Available units: 42 Homes and Green Space on a Refurbished City Block in Kensington

- 12 – 1-bedroom apartments and 30 efficiency units
  - 27 units subsidized by Philadelphia Housing Authority (PHA)
  - 15 units subsidized by Office of Homeless Services (OHS)

Accessibility:
- 6 units are fully accessible to people with mobility impairment
- 2 units for people with sensory impairment
- A person with a verifiable disability who needs the features of these units will be given priority

Eligibility requirements include: (but are not limited to):
- All applicants must be 18 or older. No alcohol or drugs on site
- Maximum household size is 2 persons for 1-bedroom apartments, and 1 person for efficiency units
- 15 units are reserved for applicants that are chronically homeless. You must apply through your case manager.
- 10 units – preference is given to eligible applicants that are homeless or formerly homeless
- Minimum income: $600 per month for PHA subsidized units, no minimum income for OHS subsidized units
- Maximum income: See Annual Income Limits Chart.

Note: Income limits vary by unit. Only households with income at or below the identified limit will be selected for those units
- Full time students are not eligible unless they meet certain additional eligibility requirements

Rent:
- Resident pays for unit electricity, cable and phone
- PHA subsidized units: 30% of income or $50 whichever is higher
- OHS subsidized units: 30% of income

Applications: How do I apply?
- Homeless applicants may apply through their case manager
- PHA subsidized units: applicants must submit pre-application online from March 9 to March 13th, 5pm, 2020
- No Paper Applications will be accepted
- Go to www.projecthome.org/locations/housing-residences
- Select Maguire residence, then click waiting list link.
- Follow instructions to register to apply.
- Applications completed between March 9 and March 13th will be placed into the lottery
- See reverse side for more information on Frequently Asked Questions

For more information email MaguireResidence@ProjectHOME.org or call (215) 309-5229

All Project HOME communities are LGBTQ-friendly.
Frequently Asked Questions

1. How is a pre-application different than a regular application?
   A pre-application includes questions that gives the property manager some basic information about your household. That information is required to place you on the waiting list, however your eligibility is not determined at that time. The full application includes required forms as well as additional documentation provided by you. The information provided in the full application is then used to determine your eligibility of housing.

2. What if I don’t have access to a computer?
   Access to a computer will be available at Honickman Learning and Comcast technology Center at 1936 North Judson Street from Monday thru Thursdays from 12 pm to 5 pm and Fridays 10 am to 3 pm for any applicants interested in applying. You can also go to local Library

3. How does the lottery work?
   All eligible applications submitted between March 9 and March 13, 5pm will be placed in the lottery. A random lottery number will then be assigned to your application witnessed by an independent verifier. A letter is issued to you within 7 days indicating your lottery number

4. How long will I have to wait?
   Applications will be reviewed for eligibility in order of their lottery number & ordered by bedroom size, program or preference category. Once all units are assigned, the remaining applicants are placed on wait list in order of their lottery number.

5. What if I move or change phone numbers after I submitted my application?
   Please log in and update your address or phone number if that information changed. There may be times that we ask you to update or provide information about your household. Failure to respond to written requests for information will result in your name being removed from the waiting list.

6. What is the maximum amount of income that I can have in order to qualify for assistance?
   The income limits are determined by HUD and change every year and may vary by unit. The following is the maximum income allowed as of April 2019:

<table>
<thead>
<tr>
<th>1 person</th>
<th>2 people</th>
</tr>
</thead>
<tbody>
<tr>
<td>$37,860</td>
<td>$43,260</td>
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</tbody>
</table>

   Note: Some units have an income limit that is lower than the amount listed above. Only households with income at or below the identified limit will be selected for those units.

7. What are some of the other eligibility requirements?
   - All adults must pass a criminal, credit and drug screening.
   - You must be able to obtain transfer utility services (PESCO) to the Property.
   - You must be able to provide satisfactory landlord or housing references.
   - You must disclose and provide proof of social security numbers for each household member.
   - The unit must become your ONLY residence.
   - Provide verifiable information for units are designated for applicants that are formerly homeless, currently homeless or at risk of homelessness.
   - Other eligibility requirements as indicated in the Tenant Selection Plan or program requirements may be communicated at the time of the interview.

8. What information will you need from me?
   The property manager will send you a list of documents and information required. Some of the information that you will need to provide includes:

   - Name, birth date, social security number of all household members
   - Proof of all sources of income such as paystubs, social security award letters etc.
   - All bank account names and account numbers and other assets;
   - A valid state-issued photo ID for each person who is 18 years of age and older;
   - Citizenship or Immigration status
   - School or training enrollment status
   - Disability status as required for certain program eligibility.

9. What else do I need to know?
   Project HOME does not discriminate against applicants based on their race, religion, sex, gender identity, color, national origin, age, disability, familial status, genetic information, or sexual orientation.
   An applicant desiring to lease an apartment must comply with all applicable eligibility criteria, including but not limited to the criteria set forth in the pre-application. All information provided by the applicant will be verified from all applicable sources including, but not limited to employers, providers, and federal, state and local government agencies. Applicants who have misrepresented any information during the application process may be removed from the waiting list or, if housed, subject to lease termination.
   Applicants who are determined ineligible will be offered the opportunity to participate in an informal meeting with management to dispute the ineligibility decision.

Reasonable Accommodations for Applicants with Disabilities

We provide “reasonable accommodations” to applicants who demonstrate the need for them due to a disability. A reasonable accommodation may be a structural change to our units or common areas, or a modification of a rule, policy, procedure, or service that will assist an otherwise eligible applicant or a resident with a disability to make effective use of our programs. A family that has a member with a disability must still be able to meet essential obligations of the lease. If you or a member of your family have a disability and think you might need or want a reasonable accommodation, or if you need help completing this application, you may request it by informing the property manager at any time. This is up to you. If you would prefer not to discuss your situation with the property manager, that is your right as well.