

Packard Street Commons



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Information Session Agenda

- Introductions
- Property Overview
- Income Eligibility and Preferences
- Lottery and Selection Process
- Application Information
- Unit Floor Plans
- Q&A

Packard Street Commons

Introductions

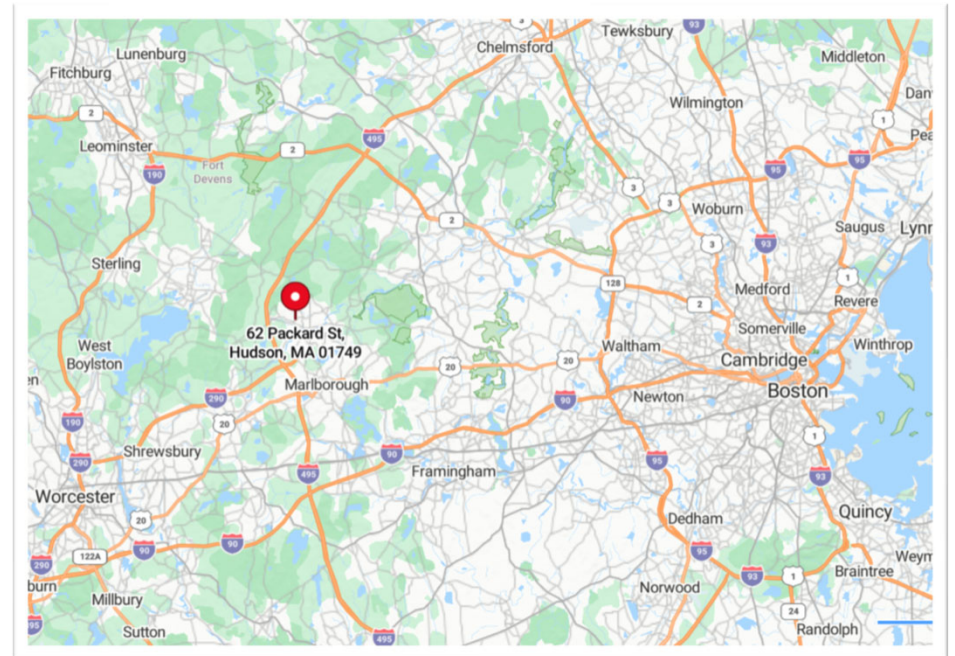
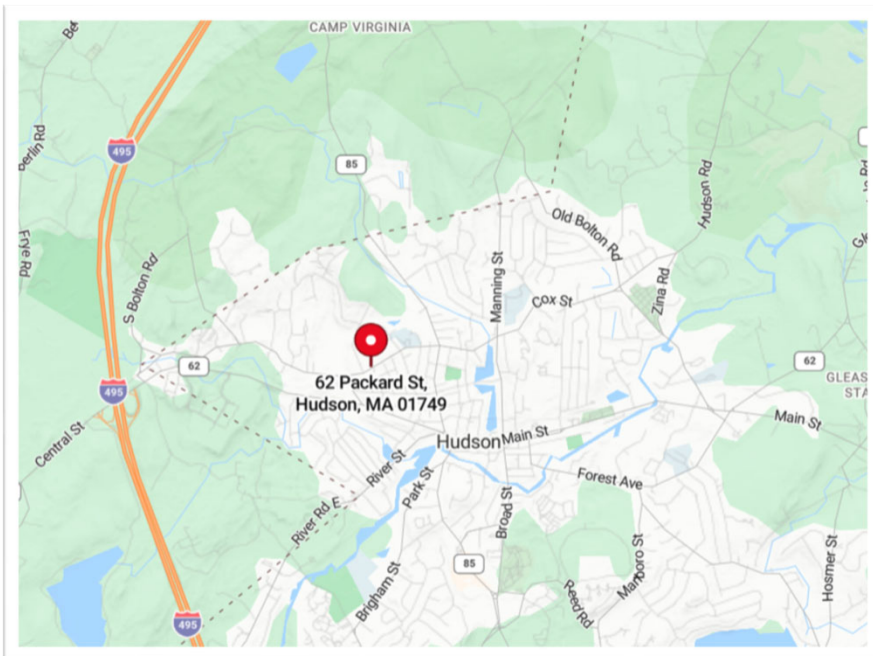


