

Tenant Selection

Units in Brickyard Village are affordable units based on Section 42 of the Internal Revenue Service Code and HUD's HOME Investment Partnership Program. Applicants do not need to be currently receiving federal subsidized assistance to apply.

Applicants will be determined eligible based on income guidelines provided by the Low Income Housing Tax Credit Program (LIHTC), the HOME Investment Partnership Program guidelines or the Housing Choice Voucher guidelines. The Lynn Housing Authority & Neighborhood Development (LHAND) will act as the management agent for Brickyard Village. The LHAND will select tenants, manage the property and maintain a waiting list of eligible applicants in accordance with the current approved Affirmative Fair Marketing Plan and other applicable equal housing opportunity requirements.

Occupancy of these units will be limited to families, households and persons as defined below:

Twenty-five of the families selected must have incomes of 60 percent or less of the Area Median Income (AMI) as defined by the HUD Section 8 Income Determination Rules. Please see the limits below:

The remaining three families selected must have income of 40 percent or less of AMI and will be required to occupy two 2-bedroom units and one 3-bedroom unit.

Income Limits*	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
40%	22,640	25,840	29,080	32,320	34,920	37,480	40,080	42,680
60%	33,960	38,760	43,620	48,480	52,380	56,220	60,120	64,020

*subject to change on a yearly basis

Eleven of these units, including the three units that must meet the 40 percent income guidelines, will be subsidized through the HOME Investment Partnership Program. Per the HOME Program guidelines, the 11 units cannot be occupied by families who are currently receiving a state of federal rental subsidy, such as the Federal Housing Choice Voucher Program (Section 8).

Preference will be given for placement on the waiting list to the following eligible applicants: Participants of the Family Self-Sufficiency Program will receive 5 points and victims of domestic violence will receive 1 point. All preferences will be verified as part of the screening criteria. No applicant will be discriminated against on the basis of race, color, religion, sex, handicap, familial status or national origin.

The LHAND will maintain two separate waiting lists for placements to the Brickyard Village Apartments. The first list will be for Lynn residents only; the second list will be open to all eligible applicants. Placements will be made from the two waiting lists on an equal and rotating basis.

Following initial occupancy, families who have not leased-up will be placed on a waiting list by a lottery method and preference category. Families will be notified in writing of their status.

Security deposits will be equal to the tenant's one-month portion of the rent as stated in the Occupancy Agreement.

Warren/Shepard Limited Partnership in partnership with

Congressman John Tierney
 State Senator Thomas McGee
 State Representatives Robert Fennell and Steven Walsh
 Mayor Edward J. "Chip" Clancy Jr.
 Lynn City Council, President James Cowdell
 Ward 6 Councilor Dave Ellis
 Lynn Housing Authority & Neighborhood Development
 Lynn Community Development Housing Corporation
 RENU Neighborhood Group
 Richman Group Capital Corporation
 Equitable Bank
 U.S. Dept. of Housing & Urban Development
 Dept. of Housing & Community Development

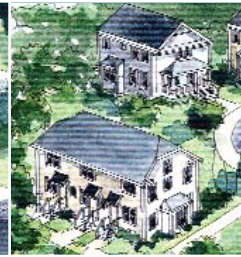
28 Units of Affordable Rental Housing on Three Sites



Warren Street



Shepard/LaGrange



June Lane

FOR MORE INFORMATION

For more information or to request an application, please contact the Application Department at 781-581-6015
 298 Union St.
 Lynn, MA 01902



Managed by the LHAND
 Charles Gaeta, Executive Director
 Patricia Barton, Chairperson



Brickyard Village

Brickyard Village is a new development of 28 units of affordable rental housing on three sites located on Warren Street, Shepard Street/LaGrange Terrace and the new June Lane.

