



72 General Street, Lawrence, MA 07840 | 978-237-5400 (MassRelay 711) | StoneMillLofts.com

Informational Sessions:

Wednesday, October 4, 2023
12:30 pm & 6:00 pm

Lottery Drawing

Lawrence Public Library
January 10, 2024
11:00 am

Both events held at:

Lawrence Public Library
51 Lawrence Street
Lawrence, MA 01841

New Construction in a historic Mill- Coming Summer 2024! Stone Mill Lofts is located in the heart of bustling Lawrence, MA with direct access to I-495, the Riverwalk recreation path, steps to nearby eclectic galleries, antique shopping, cafes, and MBTA Commuter Rail Station. This landmark building was the first mill constructed in the City of Lawrence originally built 176 years ago.

Stone Mill Lofts will offer 1-, 2- and 3-bedroom loft-style apartments with Euro-flat panel cabinets, sleek lighting, tall windows and impressive original posts, columns, and beams. Residents will have full access to a full host of amenities including fitness center with nature nook strength training, work-from-home stations, club -style lounge with catering kitchen and billiard table and an outdoor terrace!

**APPLICATION
DEADLINE**
December 1, 2023

Applications Returned To:

Loft Five50
Affordable Housing Lottery
550 Broadway
Lawrence, MA 01841
Or Email To
StoneMillLofts@winnco.com

Income Guidelines*

Application Pick-Up Locations
Application Period: 10/2/23- 12/01/23

Lawrence Public Library
51 Lawrence Street, Lawrence, MA
Loft Five50
550 Broadway, Lawrence, MA

Downloadable PDF by Website, Request By Mail, Email or Fax
Website: www.StoneMillLofts.com

38 One Bedrooms • 17 Two Bedrooms • 3 Three Bedrooms



# of Units	Size	Monthly Rent*	% Income
2	1 Bed	\$508	30% AMI
36	1 Bed	\$1,194	60% AMI
1	2 Bed	\$595	30% AMI
16	2 BED	\$1,420	60% AMI
3	3 BED	\$1,633	60% AMI

HH Size	30% Minimum Income*	30% Max Income	60% Minimum Income	60% Max Income
1 Person	\$20,229	\$25,620	\$43,749	\$51,240
2 Person	\$20,229	\$29,280	\$43,749	\$58,560
3 Person	\$23,760	\$32,940	\$52,046	\$65,880
4 Person	\$23,760	\$36,370	\$52,046	\$73,140
5 Person	\$27,120	\$39,510	\$59,726	\$79,020
6 Person	\$27,120	\$42,450	\$59,726	\$84,900

*Income Minimums DO NOT APPLY For Applicants with PBV & Mobile Vouchers

70 Percent of the units at initial lease up will have a local preference for the City of Lawrence Residents.

**Median income levels and rents are subject to change based on HUD guidelines (HUD.gov). Please inquire in advance for reasonable accommodation. Information contained herein subject to change without notice.*

It is unlawful to discriminate against any person because of race, color, religion, national origin, gender, disability, familial status, marital status, sexual orientation, genetic information, veteran/military status, and receipt of public assistance, ancestry, age, gender identity or other basis prohibited by federal, state or local law.

This is an important notice. Please have it translated.
 Este é um aviso importante. Queira mandá-lo traduzir.
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 ĐÂY LÀ MỘT BẢN THÔNG CÁO QUAN TRỌNG
 XIN VUI LÒNG CHO DỊCH LẠI THÔNG CÁO ẤY
 Ceci est important. Veuillez faire traduire.
 本通知很重要。請將之譯成中文。
 នេះគឺជាជំនាញដ៏សំខាន់ណាស់ សូមមេត្តាបកប្រែជូនផង



Preliminary Lottery RENTAL

Application Instructions

Please read this notice in full before completing your application.