Jason Tucker
Vice President / Regional Manager
Maloney Properties
Property Manager



Chelsea Gaylord
Senior Real Estate Project Manager
Metro West Collaborative Development
Owner / Developer

Property Overview



Newly constructed **40-unit** community with a mix of affordable **one-, two-, and three-bedroom** units located in Hudson, Massachusetts

PROPERTY OVERVIEW

Residents will enjoy:

- On-site management office
- 24/7 Emergency Maintenance
- Community Laundry Room
- Elevator Accessible Building with accessible 1-, 2- & 3-Bedroom Units
- Pet Friendly Community
- Community/Function Room & Patio
- Available Off-Street Parking
- Rent Includes Heating/Cooling & Hot Water
- Snow Removal and Trash Included
- Townhouse Style Apartments with separate entrances and in-unit laundry hookup
- Close Proximity to Rt 495
- Conveniently Located near Shopping and Downtown Hudson

INCOME ELIGIBILITY AND TYPES OF UNITS

# OF UNITS	UNIT SIZE	AREA MEDIAN INCOME (AMI)	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	MONTHLY TENANT RENT*
3	1 BR CBH Accessible	30%	\$34,260	\$39,180					30% of income
10	1 BR	60%	\$68,520	\$78,360					\$1,530**
8	2 BR	30%		\$39,180	\$44,070	\$48,960			30% of Income
2	2 BR	50%		\$65,300	\$73,450	\$81,600			30% of Income
10	2 BR	60%		\$78,360	\$88,140	\$97,920			\$1,836**
1	2 BR Accessible	60%		\$78,360	\$88,140	\$97,920			\$1,836**
1	2 BR Hearing /Visual Accessible	60%		\$78,360	\$88,140	\$97,920			\$1,836**
2	3BR	30%			\$44,070	\$48,960	\$52,890	\$56,820	30% of Income
1	3 BR Accessible	50%			\$73,450	\$81,600	\$88,150	\$94,700	30% of Income
2	3BR	60%			\$88,140	\$97,920	\$105,780	\$113,640	\$2,121**

*Rents include heating/cooling and hot water. Residents are responsible for phone/internet/cable and unit electric. An applicable utility allowance will be deducted from the tenant rent share. **60% AMI rents are capped at 50% AMI level

MINIMUM INCOME LIMITS & ASSETS

- **Units receiving subsidies** - No minimum income limit, only a maximum income limit of 30% or 50% of AMI (Area Median Income).
- **Mobile Voucher holder** - There is no minimum Income limit.
- **Tax Credit units with 60% AMI limit** - Your rent cannot exceed 38% of your gross household Income. Sufficient assets can also be considered for rent affordability instead of the required minimum income level.
- **60% Unit Asset limits** - No maximum assets limits, but any income generated from the assets is counted towards the household's gross income calculation.
- **Utilities and Rent Amounts** – Heat/Central AC and Hot Water Included. Tenants are responsible for Unit Electric, Cable and Phone. An applicable utility allowance will be deducted from the tenant rents. Please note that rents and the utility allowances are subject to change.

