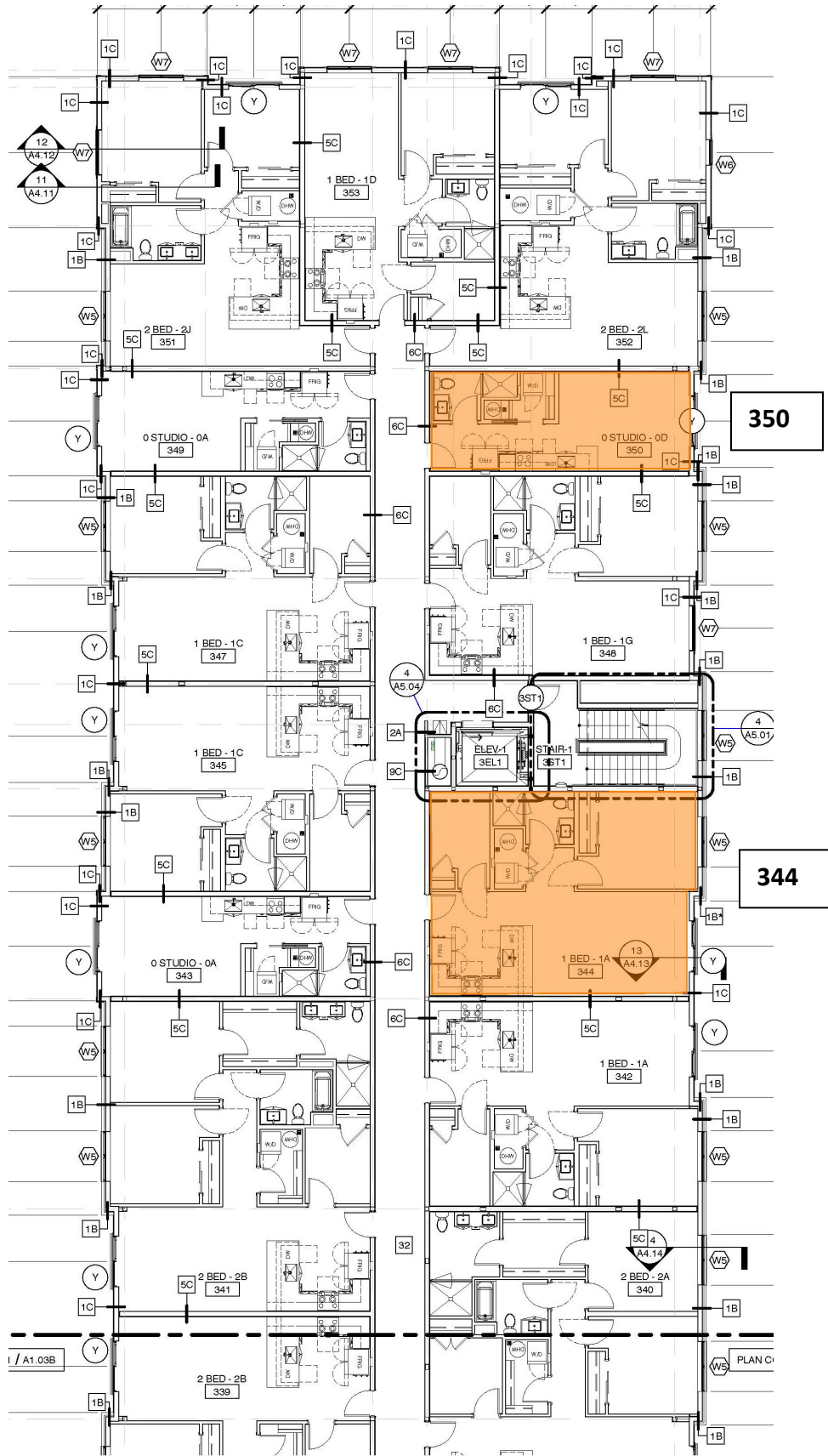


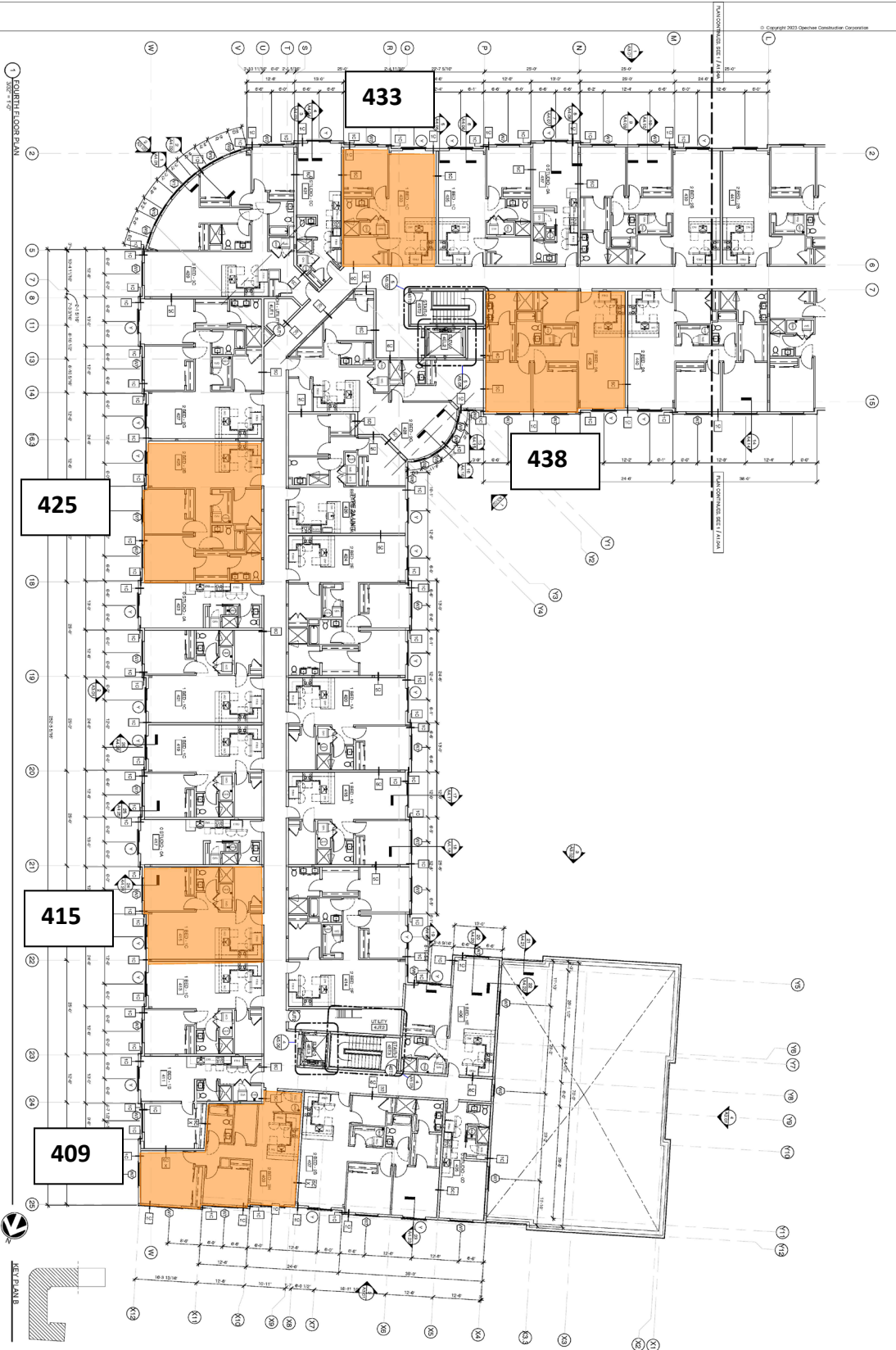


A1.01.A1.03A	WALL TYPE SCHEDULES
A1.01.A1.03B	HORIZONTAL ASSEMBLY SCHEDULE
A1.01.A1.03C	FLOOR FINISH SCHEDULES
A1.01.A1.03D	CEILING FINISH SCHEDULES
A1.01.A1.03E	UNIT FINISH SCHEDULES
A1.01.A1.03F	ELEVATOR SCHEDULES
A1.01.A1.03G	WALL SECTION SCHEDULES
A1.01.A1.03H	STAIRS & ELEVATORS SCHEDULES
A1.01.A1.03I	ROOF SCHEDULES