Additional information and applications are available by calling Stone Mill Lofts 978-237-5400 or

www.StoneMillLofts.com

Eligibility Criteria

1. Your total household income and assets must be within the required limits:
Include as income: income of all household members 18 years of age and older, include gross income from employment, including overtime, bonuses and commissions; pensions; annuities; dividends; interest on assets; social security; social security supplement; alimony and child support; veterans' benefits; unemployment and disability compensation; welfare assistance; regular gifts; etc..
Include as assets: the current value of all savings, checking and investment accounts (including retirement and educational accounts), real estate, investment property etc. (Do not include automobile(s) and other personal property.)
2. Your household size and composition must be appropriate for the unit size.
3. You must be credit-worthy, have sufficient income to afford the rent. Generally, you should be paying no more than 35% of your gross income to rent.
4. You intend to reside in the development as your primary residence.
5. Local Preference Documents:
Current Residents: A household in which one or more members is living in the city or town at the time of application. Documentation of residency should be provided, such as rent receipts, utility bills, street listing or voter registration listing.
Municipal Employees: Employees of the municipality, such as teachers, janitors, firefighters, police officers, librarians, or town hall employees. Documentation of employment should be provided, such as paystubs, offer letter or verification from employer.
Employees of Local Business: Employees of businesses located in the municipality. Documentation of Employment should be provided, such as paystubs, offer letter or verification from employer.
Households with children attending the locality's schools: Documentation of school attendance should be provided, such as a letter from the schools registrar or superintendent office verifying enrollment.

Application Process

1. You must fill out the application completely and return postmarked no later than **December 1, 2023** to:

Loft Five50

Affordable Housing Lottery

550 Broadway

Lawrence, MA 01841

If unsigned or incomplete, your Preliminary Application will be rejected.

2. Information provided on this Lottery Application will be treated as confidential.
3. All information provided will be verified. If you have intentionally falsified information, your application will be rejected.
4. Your household can file only one application, and no household member can appear on more than one application.
5. Preliminary Applications will be reviewed as quickly as possible. You will be notified by mail of receipt of your application, your application number, and your eligibility for the rental housing lottery.
6. The lottery consists of a blind selection, utilizing an electronic randomization software. The order in which your application number is randomized, plus your preference category, if any, determines your ranking for a particular unit type.
7. Priority for the accessible units will be for families which require physical accommodations.
8. If your Lottery Rank Application indicates that you have a high likelihood of being offered an apartment, you will be required to attend an interview and complete a Rental application.
9. If you are disabled and require an accessible unit, an extra bedroom for equipment or for a Personal Care Attendant, a reasonable modification of the housing, or a reasonable accommodation of rules, policies, practices or services, please include a letter from your medical professional explaining such special requirements.
10. The Lottery will be held on January 10th, 11 AM at Lawrence Public Library, 51 Lawrence, MA 01841
Applicants are not required to attend the Lottery drawing.
11. For more information please call 978-237-5400 or by email at StoneMillLofts@winnc.com

It is unlawful to discriminate against any person because of race, color, religion, national origin, gender, disability, familial status, marital status, sexual orientation, genetic information, veteran/military status, and receipt of public assistance, ancestry, age, gender identity or other basis prohibited by federal, state or local law.



HOME Program Applicant
Conflict Of Interest Statement

Pursuant to HOME Rule at 24 CFR Part 92.356(f) "No Owner, developer or sponsor of a project assisted with HOME funds (or officer, employee, agent, or consultant of the owner, developer or sponsor) whether private, for profit or non-profit (including a community housing development organization (CHDO) when acting as an owner, developer, developer or sponsor) may occupy a HOME assisted unit affordable housing unit in a project."

I _____ (Print Name) am applying for a unit in this development assisted with HOME funds.