PREFERENCES

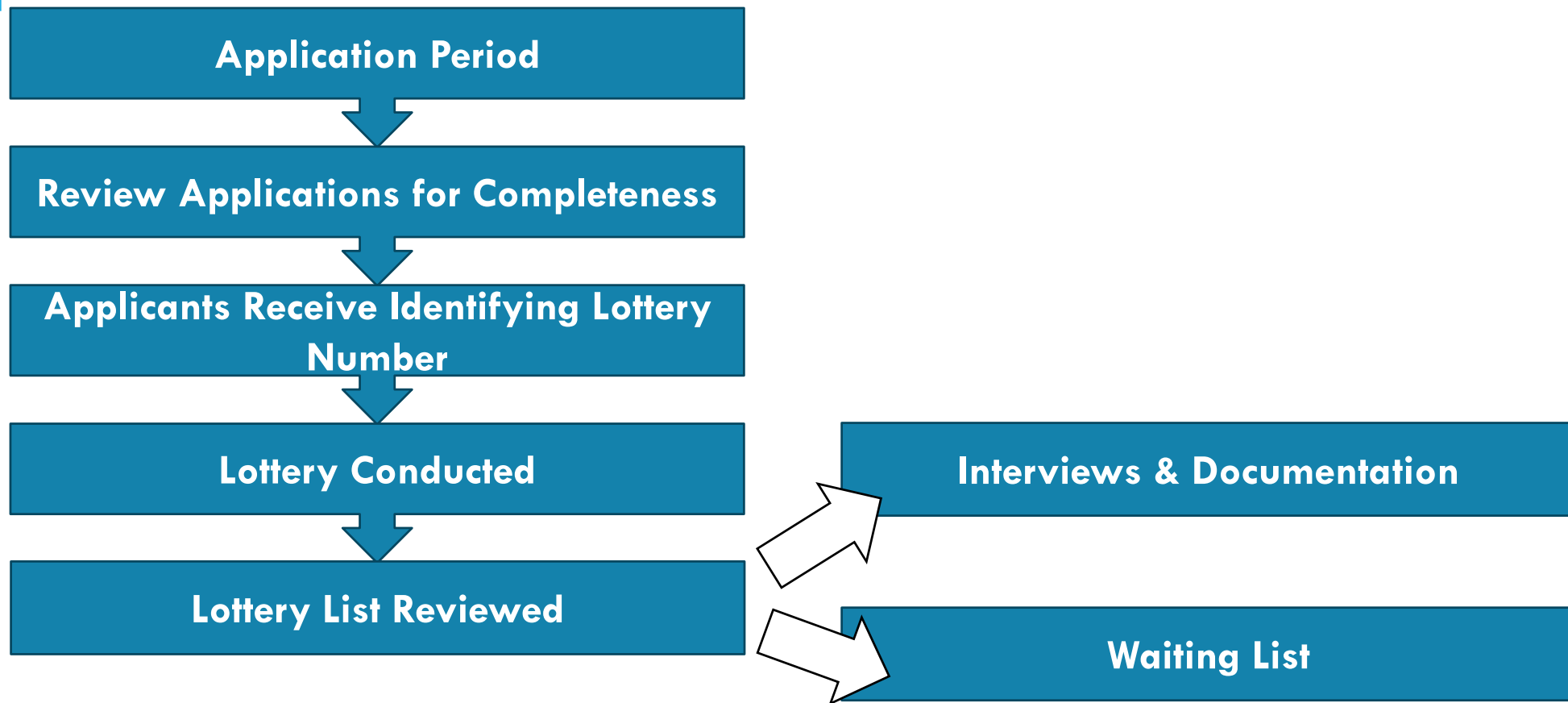
There will be four preference provided to applicants who meet certain criteria:

- **Households with a member with a disabilities:** For fully accessible units or modified for visual and hearing impairments. Household must need one or more of the accessible unit's features due to their disability and a medical provider verification may be required.
- **Community Based Housing Program-** Fully accessible, one-bedroom units have specific criteria that must be met and require a certification form from a medical provider to qualify.

PREFERENCES

- **Homeless Household Preference-** Units for applicants generally considered homeless by state Executive Office of Livable Communities (EOHLC) if the applicant lacks a fixed, regular and adequate nighttime residence. Additional details are available on the property website, you may also inquire about the program by emailing or calling us to discuss your specific situation.
- **Local Preference** - Applies only at initial occupancy and does not apply to units with project-based subsidy. Can qualify for subsidized units through lottery general pool. Applicants must have at least one household member currently:
 - Legally residing in the Town of Hudson.
 - Employed by the Town of Hudson.
 - Employed by a company or organization located in the town of Hudson.
 - Have a child enrolled in the municipality's schools.

LOTTERY PROCESS OVERVIEW



LOTTERY PROCESS: BEFORE THE LOTTERY

- **Application Period** – Complete and submit application by October 31, 2024
- **End of Application Period** - Period to review completeness of all applications submitted and allow for any mailed applications to arrive.
- **Identifying Number** - Each Applicant assigned an identifying number for their application which will be entered into the lottery and will be notified of their number in advance of the lottery by email or mail.

LOTTERY PROCESS: LOTTERY

Lottery will determine the order in which applicants will be processed for the housing.