<p>A1.03B</p> <p>THIRD FLOOR PLAN</p>	<p>ISSUED:</p> <p>02-03-23 FOUNDATION PERMIT</p> <p>06-02-23 BUILDING PERMIT</p>	<p>REVISION:</p> <p>05-05-23 FLOOR LEVEL CHANGES</p> <p>06-14-23 SLIDING DOOR COORD</p> <p>06-21-23 DIMENSION COORDINATION</p>	<p>MAPLE SQUARE MIXED USE DEVELOPMENT</p> <p>Danvers, Massachusetts</p>	<p>OPECHEE</p> <p>CONSTRUCTION CORPORATION</p> <p>11 CORCORANT DRIVE • 981-604-7100 PHONE (978) 827-9004 • WWW.OPECHEE.COM</p>
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A1.01 A1.01.01 WALL TYPE SCHEDULES
 A1.01 A1.01.02 HORIZONTAL ASSEMBLY SCHEDULES
 A1.01 A1.01.03 FLOOR FINISHES
 A1.01 A1.01.04 ENCASED FLOORS
 A1.01 A1.01.05 UNIT PLANS
 A1.01 A1.01.06 ELEVATORS
 A1.01 A1.01.07 WALL SECTIONS
 A1.01 A1.01.08 STAIRS & ELEVATORS
 A1.01 A1.01.09 SCHEDULES
 A1.01 A1.01.10 HPS

A1.04B FOURTH FLOOR PLAN <small>12/7/2023 10:06:30 AM</small>	ISSUED: 02-03-23 FOUNDATION PERMIT 06-02-23 BUILDING PERMIT	REVISIONS: 08/23/23 CURVED WALL DIMS 10/10/23 WINDOW DIMENSIONS 10/20/23 UNIT DOOR COORD 12/07/23 ROOM TAG ADDED	MAPLE SQUARE MIXED USE DEVELOPMENT Danvers, Massachusetts	 <small>11 CORPORATE DRIVE BURLINGTON, MASSACHUSETTS 01803 PHONE 978-321-0800 WWW.OPECHEE.COM</small>
	PROJECT NO: 23-001 DRAWING NO: A1.04B DATE: 12/7/23	DESIGNER: OCS CHECKED: [Signature] APPROVED: [Signature]	SCALE: AS SHOWN SHEET NO: 1 OF 1	1/4" = 1'-0"



MAPLE SQUARE LOTTERY APPLICATION

Application Deadline: March 27, 2025

For Office Use Only:

Date Appl. Rcvd: _____

Household Size: _____

Lottery Code: _____

Local: Yes/No

PERSONAL INFORMATION: PRINT LEGIBLY

Date: _____

Name: _____

Address: _____ Town: _____ Zip: _____

Home Telephone: _____ Work Telephone: _____ Cell: _____

Email: _____

Have you ever owned a home? _____ If so, when did you sell it? _____

LOCAL PREFERENCE: (Check all that apply) Proof of Local Preference will be required if you have the opportunity to lease.

- Current Danvers Resident
- Currently employed by the Town of Danvers or the Danvers School Department
- Employees of local Danver's businesses or with an offer of bonafide employment from a company located in the Town of Danvers
- Household with children attending the Danvers School System, such as METCO students

Do you have a Section 8 or other housing voucher (the units are **NOT** subsidized or income based): ____ Yes ____ No

Bedroom Size: ____ Studio; ____ One Bedroom; ____ Two Bedroom; ____ Three Bedroom

Do you require a wheelchair accessible Group 2 unit? ____ Yes ____ No

Do you require any special accommodation? ____ Yes ____ No

If Yes, Please explain: _____

The total household size is _____

Household Composition - complete for everyone that will be living in the unit.

Name _____ Relationship _____ Age _____

Name _____ Relationship _____ Age _____

Name _____ Relationship _____ Age _____

Name _____ Relationship _____ Age _____

Name _____ Relationship _____ Age _____

Name _____ Relationship _____ Age _____

FINANCIAL WORKSHEET: (Include all Household Income, which includes gross wages, retirement income (if drawing on it for income), business income, veterans' benefits, alimony/child support, unemployment compensation, social security, pension/disability income, supplemental second income and dividend income.)



