

19 West Road, Orleans, MA 02653



Phare

Applying for Affordable Housing

PENNROSE

Bricks & Mortar | Heart & Soul

Session Outline

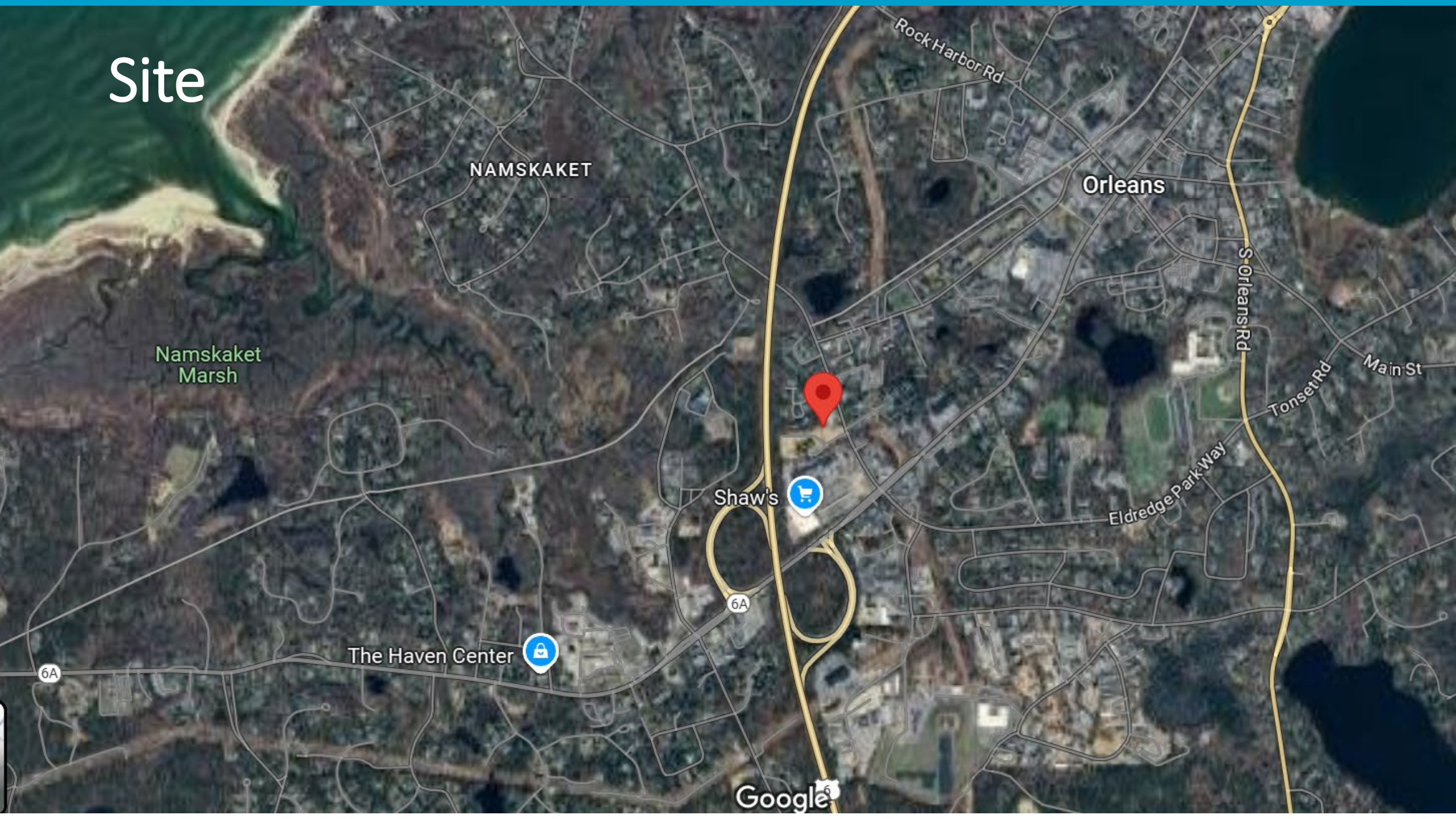
- Phare Overview
 - Site Plan & Renderings
 - Apartment & Community Features
 - Floor Plans
 - Construction Timeline
- Lease-Up Process
 - Income Eligibility + Rents
 - How to Apply
 - Lotteries



Overview

- Brand New Rental Community in Orleans, MA
- Total of 62 Mixed-Income Apartments (1-, 2-, & 3-Bedrooms)
 - 52 apartments in a mid-rise building with elevators
 - 10 townhome-style apartments in 2 buildings
- Unit Mix (30%, 60%, 80% Area Median Income)
- Situated just north of the Skaket Corners shopping center, which includes a grocery store, pharmacy, and bus stop