- **Attendance** - Conducted in person and live streamed using Random.org. Attendance is not required.
- **Location** - Location and link to the lottery live stream will be posted on the property web site and included in the letter provided to each applicant with their identifying lottery application number.
- **Date** – November 22, 2024 at 12pm

LOTTERY PROCESS: LOTTERY POOLS

The initial lottery results will be broken out into two applicant pools:

- 1) **General Pool**- 23 units and any remaining units from the local preference pool. All applicants will be included in this applicant pool.

Units include:

- 4 homeless preference MRVP subsidized units
- 3 CBH Section 8 subsidized units
- 5 Section 8
- 4 MRVP subsidized units
- 7 60%AMI units plus any remaining 60% AMI units not filled from the local preference pool will be selected from the general pool.

All lottery applicants will be assigned to the general lottery pool. Applicants that qualify for local preference can qualify for subsidized units but only through the general pool.

LOTTERY PROCESS: LOTTERY POOLS

2) Local Preference Pool - 17 units

- Only residents who meet the local preference requirements will be eligible for selection from this applicant pool.
- Eligibility - at least one household member meeting one of the requirements:
 - Legally residing in the Town of Hudson,
 - Employee of the Town of Hudson or employed by a company or organization located in the town of Hudson, or
 - Have a child enrolled in the Hudson school system.
- The 17 local preference units must qualify for the 60% AMI units to be eligible for the preference.
- Applicants who are eligible for local preference units will be offered the units based on their general lottery number with priority given to those in need of accessible units.
- Those applicants eligible for the Local Preference can only be eligible for the subsidized MRVP and Section 8 units if they are selected from the general pool list.
- All applicants in the local preference pool will also be on the general pool list.

LOTTERY PROCESS: AFTER THE LOTTERY

- **Lottery list reviewed** – reordered based on unit size and preferences
- **Results** - Notification letters and emails will go out within 14 days of the lottery date, and results will be posted on the website.
- **Interviews and verification** – Applicants with lowest lottery number placement invited for interview and documents processed for final eligibility determination
- **Waiting List** – Applicants not selected during initial rent up phase due to placement number exceeding unit availability, placed on wait list.

LOTTERY PROCESS: INTERVIEWS

- Applicants at top of lottery list contacted and screened for eligibility.
- If eligibility is confirmed applicants will be scheduled for an interview.
- All adult members of household will be asked to provide additional documentation

Interviews will take about 1.5 hours and will inquire about:

Household composition - provide birth certificates and social security cards for everyone.

Household income and asset sources - provide proof of all your household income and assets

Your **willingness to live in an apartment community** and be a responsible resident.

LOTTERY PROCESS

Important Dates

- Advertising and Application Availability: 9/1/2024
- Application Submission Deadline: 10/31/2024
- Lottery Date: 11/22/2024 at 12pm
- Applicant Notification of Lottery Results: 11/26/2024
- Start of Applicant Screening and Processing: 12/02/2024
- Occupancy Scheduled to Start: Tentatively February/ March of 2025



***Schedule is subject to change due to construction. Please check website for schedule updates.**

APPLICATION DEADLINE

**YOU MUST SUBMIT YOUR COMPLETED APPLICATION
ON TIME TO BE INCLUDED IN THE LOTTERY**

Completed applications must be received or post-marked by end of day on
Thursday, October 31, 2024

**Incomplete applications will not be included in the lottery and will be
returned to the applicant to complete**

Applications received after the deadline will be added to the waitlist after the
lottery applicants based on the date and time the application is received.

Please be sure to keep your email and phone number updated.

HOW TO APPLY

Visit the website for an online or printable application
www.packardstreetcommons.com

Send an Email request
[**packardstreetcommons@maloneyproperties.com**](mailto:packardstreetcommons@maloneyproperties.com)