I certify that I am not an Owner, developer or sponsor of this project (or officer, employee, agent, or consultant of the owner, developer or sponsor) whether private, for profit or non-profit (including a community housing development organization (CHDO) when acting as an owner, developer, developer or sponsor) OR

I certify that I am an Owner, developer or sponsor of this project (or officer, employee, agent, or consultant of the owner, developer or sponsor) whether private, for profit or non-profit (including a community housing development organization (CHDO) when acting as an owner, developer, developer or sponsor) but claim the following exemptions/factors be considered:

The exception would provide a significant cost benefit or an essential degree of expertise to the program or project which would otherwise not be available; I am a member of a group or class of low-income persons intended to be the beneficiaries of the assisted activity and the exception will permit me to receive generally the same interests or benefits as are being made available or provided to the group or class; I have withdrawn from functions or responsibilities or the decision-making process with respect to the specific assisted activity in question; The interest or benefit was present before I was in a position as described in 24 CFR Part 92.356 (c); Undue hardship will result either to the participating jurisdiction or the applicant when weighed against the public interest served by avoiding the prohibited conflict; and Any other relevant considerations:

 Signature

 Date



DHCD Program Applicant - Conflict Of Interest Statement

Pursuant to DHCD “No Owner, developer or sponsor of a project assisted with DHCD funds (or officer, employee, agent, or consultant of the owner, developer or sponsor) whether private, for profit or non-profit (including a community housing development organization (CHDO) when acting as an owner, developer, developer or sponsor) may occupy a DHCD assisted unit affordable housing unit in a project.”

I _____ (Print Name) am applying for a unit in this development assisted with DHCD funds.

I certify that I am not an Owner, developer or sponsor of this project (or officer, employee, agent, or consultant of the owner, developer or sponsor) whether private, for profit or non-profit (including a community housing development organization (CHDO) when acting as an owner, developer, developer or sponsor) OR

I certify that I am an Owner, developer or sponsor of this project (or officer, employee, agent, or consultant of the owner, developer or sponsor) whether private, for profit or non-profit (including a community housing development organization (CHDO) when acting as an owner, developer, developer or sponsor) but claim the following exemptions/ factors be considered:

The exception would provide a significant cost benefit or an essential degree of expertise to the program or project which would otherwise not be available; I am a member of a group or class of low-income persons intended to be the beneficiaries of the assisted activity and the exception will permit me to receive generally the same interests or benefits as are being made available or provided to the group or class; I have withdrawn from functions or responsibilities or the decision-making process with respect to the specific assisted activity in question; *The interest or benefit was present before I was in a position as described in 24 CFR Part 92.356 (c)*; Undue hardship will result either to the participating jurisdiction or the applicant when weighed against the public interest served by avoiding the prohibited conflict; and Any other relevant considerations:

 Signature

 Date



Rental Application Attachment
Low Income Housing Tax Credit Program

WinnResidential requires us to get drug and criminal background information about all adult household members applying for affordable housing. The head of household must answer the questions below for all household members and each household member age 18 or older must sign below to consent to a background check.

1. Do you receive rental assistance such as a mobile voucher or rent assistance of any kind:
 Yes ____ No ____ If yes, list type of assistance: _____

2. Have you or any member of your household ever been evicted from rental housing?
 Yes ____ No ____
 If yes, list where and when:

3. Are you or any member of your household currently engaging in the use of illegal drugs?
 Yes ____ No ____

4. Have you or any member of your household ever been convicted of a felony?
 Yes ____ No ____
 If yes, please explain:

5. Are you or any member of your household currently abusing alcohol?
 Yes ____ No ____

6. Are you or any member of your household subject to a lifetime registration requirement under a State Sex Offender registration program in any state?
 Yes ____ No ____

7. List all addresses where you and other adult household members have previously resided. You must provide a complete list of states in which any household member has resided:

The applicant hereby certifies that the above information is true and correct. I understand that making false statements on this form is grounds for rejection or termination of my lease. I authorize (insert name of property) to verify the above information and I consent to the release of the necessary information to determine my eligibility.

Applicant _____

Date _____

Co-Applicant _____

Date _____

Other Adult _____

Date _____

Other Adult _____

Date _____



CONTACT PREFERENCES

Thank you for applying to Stone Mill Lofts. We would like to know your preferred method of communication, so we can share details regarding processes and important updates throughout your application process. Please take a minute to provide your preferences below so we can keep you informed of next steps and exciting happenings at Stone Mill Lofts.