Applicants Monthly Base Income (Gross) _____
 Other Income, specify _____
 Co-Applicants Monthly Base Income (Gross) _____
 Other Income, specify _____

TOTAL MONTHLY INCOME: _____

Household Assets: (This is a partial list of required assets. Complete all that apply with current account balances)

Checking _____
 Savings _____
 Debit Card _____
 Stocks, Bonds, Treasury Bills, CD or
 Money Market Accounts and Mutual Funds _____
 Individual Retirement, 401K and Keogh accounts _____
 Retirement or Pension Funds (amt you can w/d w/o penalty) _____
 Revocable trusts _____
 Equity in rental property or other capital investments _____
 Cash value of whole life or universal life insurance policies _____

TOTAL ASSETS _____

EMPLOYMENT STATUS: (include for all working household members. Attach separate sheet, if necessary.)

Employer: _____
 Street Address: _____
 City/State/Zip: _____
 Date of Hire (Approximate): _____
 Annual Wage - Base: _____
 Additional: _____ (Bonus, Commission, Overtime, etc.)

ABOUT YOUR HOUSEHOLD: (OPTIONAL)

You are requested to fill out the following section in order to assist us in fulfilling affirmative action requirements. Please be advised that you should fill this out based upon family members that will be living in the apartment/unit. Refer to Page 5 of 19 "Are There Consideration for Minorities". Please check the appropriate categories:

	Applicant	Co-Applicant	(#) of Dependents
Black or African American	_____	_____	_____
Hispanic or Latino	_____	_____	_____
Asian	_____	_____	_____
Native American or Alaskan Native	_____	_____	_____
Native Hawaiian or Pacific Islander	_____	_____	_____
Not White	_____	_____	_____



APPLICATION SIGNATURES:

The undersigned warrants and represents that all statements herein are true. It is understood that the sole use of this application is to establish the preliminary requirements for placement into a lottery to have an opportunity to lease an affordable unit at Maple Square. I (we) understand if selected all information provided shall be verified for accuracy at the time of lease.

Signature _____
Applicant(s)

Date: _____

Signature _____
Co-Applicant(s)

Date: _____

Refer to page 26 for submission information



Maple Square

Affidavit & Disclosure Form

I/We understand and agree to the following conditions and guidelines regarding the distribution of the affordable units at Maple Square in Danvers, MA through the Mass Executive Office of Housing and Livable Communities (EOHLC):

1. The gross annual household income for my family does not exceed the allowable limits as follows:

Household Size	1	2	3	4	5	6
Max Gross Allowable Income	\$91,200	\$104,200	\$117,250	\$130,250	\$140,700	\$151,100

Income from all family members, over the age of 18, must be included.

2. I/We understand the calculation of income will include the higher of actual income from assets (if over \$5,000) or an imputation of .06% of the value of total household assets which is added to a household's income in determining eligibility.
3. The household size listed on the application form includes only all the people that will be living in the residence.
4. I/We certify all data supplied on the application is true and accurate to the best of my/our knowledge and belief under full penalty of perjury. I/We understand that providing false information will result in disqualification from further consideration.
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 in detail prior to leasing a unit. I/We also understand that the Project's Owner will also perform its own screening to determine your eligibility to lease.
6. I/We understand that if selected I/we will be offered a specific unit. I/We will have the option to accept the available unit, or to reject the available unit. If I/we reject the available unit I/we will move to the bottom of the waiting list and will likely not have another opportunity to lease an affordable unit at Maple Square.
7. Program requirements are established by EOHLC and are enforced by the Project's Monitoring Agent, EOHLC. I/We agree to be bound by whatever program changes may be imposed at any time throughout the process. If any program conflicts arise, I/we agree that any determination made by the Monitoring Agent, EOHLC, is final.
8. Affordable units may not be leased to individuals who have a financial interest* in the development or to a Related Party,** or to their families. I/we certify that no member of our household has a financial interest in this Project, is a Related Party, or is a family member of someone who has a financial interest or is a Related Party.

***"Financial interest"** means anything that has a monetary value, the amount of which is or will be determined by the outcome of the Project, including but not limited to ownership and equity interests in the Developer or in the subject real estate, and contingent or percentage fee arrangements; but shall not include third party vendors and contractors.