Call to Request
617-209-5460 US Relay #711

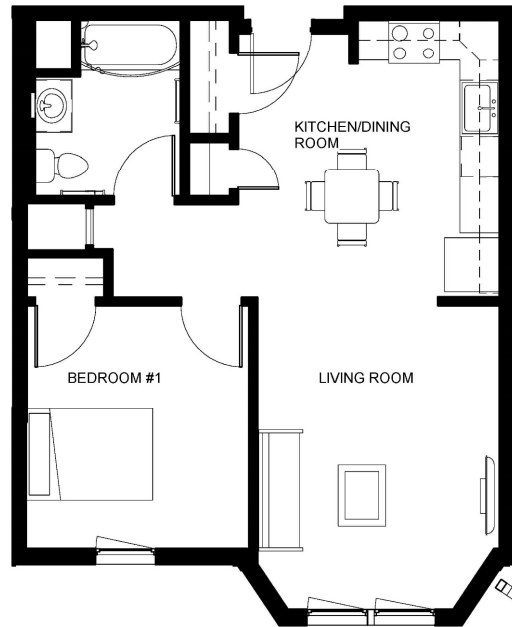
PACKARD STREET COMMONS FLOOR PLANS SAMPLES



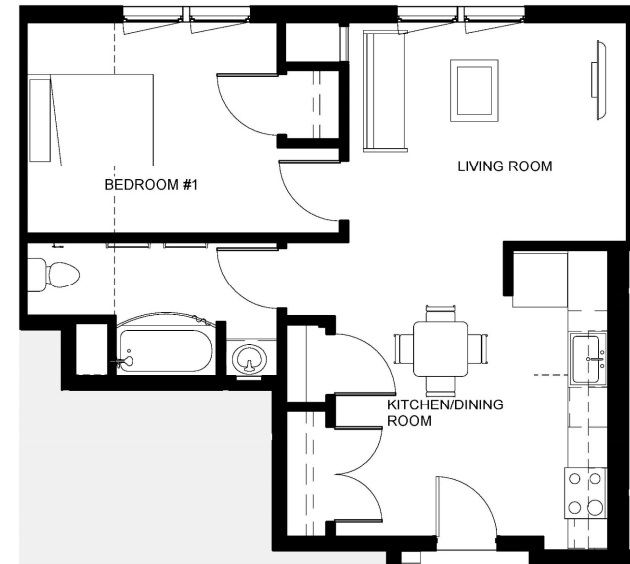
RENDERINGS

62 PACKARD ST | HUDSON, MA

One Bedroom Type A &E Floor Plan

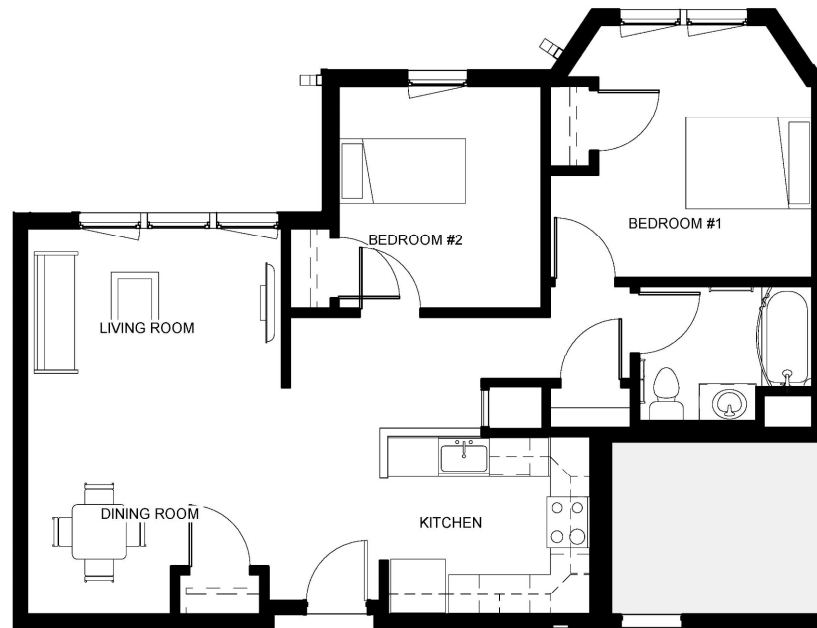


UNITS 105, 109(Mirror), 209 (Mirror)

