



# Housing Lotteries

In Orleans and surrounding communities, new housing developments will soon become available with units reserved for individuals, families, or households earning up to a designated income-limit. When these units become available, developers are required to follow specific procedures to select tenants. These “lottery” procedures ensure that people with similar incomes in the same area have equal access to the housing choices available to them.

## How can I find out about new housing opportunities?

- Check the **Town of Orleans Housing** website for local opportunities: <https://www.town.orleans.ma.us/1079/Housing-Developments-and-Lotteries>
- Visit **Housing Navigator MA** for additional opportunities: [housingnavigatorma.org](https://housingnavigatorma.org)
- Sign up for notifications from local housing agencies like **Housing Assistance** ([haconcapecod.org/program-services/find-housing/year-round-rentals-cape-cod/](https://haconcapecod.org/program-services/find-housing/year-round-rentals-cape-cod/)) or contact an agency like **Homeless Prevention Council** for information and resources.

## What should I know about a housing lottery?

When new housing opportunities become available, a developer will provide an **Information Packet** with a description of the property, tenant eligibility requirements, preferences, and details on how waiting lists will be created and how households will be allowed to move forward in the process.

Eligibility and procedures may vary from project to project, so be sure to read the information packet to understand the requirements.

**A Lottery Application** will need to be completed and submitted.

**Household Size:** Income limits and unit eligibility depend on your household size – how many people will reside full time in the unit. A household includes adults and children. Check the Information Packet for details about household sizes.

**Income Eligibility:** You will be asked to submit documents to demonstrate your household’s income, such as prior year Federal tax returns (1040) and W2 forms, recent pay stubs, and evidence of other forms of income (like SSI, child support, alimony, TAFDC, pension). Assets are also considered, so be ready to document with bank statements (checking, savings, Venmo, PayPal, etc), retirement accounts, stocks and bonds, and similar.

The documentation required varies. Remember, lotteries ensure people have fair access to housing – if you have questions or concerns, ask the point of contact for support with putting together the application.

An **Information Session** is held for each lottery, often by Zoom. Check the project website or Information Packet for details. Info Sessions are designed to walk people through the Information Packet.

Know the **Application Deadline**. Applications must be submitted by the deadline. Lotteries usually remain open for at least 60 days.

### What happens once I submit an application?

Applications are reviewed for completion and eligibility and eligible applicants are entered into a lottery and given a lottery “number” or similar identifier.

When a lottery is held, “ballots” for each household are placed into the lottery and drawn randomly. The results are then sorted into various lists based on the size and composition of households, local preference priority, unit sizes for which households applied, and the order drawn in the lottery. Applicants will be notified of the lottery results.

Households that are selected through a lottery are still required to complete Lease Applications and be approved for lease eligibility using the same factors considered for all tenants. These may include credit checks, background checks, lease histories, etc.

Once all units are filled through the initial lease-up process, remaining eligible applicants are placed on waiting lists. Standards for managing wait-lists vary by development. Consult the leasing office or lottery agent for information about wait list openings.

### What is Area Median Income and what are the income limits in Barnstable County?

Income limits are calculated based on Area Median Income by the US Dept. of Housing and Urban Development each year for every metropolitan statistical area. Current income limits are:

Income Limits	30% AMI	50% AMI	80% AMI	100% AMI	120% AMI	150% AMI	200% AMI
1 person	\$26,600	\$44,300	\$68,500	\$88,600	\$106,320	\$132,900	\$177,200
2 people	\$30,400	\$50,650	\$78,250	\$101,300	\$121,560	\$151,950	\$202,600
3 people	\$34,200	\$56,950	\$88,050	\$113,900	\$136,680	\$170,850	\$227,800
4 people	\$38,000	\$63,300	\$97,800	\$126,600	\$151,920	\$189,900	\$253,200
5 people	\$41,050	\$68,400	\$105,650	\$136,800	\$164,160	\$205,200	\$273,600
6 people	\$44,100	\$73,450	\$113,450	\$146,900	\$176,280	\$220,350	\$293,800

### What are other ways to get assistance with finding or affording housing?

Income-eligible households can also get assistance through housing voucher programs, rent assistance programs, or can qualify for housing managed by a local Housing Authority or other agency. Check out these resources for more information:

- **Orleans** has a rental assistance program for households making up to 100% AMI: [haconcapecod.org/thrive](http://haconcapecod.org/thrive)
- **Housing Assistance** administers voucher programs and has these video tips for finding a rental: [haconcapecod.org/program-services/find-housing/housing-search/](http://haconcapecod.org/program-services/find-housing/housing-search/)
- **Orleans Housing Authority** manages 131 units: [www.orleanshousing.org](http://www.orleanshousing.org) or 508-255-0064
- **Community Development Partnership** manages 92 affordable rental units on the Lower Cape: [capecdp.org/affordable-housing](http://capecdp.org/affordable-housing)

### What is Local Preference?

Many lotteries set aside a certain percentage of units that give priority to eligible local residents, households with individuals employed locally, or households with children in the local school system. See the information packet for details on local preference.



Town of  
*Orleans*

# Housing Under Construction

## 19 West Road

### 62 Rental Units:

1 & 2 bedroom apartments, 3 bedroom townhouses

### Income Qualifications:

9 units for those earning  $\leq$  30% AMI

43 units for those earning  $\leq$  60% AMI

10 units for those earning  $\leq$  80% AMI

(AMI = Area Median Income)

**Anticipated Opening:** Spring 2025

**Developer:** Pennrose

### Information at:

[www.pennrose.com/apartments/massachusetts/phare/](http://www.pennrose.com/apartments/massachusetts/phare/)



## 107 Main Street

### 12 Rental Units:

9 1-bedroom, 4 2-bedroom, 1-three bedroom apartment

### Income Qualifications:

Individuals or households earning  $\leq$  80% Area Median Income

**Anticipated Opening:** Summer 2025

**Developer:** Housing Assistance

### Information at:

<https://haconcapecod.org/properties/107-main-street/>