Site



NAMSKAKET

Orleans

Namskaket Marsh

Shaw's

The Haven Center

Rock Harbor Rd

S-Orleans Rd

Tonset Rd

Main St

Eldredge Park Way

6A

6A

Google

AMENITIES

- (A)** COMMUNITY TERRACE
 - (B)** PLAYGROUND & SEATING
 - (C)** COMMUNITY GARDEN & PICNIC AREA
 - (D)** TOWNHOME SHARED PATIO
 - (E)** WALKING TRAILS
- 70 TYPICAL + 4 ADA
PARKING SPACES

LEGEND

- | | | | |
|--|-----------------------|--|-------------------------------------|
| | PROPERTY LINE | | LIGHT BOLLARD |
| | CONCRETE PAVING | | POST LIGHT |
| | CONCRETE UNIT PAVER | | VEHICULAR BOLLARD |
| | STONEDUST PAVING | | BENCH |
| | CONCRETE GRASS | | TRASH RECEPTACLE |
| | CHECKERBLOCK PAVERS | | GARDEN BED |
| | RUBBER PLAY SURFACING | | BIKE RACK |
| | TRAIL / PATH | | PLAY EQUIPMENT |
| | LAWN | | TRASH ENCLOSURE |
| | PLANT BED | | PROPOSED SHRUBS |
| | GROUNDCOVER PLANTING | | PROPOSED UNDERSTORY TREE |
| | BIORETENTION PLANTING | | PROPOSED CANOPY AND EVERGREEN TREES |
| | BIORETENTION AREA | | |
| | PROTECTED WOODLAND | | |

(2) townhome-style buildings (10 units)
(1) 3-story mid-rise building (52 units)

Site Plan



PLANT SCHEDULE		
QTY	SPECIES	SIZE
TREES		
33	Canopy Tree	3-3.5" cal.
31	Evergreen Tree	7'-8' HT.
18	Understory Tree	8'-10' HT.
SHRUBS		
83	Deciduous Shrub 1	3'-4' HT.
43	Deciduous Shrub 2	4'-5' HT.
20	Deciduous Shrub 3	6'-7' HT.
89	Evergreen Shrub 1	3'-4' HT.
29	Evergreen Shrub 2	4'-5' HT.
GROUNDCOVERS		
250	Groundcover	#1
663	Wetland Plug	4" Plug
4,609 SF	Wet Meadow Seed Mix	
34,309 SF	Seeded Lawn	

Rendering



Rendering



Rendering



Community Amenities



Sample Pennrose Community Room

- Inviting resident lounge and outdoor patio
- Fitness center
- Community garden and picnic area
- Bike racks and walking path
- Playground for children
- EV charging stations
- Elevators (mid-rise building)
- Surface lot parking (unassigned, no cost)
- Professionally landscaped grounds
- Professional management & maintenance team with 24-hour emergency call service