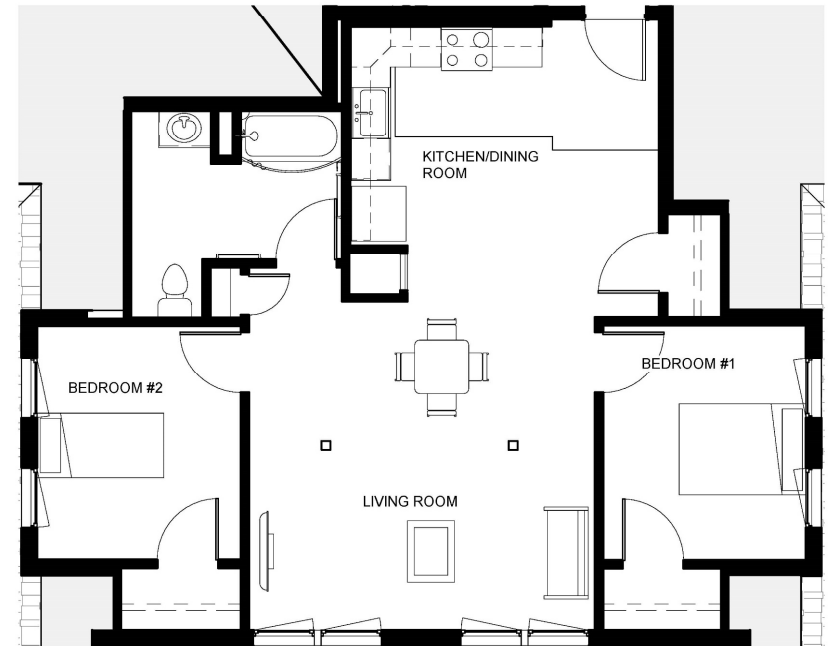


UNIT 303

Two Bedroom Type R & S Floor Plan



UNIT 210



UNIT 301

Two & Three Bedroom Accessible Unit Floor Plan



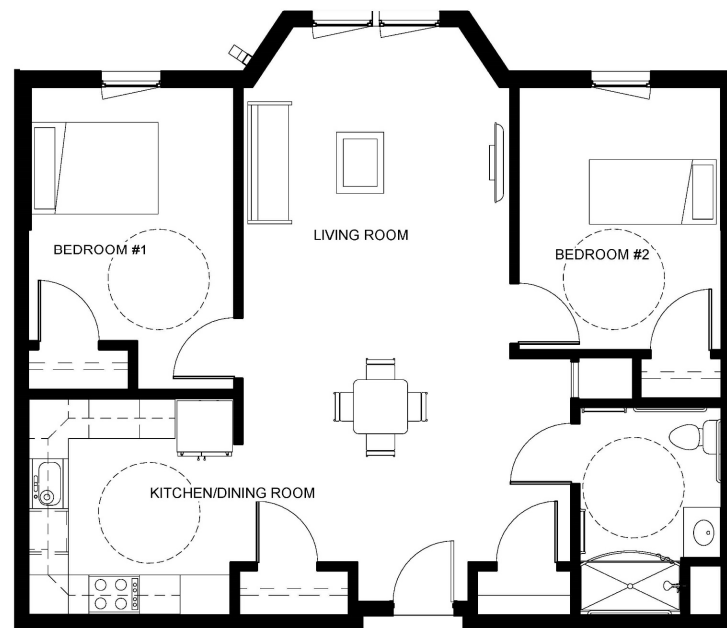
UNIT 212

PACKARD STREET HOUSING APARTMENTS - THREE BEDROOM TYPE V HC

**DAVIS
SQUARE**