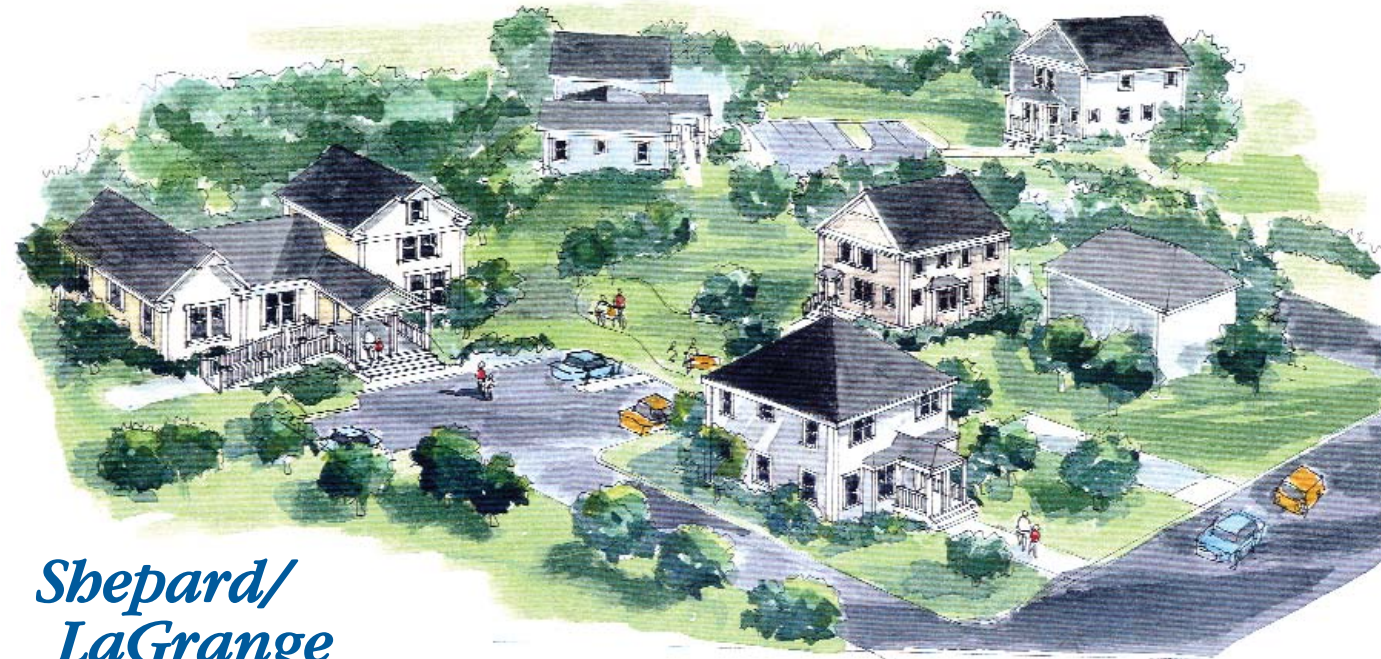
Brickyard Village is accessible to a number of community resources, including MBTA bus and commuter rail service, banks, restaurants, supermarkets, the Greater Lynn YMCA, various churches and the

Central Business District. Within walking distance are several elementary schools, Lynn Vocational Technical Institute high school, City Hall, North Shore Community College, Lynn and Nahant beaches, a new skateboard park and the Lynn Commons. There is also a newly renovated playground in the neighborhood and tot lot on June Lane.

All the units contain a dishwasher,

laundry hookups, separate utilities, storage space in the basement as well as parking for two cars. The Lynn Housing Authority & Neighborhood Development (LHAND) will perform all property management including maintenance of the units and landscaping services.

A place to call home



Shepard/ LaGrange

Between the existing mature homes on these streets arise five carefully placed buildings complimenting the surrounding architecture to create a new neighborhood. As the second site of a larger development, Shepard/LaGrange offers eight units, two of which are handicap-accessible and provide all the latest amenities. This site offers a beautiful landscaped area for passive recreation and the site is detailed with landscaping to create a feeling of relaxation and home.

June Lane

West Lynn's newest cul-de-sac features 15 beautifully situated rental units with tree-lined curbs in an urban setting. This family development offers two and three-bedroom townhouse and cottage-style units with all the latest amenities. Each unit contains 1.5 bathrooms, laundry facilities, ample yard space, two parking spaces and large porches. June Lane offers a tot lot for young children and a safe and pleasant place to call home.



Warren Street

The smallest site at Brickyard Village is on Warren Street. The five attached townhouses, which feature an elegant brick facade, are full of amenities. All the units feature two bedrooms, 1.5 bathrooms, two parking spaces in a private parking lot adjacent to the building, laundry facilities and a private patio area. The accent of brick and the decorated gables add to the overall design to compliment the established buildings in the neighborhood. The front and rear porches create a neighborhood feeling and a sense of home.