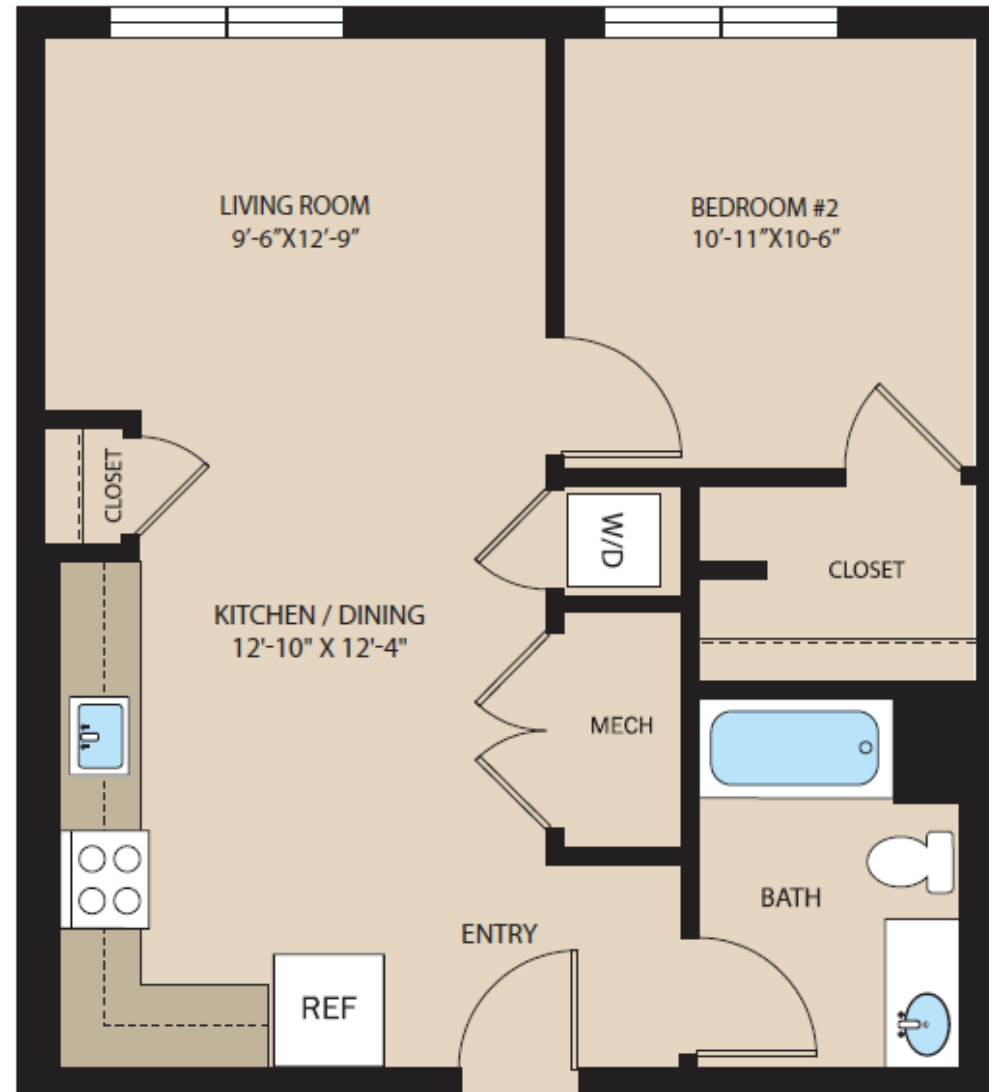
Apartment Features



- One-, two-, and three-bedrooms
- Modern kitchen including electric range and dishwasher
- In-unit washer and dryer
- Spacious closets
- Central A/C
- Pet-friendly (restrictions apply)
- Resident is responsible for electric and cable