Name: _____

Additional Applicants: _____

Please provide information for all acceptable methods of communication:



e-mail: _____



phone: _____



cell: _____



US Mail: _____

text: (circle one) YES NO

Signed: _____

Date: _____

Signed: _____

Date: _____



Date: _____

PERSONAL

Each applicant 18 and over must file separate application. Entire household should only be listed on one application.

1. _____ Last First M.I. D.O.B. Applicant SS#
 2. _____ Last First M.I. D.O.B. Relationship SS#
 3. _____ Last First M.I. D.O.B. Relationship SS#
 4. _____ Last First M.I. D.O.B. Relationship SS#
 5. _____ Last First M.I. D.O.B. Relationship SS#
 6. _____ Last First M.I. D.O.B. Relationship SS#

Present Address _____ Street _____ City _____ State _____ Zip Code _____

Former Address _____ Street _____ City _____ State _____ Zip Code _____

Own: Date of Current Occupancy From _____ Month _____ Year To: _____ Month _____ Year \$ _____ Monthly Mortgage Payment

Rent: Date of Current Occupancy From _____ Month _____ Year To: _____ Month _____ Year \$ _____ Monthly Rental Payment

Rent: Date of Previous Occupancy From _____ Month _____ Year To: _____ Month _____ Year \$ _____ Monthly Rental Payment

Telephone Number _____ Email Address _____

Driver's License Number _____

Number of Autos _____ Reg. No. of Auto #1 _____ Reg. No. of Auto #2 _____

Do you have any pets? No Yes # of pets _____ Description _____

In Case of Emergency Notify (name) _____

Address _____ Phone _____

Are there any special accommodations that the household will require in order to enjoy equal opportunity to use and enjoy the apartment? (e.g. - unit for mobility impaired, unit for visually impaired, unit for hearing impaired, grab bars)

Check One: Yes No If yes, you will be asked to complete a Request for Reasonable Accommodation.

Where did you hear about us?

Are you or any member of your household ever been: 1) subject to a lifetime registration requirement under a State Sex Offender registration program in any state? _____ 2) convicted of a sex-related crime? _____

INCOME & ASSETS

Currently employed by _____ Occupation _____

Address _____

Length of Employment _____ Supervisor _____ Phone _____

Annual Gross Salary _____

Other Source of Income (i.e., social security, retirement fund, disability, workers compensation, pension, alimony/ child support, investments, etc.)

Type _____ Amount _____ Type _____ Amount _____

Type _____ Amount _____ Type _____ Amount _____

Former Employer _____ Occupation _____

Address _____ Dates of Employment _____

Supervisor _____ Phone _____

Bank Account - Type _____

Bank Account - Type _____

Other - Type _____

Other - Type _____

APPLICANT'S TERMS

APPLICANT: PLEASE READ CAREFULLY

This application is for Apartment No. Unit # N/A or similar type of occupancy on (date) Stone Mill Lottery Placement Only **TBD-Based on Building Delivery**

The applicant warrants and represents that all statements herein are true and promises to execute, upon presentation, a lease in the usual form and on the terms and conditions stated therein.

The applicant hereby grants permission to carry out necessary credit checks to verify the information contained in the application. Furthermore, applicant understands that an investigative consumer report will be obtained which may include information about personal character and criminal records. Applicant agrees that the information set forth on the application is true and complete, and any misrepresentation on this application will constitute a default under the Lease or Rental Agreement between the parties.

The deposit taken with this application is to be applied to the Security Deposit. If the applicant fails to execute a lease, then the deposit shall be retained by the owner as liquidated damages. However, the owner will refund the deposit if the application is rejected.

A breach of the above warranty regarding the veracity of any statements made herein releases the owner from all obligations and liabilities arising from either this agreement or a subsequent lease. This application and deposit are taken subject to previous applications and shall be acted upon within 10 days.

The rental agent is only authorized to show the apartment for rent and has no authority to make any representations concerning the premises.

The applicant warrants and represents that all statements herein are true and promises to execute, upon presentation, a lease in the usual form and on the terms and conditions stated therein.

Deposit with application N/A Dated _____

Agents Signature _____ Applicant's Signature _____

