



## Cambridge Affordable Housing Information Sessions

### Tuesday, February 25, 2020

Citywide Senior Center  
802 Mass Ave., Art & Craft Room

- 1<sup>st</sup> session: 6:00 PM
- 2nd session: 7:00 PM

### Tuesday, March 10, 2020

Central Square Library, Lewis Room  
45 Pearl Street

- Lunchtime session:  
12:00 – 1:00 PM

### Wednesday, March 25, 2020

Valente Branch Library, Program Room  
826 Cambridge Street

- 1<sup>st</sup> session: 6:00 PM
- 2nd session: 7:00 PM

### Wednesday, April 8, 2020

City Hall Annex, 2<sup>nd</sup> Floor  
344 Broadway

- Lunchtime session:  
12:00 – 1:00 PM

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### Learn about the eligibility requirements and application process for the following Cambridge Rental and Homeownership Programs:

- Inclusionary Housing Rental Program for studios, 1BR, 2BR, & 3BR units throughout Cambridge
- Homeowner Resale Pool
- First-Time Homebuyer Workshop
- Downpayment Assistance
- HomeBridge

Open to all. No RSVP Necessary. For more information: [www.cambridgema.gov/cdd/housing](http://www.cambridgema.gov/cdd/housing)



# Frequently Asked Questions Covered during the Housing Information Sessions

## **FAQ's: Both Rental & Homeownership Programs**

### **I want to be considered for both rental and ownership. Do I need to put in multiple applications?**

*Yes. Applicants interested in the City's homeownership programs should fill out applications for those programs. Applicants interested in the City's Inclusionary Rental or Middle-Income Rental Program should fill out a Preliminary Application for those programs.*

### **Do I have to be a Cambridge resident to apply to the rental and ownership programs?**

*No, you do not have to be a Cambridge resident to apply, but Cambridge residents do receive preference for the City's housing programs.*

### **How do you determine what unit size I am eligible for?**

*The rental and ownership occupancy standards require that couples in a relationship share a bedroom, and that children of the same sex who are less than ten years apart in age share a bedroom. Children of the opposite sex may have separate bedrooms regardless of age. Applicants may choose to under-house themselves in certain circumstances by selecting additional unit size options on the application.*

### **What happens if my household size, residency, or emergency need status changes while I am in the Rental Applicant or Homeownership Resale Pools?**

*Please inform us in writing of the change. If the change affects your eligibility based on unit size or preference group, your application will be placed in the appropriate new group based on the date the application was received. This may result in either higher or lower placement than in the previous preference group.*

## **FAQ's: Rental Program**

### **What are the Rental Applicant Pool income and asset eligibility requirements?**

*Households with an income of at least 50% but not more than 80% of the Area Median Income (AMI) are eligible for the rental program, adjusted for household size. Applicants with mobile rental vouchers are not subject to the minimum income requirement.*

*Household assets may not exceed \$75,000. Assets in restricted retirement accounts will be considered at 60% of current value. Households in which all members are 62 or over, or where all members are disabled, may be eligible for a higher asset limit up to \$150,000.*

### **Where are the rental units located?**

*Inclusionary rental units are located throughout the city in developments that are privately owned and managed. These units are made available to income-eligible applicants who apply through the Rental Applicant Pool.*

## **FAQ's: Homeownership Programs**

### **Is the Resale Pool a waiting list?**

*No. The Resale Pool differs from a waiting list because an applicant's place in the Pool does not necessarily determine when they will be offered a unit. The minimum and maximum incomes required varies between units and not all applicants will be eligible for all units. Therefore, an applicant who is #5 in the Pool may have the opportunity to purchase a unit before an applicant who is #3 in the Pool.*

### **Are there restrictions on units sold through the Resale Pool?**

*Yes, all units sold through the Resale Pool are subject to residency, limited equity, and resale restrictions. The full restriction is given to prospective buyers to review prior to committing to purchase a unit.*

### **How long will it take to get a unit through the Resale Pool?**

*There is no way to determine when an applicant will be offered a unit. It depends on the number of units available each year; the number of bedrooms in those units; and the maximum and minimum incomes required for those units, as well as each applicant's preference group, income level and assets. Some applicants may be offered units shortly after application, while others may have to wait.*