****Related Party means:**

- a. any person that, directly or indirectly, through one or more intermediaries, controls or is controlled by or is under common control with the Developer, as well as any spouse of such person or "significant other" cohabiting with such person, and any parent, grandparent, sibling, child or grandchild (natural, step, half or in-law) of such person;
- b. any person that is an officer of, member in, or trustee of, or serves in a similar capacity with respect to the Developer or of which the Developer is an officer, member, or trustee, or with respect to which the Developer



serves in a similar capacity, as well as any spouse of such person or “significant other” cohabiting with such person, and any parent, grandparent, sibling, child or grandchild (natural, step, half or in-law) of such person;

c. any person that, directly or indirectly, is the beneficial owner of, or controls, 10% or more of any class of equity securities of, or otherwise has a substantial beneficial interest (10% or more) in, the Developer, or of which the Developer is directly or indirectly the owner of 10% or more of any class of equity securities, or in which the Developer has a substantial beneficial interest (10% or more) , as well as any spouse of such person or “significant other” cohabiting with such person, and any parent, grandparent, sibling, child or grandchild (natural, step, half or in-law) of such person;

d. any employee of the Developer; and

e. any spouse, parent, grandparent, sibling, child or grandchild (natural, step, half or inlaw) of an employee of the Developer or “significant other” cohabiting with an employee of the Developer.

9. I/We understand there may be differences between the market and affordable units and accept those differences.

10. I/We understand if my/our total income exceeds 140% of the maximum allowable income at the time of annual eligibility determination, after the end of my then current lease term, I will no longer be eligible for the affordable rent.

I/We have completed an application and have reviewed and understand the process that will be utilized to distribute the available units at Maple Square. I/We am qualified based upon the program guidelines and agree to comply with applicable regulations.

Applicant

Co-Applicant

Date

Refer to page 26 for submission information



APPLICATION TIPS

PLEASE READ THE FOLLOWING CAREFULLY

1. More than 50% of applications submitted to MCO Housing Services for lotteries are incomplete and not included in lotteries. Please take the time to read the application and submit all required documentation. It is your responsibility to provide the correct documentation. It does not matter if you were the first application or the last application received, we will NOT review applications until AFTER the posted deadline.
2. Read the NOTES on the Required Personal Identification and Income Verification Documents. Failure to do so could mean the difference between a complete and incomplete application as well as eligibility for a unit.
3. All financial documentation, income and assets, are required from all household adults aged 18 or older. No exceptions.
4. All Asset statements must include your name, account number and Institution name. Do not take photos or copy a statement from your phone. If you provide any asset statements without the above information your application is an automatic incomplete.
5. DO NOT ASSUME you do not need to provide a certain document. When in question call or email BEFORE you submit your application.
6. We will not use the amount listed on your paystubs or W2's regarding your retirement account i.e. 401K, 403B, IRA, Roth IRA etc. Your paycheck and W2's tells us you have a retirement account only. You must provide the last statement from whoever is managing the account in order for MCO to determine the account's value.
7. Do NOT forget to include statements from Robinhood or any other online investment accounts. They are considered part of your assets. If you have an open account, you must provide a statement whether there are any funds in the account or not.
8. If you are unable to provide specific information, then submit a note with your application explaining the circumstances. This will not guarantee your application will be included in the lottery, but depending on the circumstances, we may be able to work with you.
9. Do not take photos with your cellphone of any documentation and email it to us. The photos are not legible, and we will not accept them.
10. You can fax your information, but it is not recommended. If all pages are not received your application would be considered incomplete.

I/We have read the above Application Tips.

Applicant Signature

Date

Co-Applicant Signature

Date



**Required Personal Identification and Income Verification Documents
TO BE RETURNED WITH APPLICATION**

Provide one copy of all applicable information. Complete financial documentation is required and must be sent with your application to participate in the lottery. Incomplete applications will not be included in the lottery and the applicant will be notified after the application deadline.

Initial each item that are applicable AND provide the document. Write N/A if not applicable and return this sheet with your application.

1. _____ Identification for each household member, i.e. Birth Certificate, Drivers License, Passport etc.
2. _____ If you have a Section 8 Voucher or other Housing Voucher, you MUST provide a valid copy with your application.
3. _____ Local Preference – if you meet at least one of the Local Preference Criteria you must provide proof i.e., lease, voter registration, current utility bill.
4. _____ If you require Special Accommodation you must request as part of your application and if documentation is required, i.e. doctors letter, it MUST be included with the application.
5. _____ The most recent last five (5) **consecutive** pay stubs for all jobs (check/direct deposit stubs). For unemployment, copies of unemployment checks or DOR verification stating benefits received. Same for disability compensation, worker’s compensation and/or severance pay.
 - **NOTE:** If you have obtained a new job within the last 12 months you must provide a copy of the Employment Offer Letter.
 - **NOTE:** If you are no longer working for an employer you worked for in the last 12 months, you must provide a letter from the employer with your separation date.
 - **NOTE:** You need to provide 5 pay stubs whether you are paid weekly, bi-weekly or monthly.
6. _____ Benefit letter providing full amount of periodic amounts received from Social Security, annuities, insurance policies, retirement funds, pensions, disability or death benefits and other similar types of periodic receipts.
7. _____ Child support and alimony: court document indicating the payment amount, DOR statement. If you do not receive child support provide a letter stating, that you are not receiving child support. See attached form.
8. _____ If you are self-employed you MUST provide a detail expense and income statement for the last 12 months and three months of business checking and savings accounts along with last three Federal Income Tax Returns.