ARCHITECTS

240A Elm St., Somerville, MA 02144
(617) 628-5700
www.davis-square.com

METRO WEST
COLLABORATIVE DEVELOPMENT



UNIT 208

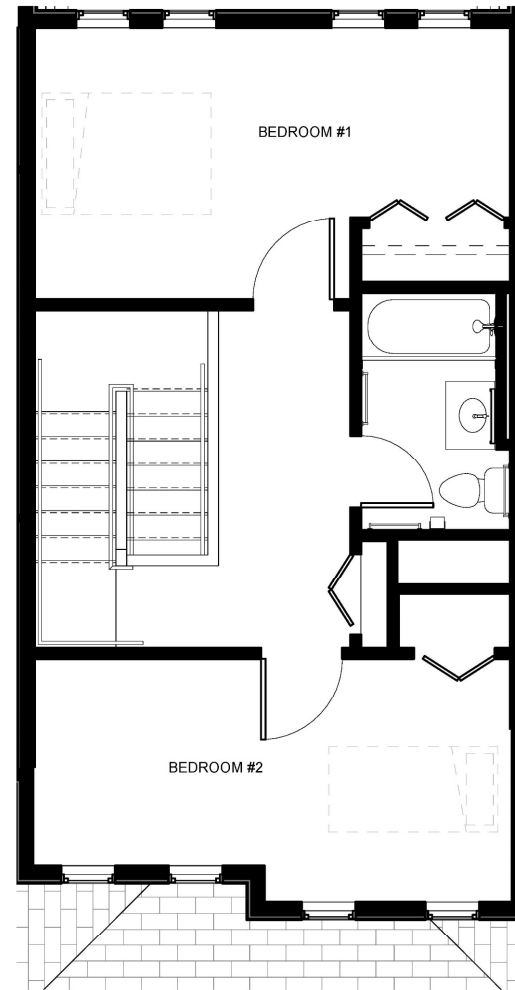
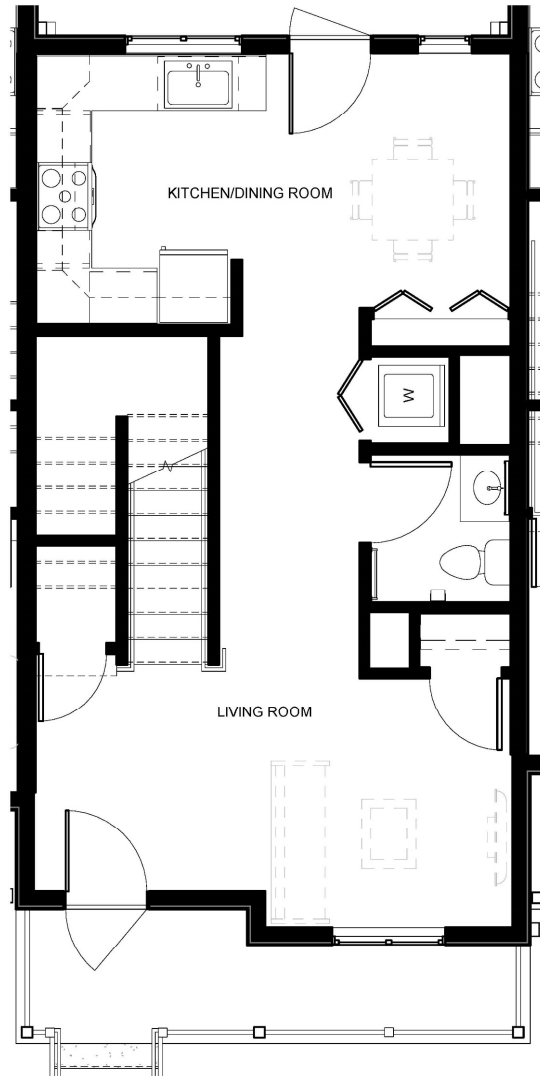
PACKARD STREET HOUSING APARTMENTS - TWO BEDROOM TYPE Q - HC