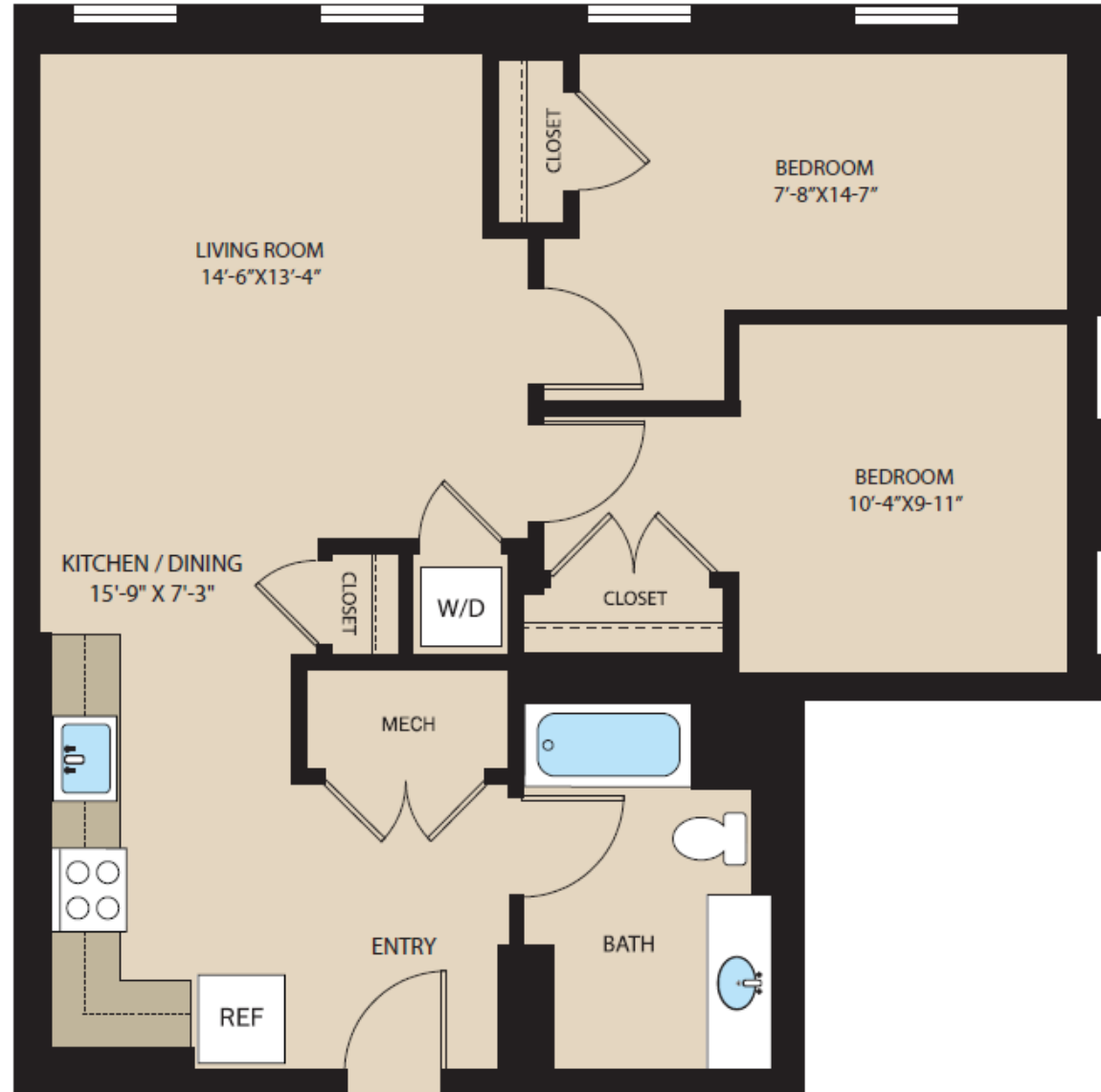
One-Bedroom Floor Plan

610 – 827 SF



Two-Bedroom Floor Plan

830 – 1,070 SF



Three-Bedroom Floor Plan

1,234 – 1,425 SF



Construction & Lottery Timeline

- February 7, 2025: Lottery Pre-Application Period Opens
- April 8, 2025: Postmark Deadline for Lottery Pre-Apps
- April 22, 2025: Lottery (Facebook Live)
- April 2025: Processing of Full Applications, Interviews Begin
- May 2025: First Move-ins (pending construction)



Income Eligibility + Rents

How is eligibility determined?

- The federal government sets maximum income limits
- Maximum limits are based on Area Median Income (AMI)
 - Measuring incomes in the Barnstable MSA (Metropolitan Statistical Area)
 - Income limits are set by the % of AMI
 - Recalculated each year

2025 Tax Credit Income Limits & Rent

Unit Size	Household Size	Qualifying Household Income Range	% AMI	Monthly Rent
1 Bedroom	1 person	\$44,160 - \$53,160	60%	\$1,288
	2 people	\$44,160 - \$60,780		
	1 person	\$58,217 - \$68,500	80%	\$1,698
	2 people	\$58,217 - \$78,250		

*Rents and income limits subject to change.

*Utilities will need to be paid by resident separately and are not included in the rent.

2025 Tax Credit Income Limits & Rent

Unit Size	Household Size	Qualifying Household Income Range	% AMI	Monthly Rent
2 Bedroom	2 people	\$52,526 - \$60,780	60%	\$1,532
	3 people	\$52,526 - \$68,340		
	4 people	\$52,526 - \$75,960		
	2 people	\$69,429 - \$78,250	80%	\$2,025
	3 people	\$69,429 - \$88,050		
	4 people	\$69,429 - \$97,800		

*Rents and income limits subject to change.

*Utilities will need to be paid by resident separately and are not included in the rent.

2025 Tax Credit Income Limits & Rent

Unit Size	Household Size	Qualifying Household Income Range	% AMI	Monthly Rent
3 Bedroom	3 people	\$58,937 - \$68,340	60%	\$1,719
	4 people	\$58,937 - \$75,960		
	5 people	\$58,937 - \$82,080		
	6 people	\$58,937 - \$88,140		
	3 people	\$78,411 - \$88,050	80%	\$2,287
	4 people	\$78,411 - \$97,800		
	5 people	\$78,411 - \$105,650		
	6 people	\$78,411 - \$113,450		

*Rents and income limits subject to change.

*Utilities will need to be paid by resident separately and are not included in the rent.



Preparing to Apply

Documentation to Verify Income

- Copies of last 6 pay stubs from current job(s)
- Copies of last W-2 forms (all pages)
- Proof of cash payments
 - Bank statements that support deposits

Assets

- Anything with a cash value including money in a bank account, investments, real property etc.
- We calculate a small amount of “income from assets” based on interest and other factors
- Documentation of all assets will be required during the interview

Documentation to Verify Assets

- Six months of most recent, consecutive bank statements (all accounts) with activity listed
- Pension and annuity statements
- Investment account statements for stocks, bonds, mutual funds, and retirement accounts
- If you own property: copies of mortgage statements, homeowners' insurance and tax bills

Other Tenant Selection Criteria

All prospective new residents receive in depth and standardized credit, criminal, and landlord background screening through a third-party reporting agency.