9. _____ Federal Tax Returns –2023 and 2024 (if submitted to the IRS) (NO STATE TAX RETURNS)

- **NOTE:** Provide all pages that are submitted to the IRS. For example, if a Schedule C is submitted to the IRS and not part of your application, your application will be considered incomplete.
- **NOTE:** If you filed but do not have copies of your Federal Income Tax returns, you can obtain a copy of your Tax Transcript using form 4506-T that you can obtain at irs.gov or create an account at irs.gov and print out the Tax Transcript.
- **NOTE:** If you have not filed tax returns you must provide a letter from the IRS Verifying Non-filing of your tax return(s). Request Verification of Non-filing letter by using form 4506-T that you can obtain at irs.gov or create an account at irs.gov and print out the Verification of Non-filing letter.

10. _____ W2 and/or 1099-R Forms: 2023 and 2024

11.

- **NOTE:** If you do not have copies of W2's and/or 1099's, you can obtain a copy of your Wage Transcript using form 4506-T that you can obtain at irs.gov or create an account at irs.gov and print out the Wage Transcript.

12. _____ Interest, dividends and other net income of any kind from real or personal property.

13. Asset Statement(s): provide **current** statements of all that apply, unless otherwise noted:

GENERAL NOTE: ALL ASSETS STATEMENTS MUST INCLUDED YOUR NAME, ACCOUNT NUMBER AND INSTITUTION NAME FOR ALL CHECKING, SAVINGS, INVESTMENT ACCOUNTS AND RETIREMENT ACCOUNTS. ANY ACCOUNTS PROVIDED WITHOUT THIS INFORMATION IS AN AUTOMATIC INCOMPLETE APPLICATION.

- _____ Checking accounts – Last **three (3)** months of statements – EVERY PAGE – FRONT AND BACK.

NOTE: Direct deposits from Payroll, SS, tax refund, transfers between your accounts, DOR, DTA etc. we can identify. If you have cash deposits, payroll or non payroll or other income deposits you MUST identify where the funds have come from. For example only, **VENMO, EBAY, POSHMARK, PAYPAL, CASH APP, ATM and MOBILE deposits, ZELLE and other transfers between any accounts but your accounts, etc. There is no way we can list all sources.** If you fail to explain they will be counted as income, which may put you over the income limit.

NOTE: Do NOT provide a running transaction list of activity. You must provide the individual statements.

- _____ Cash app, Venmo etc statements – last three months statement with all deposits identified. Read **NOTE** above.

- _____ Pre-paid debit card statements – current month.

NOTE: This is **NOT** your ATM/Debit card. This is usually a separate debit card statement showing income deposited directing onto the debit card, i.e. Social Security or other regular income.

NOTE: If Social Security payments are deposited on a Direct Express card it is your responsibility to provide proof. You can print a statement from the Direct Express website at

<https://www.usdirectexpress.com/>.



- _____ Saving accounts – last three months of full statements

NOTES: Direct deposits from Payroll, SS, tax refund, transfers between your accounts, DOR, DTA etc. we can identify. If you have cash deposits, payroll or non payroll or other income deposits you **MUST** identify where the funds have come from. For example only, **VENMO, EBAY, POSHMARK, PAYPAL, CASH APP, ATM and MOBILE deposits, ZELLE and other transfers between any accounts but your accounts, etc.** There is no way we can list all sources. If you fail to explain they will be counted as income, which may put you over the income limit.