**DAVIS
SQUARE**
ARCHITECTS

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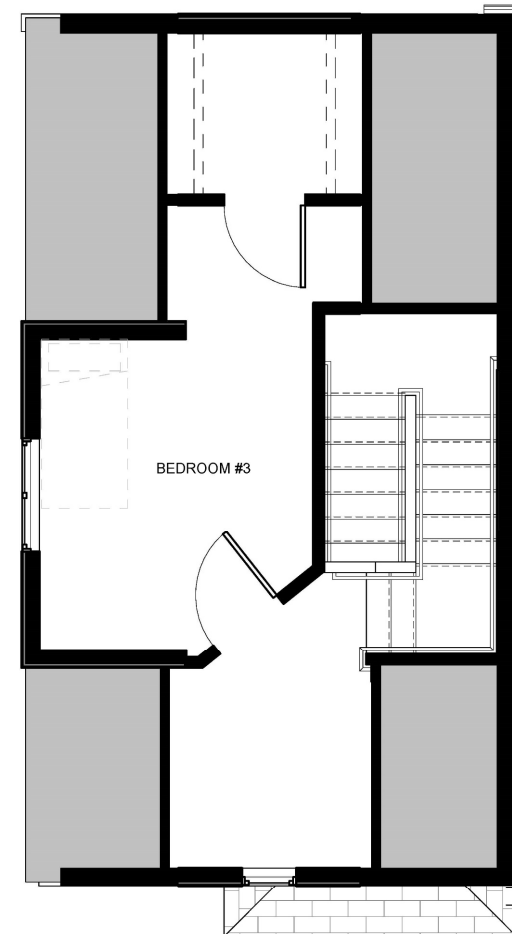
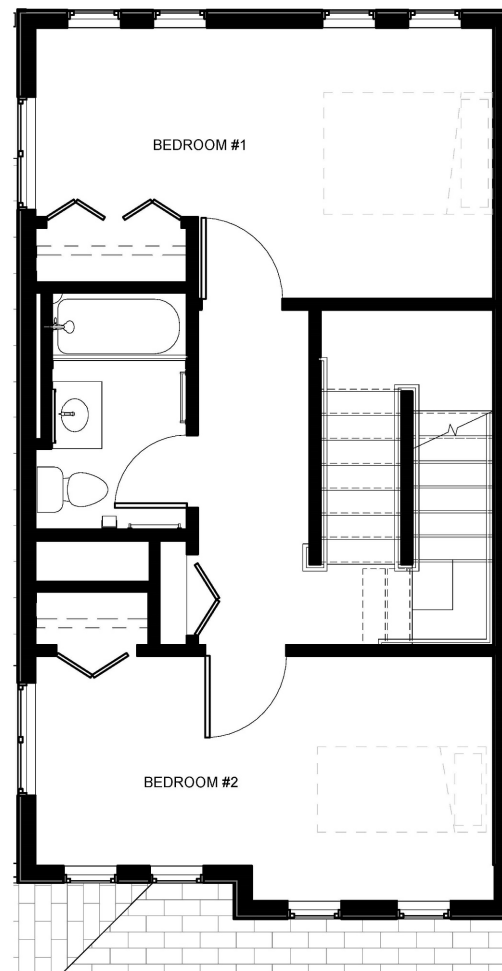
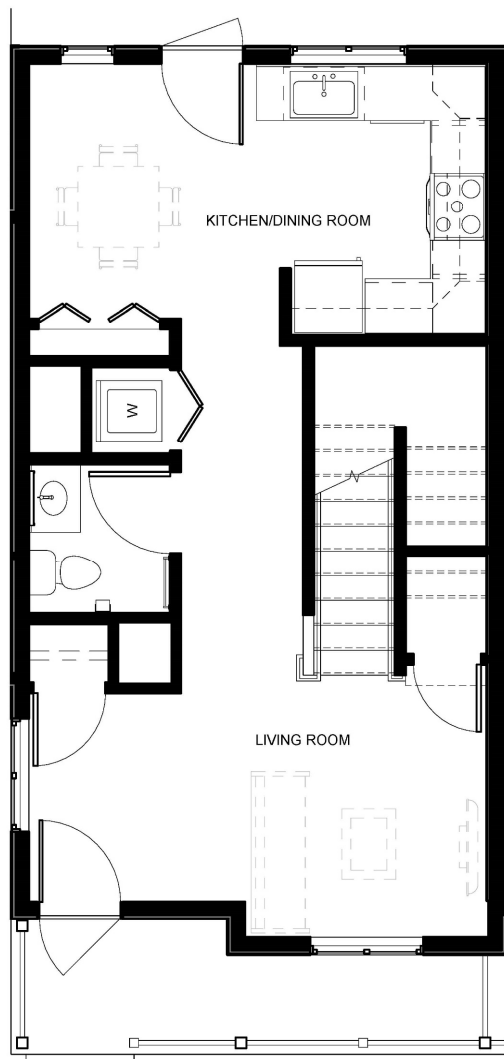
METRO WEST
COLLABORATIVE DEVELOPMENT

Two
Bedroom
Townhouse
Unit



44, 46, 52, 58(Mirrored), 60(Mirrored) PACKARD STREET

Three
Bedroom
Townhouse
Unit



48, 50, 54, 56(Mirrored) PACKARD STREET

Packard Street Commons was developed by
Metro West Collaborative Development in partnership
with the Town of Hudson Municipal Affordable Housing
Trust.

**THANK YOU FOR YOUR INTEREST IN OUR
COMMUNITY.**

