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Mayor's Office

SEB Housing Team | SEB Housing, LLC
257 Hillside Avenue
Needham, MA 02494

Phone: (617) 782-2300 x209 | Fax: (617) 782-4500 | Email: info@sebhousing.com www.sebhousing.com

**Broadstone 305
305 Winter Street
Waltham, MA**

Dear Community Member:

May 9, 2024

SEB Housing is currently working with Broadstone 305, MassHousing, and the City of Waltham to provide affordable housing rental units.

Enclosed is a flyer for this affordable housing opportunity. This lottery is being marketed through multiple affirmative and local newspapers in addition to mailings done to local religious institutions and social organizations.

We hope you will be able to make this information available via any avenues of distribution that you see fit. If you'd like more information, have questions, or would like to receive an Information Packet and Application, you can call me 617.782.2300 x209. Information is also available on our website:

<https://sebhousing.com/affordable-housing-opportunities/>

Thank you for your help and participation.

**SEB Housing
257 Hillside Ave.
Needham, MA 02494**

Apply for one of the new affordable housing units in **Weymouth, MA**

**City of Waltham Mayor's Office
City Hall Second Floor
610 Main Street
Waltham, MA 02452**

Affordable Housing Lottery

The 305

305 Winter Street, Waltham, MA

YOU CAN COMPLETE AND SUBMIT A LOTTERY APPLICATION ONLINE HERE:



<https://form.jotform.com/SEBHousing/broadstone305>

60% AMI Affordable Units: Two Studios @ \$1,592; Seven 1BRs @ \$1,696; Nine 2BRs @ \$2,002; Two 3BRs @ \$2,259

80% AMI Affordable Units: Seven Studios @ \$2,159; Nineteen 1BRs @ \$2,302; Twenty-Seven 2BRs @ \$2,730; Six 3BRs @ \$3,099

**Rents subject to change in future years. Tenants will pay the costs of electric (which is used for cooking and electricity), gas (which is used for heating, hot water), water, and sewer. Tenants will have one free parking space. Pets are allowed, subject to restriction (\$50/month fee for cats, \$75/month fee for dogs).*

The 305 is a new 314 unit rental community located at 305 Winter Street in Waltham. Through this process, 59 apartments will be made available to households earning no more than 80% of the Area Median Income ("AMI"), and 20 apartments will be made available to households earning no more than 60% of the AMI. The 305 will contain eight floors in a Class-A multifamily community with a full complement of luxury amenities including a private pool and patio, a courtyard, work-from-home-spaces, a two-floor fitness center, a speak-easy inspired clubroom, a media lounge, and sky lounge. The units have first-class finishes including 9-foot ceilings, chef-inspired kitchens, in-unit washer and dryer, and oversized windows with amazing views of the surrounding cities.

Maximum Household Income Limits:

Household Size	Maximum Income Limit 60%	Maximum Income Limit 80%
1	\$68,520	\$91,200
2	\$78,360	\$104,200
3	\$88,140	\$117,250
4	\$97,920	\$130,250
5	\$105,780	\$140,700
6	\$113,640	\$151,100

Public Info Session: June 12, 2024 at 6:00 pm via Zoom.

Go to zoom.com/join or call (646) 558-8656 and enter Meeting ID: 818 9317 7595, Passcode: 088159

Application Deadline: July 11, 2024 at 2:00 pm. Completed Applications must be received by this date

Lottery: July 29, 2024 at 6:00pm via Zoom.

Go to zoom.com/join or call (646) 558-8656 and enter Meeting ID: 857 2736 5609, Passcode: 276410

For Lottery Information and Applications, or for reasonable accommodations for persons with disabilities, go to www.sebhousing.com or call (617) 782-6900 (x1 for rental) and leave a message or postal mail SEB Housing, 257 Hillside Ave, Needham MA 02494. For TTY Services dial 711.

Free translation available. Traducción gratuita disponible.