- _____ Revocable trusts
- _____ Equity in rental property or other capital investments
- _____ Investment accounts, including stocks, bonds, Treasury Bills, Certificates of Deposit, Mutual Funds, Money Market, Robinhood and all online accounts, etc.
- _____ Retirement accounts, IRA, Roth IRA, 401K, 403B, etc for all current and past jobs
- _____ Cash value of Whole Life or Universal Life Insurance Policy.
- _____ Personal Property held as an investment
- _____ Lump-sum receipts or one-time receipts

14. _____ Proof of student status for dependent household members over age of 18 and full-time or part-time students. Letter from High School or College providing student status, full time or part time for current or next semester.

15. _____ A household may count an unborn child as a household member. The household must submit proof of pregnancy with the application, i.e. letter from doctor.

16. _____ If the applicant is in the process of a divorce or separation, the applicant must provide legal documentation that the divorce or separation has begun or has been finalized. Information must be provided regarding the distribution of family assets.

We understand if we do not provide all applicable financial documentation we will not be included in the lottery. We also understand we will be notified after the application deadline that our application is incomplete.

Print Applicants Name(s): _____

Applicants Signature

DATE

Co-Applicants Signature

DATE

See page 26 for application submission information



Maple Square
Danvers, MA

Release of Information Authorization Form

Date: _____

I/We hereby authorize MCO Housing Services, Maple Square Leasing Office AAM Danvers Residences, LLC, or any of its assignees to verify any and all income, assets and other financial information, to verify any and all household, resident location and workplace information and directs any employer, landlord or financial institution to release any information to MCO Housing Services, Maple Square Leasing Office, AAM Danvers Residences, LLC, or any of its assignees and consequently the Projects Administrator, for the purpose of determining income eligibility for Maple Square.

A photocopy of this authorization with my signature may be deemed to be used as a duplicate original.

Applicant Name (Please Print)

Applicant Name (Please Print)

Applicant Signature

Applicant Signature

Mailing Address



Custody & Child Support Affidavit

Applicant/Tenant: _____ **Unit #:** _____

Please complete a separate form for each minor in this unit not living with both biological or adoptive parents:

Child Name/SSN(last four digits)/DOB : _____ / _____ / _____

Name of Absent Parent: _____

Will this child live with you in the tax credit apartment at least 50% of the time?

YES **NO**

Was there a legal marriage to the other parent? **YES** **NO** **STILL LEGALLY MARRIED**

- If **YES**, please submit a copy of the divorce decree, separation agreement, or other document outlining custody arrangements.
- If **NO**, please submit documents such as tax return, school records, court order, or DHS records showing placement of child

Who claimed the child as a dependant on their most recent tax return?

I did **The absent parent** **Other:** _____ **No one**

Do you receive support (monetary or not) for this child? **YES** **NO**

If **YES** list amount \$ _____ per _____

Have you ever been awarded an amount of child support for this child through the courts or an informal agreement? **YES** **NO**

If awarded but not paid, have you taken legal action to collect child support?

YES **NO**

If so, please describe efforts _____

Do you expect to receive child support for this child in the next 12 months?

YES **NO**

Under penalty of perjury, I certify that the information presented in this certification is true and accurate to the best of my knowledge. The undersigned further understand that providing false representation herein constitutes an act of fraud. False, misleading or incomplete information may result in the termination of a lease agreement.

(Signature of Tenant)

Date

(Signature of Manager)

Date



Return the following to MCO Housing Services:

1. Completed, signed and dated application
2. Signed and dated Affidavit and Disclosure Form
3. Signed and dated Application Tips information
4. Completed, signed and dated Required Personal Identification and Income Verification Documents Form
5. All required financial documentation
6. Complete, signed and dated *Release of Information Authorization Form*
7. Proof of Local Preference
8. Special Accommodation Income, if needed
9. Custody and Child Support Affidavit, completed for each child

RETURN ALL by email, fax or mail (postmarked) on or before 11:59 p.m., March 27, 2025, the application deadline to:

MCO Housing Services, LLC
P.O. Box 372
Harvard, MA 01451
Overnight mailing address: 206 Ayer Road, Harvard, MA 01451
Phone: 978-456-8388
FAX: 978-456-8986
Email: lotteryinfo@mcohousingervices.com
TTY: 711, when asked 978-456-8388

NOTE: If you are mailing your application close to the application deadline, make sure you go into the Post Office and have them date stamp and mail. Due to the delay in mail delivery, the Post Office has suggested you mail Certified or Priority as you would have a tracking number. If you mail your application on or before the application deadline, your application must be received on or before April 10, 2025. All mailed postmarked on or before the Application Deadline and received later than April 10, 2025 will be added to the waiting list.