- Housing Court History
- Bankruptcy
- Delinquencies

Preferences

- A lottery preference will be given to those that live, work, or have children that go to school in Orleans, Eastham, Chatham, Brewster, Wellfleet, Truro, Provincetown, and Harwich.
- **ALL are encouraged to apply** as you can still qualify for housing if you reside outside the preference areas.



Review Credit Report and Score

- Resources below can be used to review your credit report & score:
- **Credit Report**: detailed info about loans, CC payments, housing court, bankruptcies, criminal background...
 - www.annualcreditreport.com
 - Three bureaus (TransUnion, Experian, Equifax)
 - Dispute errors immediately!
- **Credit Score**: between 300 and 850 based on info in your credit report
 - www.creditkarma.com (not official FICO score, but good enough)

Pet Policy



- Pet-friendly community
- 2 pet maximum
- 35 lb. limit per pet
- No aggressive breeds
- \$25/month pet rent per pet



How to Apply

Pre-Application

- 2 pages in length + a cover sheet with submission instructions
- Only one lottery pre-application needed per household!
- Pre-app includes:
 - Head of Household information
 - Household Members (name, DoB, Sex, Relationship, SS ID)
 - Annual Household Income
 - Employment/Wages, SSI, SSD, Public Assistance, Child Support, Pension, Other income
 - Additional Questions

Pre-Application

- Pre-apps are available for download at **PhareApts.com**
 - If you need one mailed to you, email us at:
Phare@pennrose.com
 - Available in additional languages upon request.
- Pre-apps **MUST BE MAILED VIA US MAIL** to:
Pennrose
Attn: PHARE
1301 N. 31st Street
Philadelphia, PA 19121

Pre-Application

- All Pre-applications for the lottery must be postmarked by **4/8/25** to be accepted.
- Must be completed in its entirety to be accepted into the lottery.
- **PLEASE NOTE:** The pre-application gives us permission to run credit & criminal screening.



What comes next?

Lottery

- The lottery will take place on Friday, **4/22/25**
 - **Time:** 10:00 am (EST)
 - **Location:** Facebook Live
 - Link to the live lottery and recording will be available on PhareApts.com.
 - You are not required to join; your lottery number will be mailed to you following the live lottery.

Full Application

- Following the lottery, if selected, you will be called in to complete the full application
- 8 pages in length

Completed Applications MUST be returned to:
Address: _____
Phone: _____
Fax: _____
Email: _____
TTY: _____



To be completed by office staff:
Application Number _____
Date Application Rec'd _____
Time Application Rec'd _____
Initials of Staff Member _____

RESIDENCY APPLICATION Affordable Housing Programs

CONSUMER NOTICE FOR TENANTS THIS IS NOT A CONTRACT

(Not to be used when licensee is subagent for the landlord, agent for the tenant, or transaction licensee)
Licensee hereby states that with respect to this property, licensee is acting in the following capacity: (check one)

- Owner/Landlord of the Property;
- A direct employee of the Owner/Landlord; OR
- An agent of the Owner/Landlord pursuant to a property management or exclusive listing agreement.

I acknowledge I have received this Notice: _____
(Consumer) (Date)

(Consumer) (Date)

We certify that we have provided this Notice: *Pennrose Management Company* _____
(Date)

- For acceptance of this Residency Application, every question below must be answered with detail in the space provided.
- Information you provide will be used strictly to determine your eligibility for housing in this Community and will be handled confidentially.
- The Resident Selection Plan and Screening Criteria, which provides specific detail regarding application processing as well as additional guidance regarding waiting preferences, if any, is posted in the rental office. A copy is also available upon request.

What size of apartment do you wish to apply for? Eff 1BR 2BR 3BR 4BR 5BR 6BR

HEAD OF HOUSEHOLD INFORMATION (Use Legal Name)

Last Name: _____ First: _____ Middle: _____

Home Telephone #: _____ Alternate Telephone #: _____

Cell Telephone #: _____ Email address: _____

Current Address: _____
(Street)

(City/State/Zip)

Marital Status: Married Widowed Divorced Single Separated

Driver License #: _____ State Issued: _____

How did you hear about our community? Signage Newspaper Property Website Internet
 Other _____

Questions?

Please contact us by email or phone.

Phare@pennrose.com | 508.456.9843

We appreciate your patience in addressing inquiries.

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