



## AFFORDABLE HOUSING OPPORTUNITY SELECTION BY LOTTERY- Studio, 1, 2 & 3 BEDROOM



125 Essex Street, Swampscott, MA 01907 | 781-730-2808 (MassRelay 711) | [thewestcottswampscott.com](http://thewestcottswampscott.com)

### Informational Sessions:

Monday, Sept. 30, 2024  
4:00PM & 7:00PM

### Lottery Drawing

Swampscott High School  
Auditorium January 15, 2025  
4:00PM

Both events held at:  
**Swampscott High School**  
200 Essex Street  
Swampscott, MA 01907

New Construction - Coming Early Summer 2025! The Westcott will bring an uncompromised, boutique residence to the seaside town of Swampscott, MA. Set along Essex Street located steps to the MBTA Commuter Rail Station and a half mile to Swampscott Harbor, where you'll find a beautiful shoreline, locally owned restaurants, cafes, wine bars and exquisite views of Nahant Bay. The Westcott will offer a mix of studio, 1, 2, 3-bedroom apartment homes and a host of amenities including a roof deck with views of the water and Boston Skyline.

**APPLICATION  
DEADLINE**  
**December 16, 2024**

### Applications Returned To:

Cobbet Hill Apartments  
Westcott Housing Lottery  
498 Essex Street  
Lynn, MA 01902 Or  
Email To

[TheWestcott@winnco.com](mailto:TheWestcott@winnco.com)

### Income Guidelines\*



### Application Pick-Up Locations Application Period: 9/18/24- 12/16/24

#### Swampscott Public Library

61 Burrill Street, Swampscott, MA 01907  
Mon-Wed 9AM-8:30PM, Thur 1:30PM-  
8:30PM, Fri 9AM-5PM, Sat 9AM-3PM

#### Swampscott Town Hall

22 Monument Ave, Swampscott, MA 01907  
Mon-Wed 9AM-8:30PM, Thur 1:30PM-8:30PM, Fri 9AM-5PM

#### Cobbet Hill Apartments

498 Essex Street, Lynn, MA 01902  
Mon-Thur 9AM-5PM, Fri 9AM-3PM

Downloadable PDF by Website, Request By Mail, Email or Fax

Website: [www.thewestcottswampscott.com](http://www.thewestcottswampscott.com)

3 Studios • 71 One Bedrooms • 28 Two Bedrooms • 12 Three Bedrooms



## AFFORDABLE HOUSING OPPORTUNITY SELECTION BY LOTTERY- Studio, 1, 2 & 3 BEDROOM

# of Units	Size	Monthly Rent*	% Income
1	Studio	Based on Income	30% AMI
1	Studio	\$1,626	60% AMI
8	1 Bed	Based on Income	30% AMI
41	1 Bed	\$1,737	60% AMI
12	1 Bed	\$2,134	110% AMI
3	2 Bed	Based on Income	30% AMI
15	2 Bed	\$2,056	60% AMI
4	2 Bed	\$2,556	110% AMI
4	3 Bed	Based on Income	30% AMI
5	3 Bed	\$2,399	60% AMI

\* Rent subject to change to reflect current HUD rates

HH Size	30% Max Income	60% Min Income	60% Max Income	110% Min Income	110% Max Income
1 Person	\$34,300	\$55,749-\$59,554	\$68,520	\$85,360	\$125,650
2 Person	\$39,200	\$59,554-\$70,491	\$78,360	\$85,360-\$102,240	\$143,700
3 Person	\$44,100	\$70,491-\$82,251	\$88,140	\$102,240	\$161,600
4 Person	\$48,950	\$70,491-\$82,251	\$97,920	\$102,240	\$179,550
5 Person	\$52,900	\$82,251	\$105,780		
6 Person	\$56,800	\$82,251	\$113,640		

\*Income minimums DO NOT APPLY for 30% units & mobile voucher holders

42 Percent of the affordable units at initial lease up will have a local preference for the City of Swampscott residents, municipal employees, local business employees and households with children attending Swampscott schools.

*\*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. Quiera mandá-lo traduzir.

Este es un aviso importante. Sirvase mandarlo traducir.

ĐÂY LÀ MỘT THÔNG BÁO QUAN TRỌNG. XIN VUI LÒNG NÓ ĐÃ DỊCH.

Ceci est un avis important. Veuillez le faire traduire.

这是一份重要的通知。请翻译这份通知。

這是一份重要的通知。請翻譯這份通知。

នេះជាសេចក្តីជូនដំណឹងសំខាន់មួយ។ សូមមានការបកប្រែវា។

هذا هو الإشعار المهم. يرجى ترجمته.

Sa a se yon avi enpòtan. Tanpri genyen li tradui.





## AFFORDABLE HOUSING OPPORTUNITY SELECTION BY LOTTERY- Studio, 1, 2 & 3 BEDROOM

### Preliminary Lottery RENTAL

### Application Instructions

**Please read this notice in full before completing your application.**

Additional information and applications are available by calling The Westcott 781-730-2808

[www.thewestcottswampscott.com](http://www.thewestcottswampscott.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.





## AFFORDABLE HOUSING OPPORTUNITY SELECTION BY LOTTERY- Studio, 1, 2 & 3 BEDROOM

### **Application Process**

1. You must fill out the application completely and return postmarked no later than **December 16, 2024** to:

**Cobbet Hill Apartments  
Westcott Housing Lottery  
498 Essex Street  
Lynn, MA 01902**

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 15<sup>th</sup>, 4:00 PM at Swampscott High School, 200 Essex Street  
Swampscott, MA 01907 Applicants are not required to attend the Lottery drawing.
11. For more information please call 781-730-2808 or by email at [thewestcott@winnc.com](mailto:thewestcott@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.*





# AFFORDABLE HOUSING OPPORTUNITY SELECTION BY LOTTERY- Studio, 1, 2 & 3 BEDROOM

## Rental Application Attachment Low Income Housing Tax Credit Program

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 The Westcott 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 \_\_\_\_\_





# AFFORDABLE HOUSING OPPORTUNITY SELECTION BY LOTTERY- Studio, 1, 2 & 3 BEDROOM

## CONTACT PREFERENCES

Thank you for applying to The Westcott. 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 The Westcott.

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: \_\_\_\_\_

125 Essex Street, Swampscott, MA 01907 | 781-730-2808 (MassRelay 711) | [thewestcottswampscott.com](http://thewestcottswampscott.com)



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 _____
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Type _____	Amount _____	Type _____	Amount _____
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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**

**Unit # N/A**

This application is for Apartment No. Westcott Lottery Placement Only or similar type of occupancy on (date) 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.

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 \_\_\_\_\_

