

BRAND NEW AFFORDABLE DISABLED & SENIOR HOUSING

Makemie Court

a human good community

554 SOUTH LANSDOWNE AVENUE ■ YEADON, PA



- New construction – opening August 2022
- For low and moderate incomes
- Affordable rates
- 1-Bedroom apartments, 614 square feet
- Contemporary finishes
- On-site maintenance
- Smart-home technology in selective units
- Pet-friendly (breed and weight restrictions)
- Great location – bus stop, Grace Court, meditation garden and walking paths



For low- and moderate-income seniors 55+ and low-income disabled adults under 55. Low-income applicants must earn maximum income of \$15,000. Depending on household size, moderate-income seniors must earn generally between \$33,000 – \$45,000.

APPLY NOW!



For more information please scan the QR code, go to makemiecourt.org or call (610) 238-4482

EQUAL HOUSING OPPORTUNITY. Makemie Court does not discriminate on the basis of handicapped status in the admission or access to, or treatment for employment in its federally-assisted programs and activities. The fair housing coordinator who can be contacted at the phone above has been designated to coordinate compliance with the nondiscrimination requirements contained in the Department of Housing and Urban Development's regulations implementing Section 504 (24 CFR, part 8, dated June 2, 1988).



OPENING AUGUST 2022 ■ RESERVE YOUR SPOT NOW ■ MAKEMIECOURT.ORG

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Hello,

Thank you for your interest in our beautiful new community Makemie Court! Please review the "Instructions for Applying" very carefully. *Any incomplete applications and/or any application returned before May 10, 2022 will be returned and not be considered for an apartment.*

INSTRUCTIONS FOR APPLYING

Please review these instructions thoroughly and follow these instructions explicitly
Failure to follow these instructions may result in the delay or rejection of your application

1. Applications must be filled out completely. Do NOT leave blanks. If the question does not apply to you, please write "N/A" in the response area.
2. All adult household members must sign the completed application.
3. Applications must be completed in ink. Do NOT use white-out. If you make a mistake, draw a single line through the mistake, write the correct response next to the error and initial the error.
4. One application ONLY may be submitted per household. Multiple applications submitted by the same household will result in a disadvantaged position on the waitlist.
5. **Beginning Monday, May 10, 2022 at 10:00 AM, applications will be considered on a first come, first-serve basis.** Applications will be date stamped and placed on the waiting list in order received. Applications may be returned in person at the below location at date and time listed here or by US mail:

Grace Court
550 S. Lansdowne Avenue
Yeadon, PA 19050
Monday, May 10, 2022 10:00 AM – 3:00 PM

Applications may be returned by U.S. mail to:
Makemie Court
In care of: Grace Court
550 S. Lansdowne Avenue
Yeadon, PA 19050

***applications received prior to May 10, 2022 will not be accepted and will be returned**

6. Makemie Court is committed to compliance with the Fair Housing Amendments Act, Section 504 of the Rehabilitation Act and all other Fair Housing and Civil Rights laws. Should you require a reasonable accommodation to these instructions or any of our policies, please contact us so that we may consider your request.

554 SOUTH LANSDOWNE AVENUE YEADON, PA 19050 T 610.238.4482 HUMANGOOD.ORG



Makemie Court does not discriminate on the basis of handicapped status in the admission or access to, or treatment or employment in its federally assisted programs and activities. Our Fair Housing Coordinator is designated to ensure compliance with the nondiscrimination requirements in Section 504 of the HUD Regulations and can be contacted at 2000 Joshua Rd., Lafayette Hill, PA 19444; telephone 610.260.1152; TDD 711; EastSection504@humangood.org.

Makemie Court

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- **Submission of an application, or being contacted to provide further information in NO way or manner is a guarantee of an apartment.**
- **The information requested in the preliminary application in NO way covers all admission requirements. You will be required to complete an application for housing, attend an interview, and submit financial information that details ALL income and assets holds. Applicants selected for the waitlist will also be required to submit to a credit check, rental history, criminal background check and review of registered sex offender status. Applicants selected will need to meet all project eligibility requirements as outlined in the Resident Selection Criteria and LIHTC manual. This application instructional is not intended to communicate all application and eligibility requirements. Full details are found in the aforementioned documents.**
- **Makemie Court is a non-smoking facility. Smoking will not be allowed in the apartments or anywhere on the property.**

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Dear Prospective Applicant,

Thank you for your interest in applying for an apartment at Makemie Court. Makemie Court consists of (32) apartment homes for households where the Head of Household, Spouse or Co-head is 55 years of age or older at the time of application, (4) apartment homes for households where the Head of Household, Spouse or Co-head is 55 years of age or older and disabled and (8) apartment homes for households where the Head of Household, Spouse or Co-head is 18 years of age or older and disabled at the time of application. Additionally, the total annual income of the household must fall under the maximum income limit for the community, as determined by PHFA. All information requested in the application packet must be completed. Incomplete applications will not be considered. If the information requested does not apply to you, please indicate by using "N/A" for not applicable. This will tell us that you understand the requested information and you did not intentionally leave it blank. If you make a mistake or typo, please draw a single line through the error(s) and initial the change(s). Please do not use whiteout to correct the errors.

Please complete, sign and return the *Application for Housing* form and the *Applicant/Resident Emergency Information Sheet* attached.

Once the application is received, it will be determined whether you preliminarily qualify to be considered for this housing opportunity. If you do not qualify, you will be notified in writing. Please remember to notify us, in writing, if your information changes (contact information, income information, etc.). We update our waiting list once per year. If you don't respond to us whether or not you still want your name to remain on the waiting list, you will be removed from our waiting list.

The apartments are offered as they become available. As your name reaches the top of the waiting list, you will be required to come in for an interview. At that time, you will be asked to sign the authorization forms which allows our staff to further verify your age, income, assets, allowances, criminal history, sex offender status, credit history and landlord references.

Should you require a reasonable accommodation based on a disability to afford you an equal opportunity to participate in this housing opportunity, please contact the management office at the address below or phone/TDD so that we can consider your request for reasonable accommodation.

Sincerely,
Makemie Court Management

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Makemie Court, in care of:
 Grace Court
 550 S. Lansdowne Avenue
 Yeadon, PA 19052
 Phone (610) 238-4482
 TDD 711

For Office Use Only

Date/Time Received:

Application/Wait List #:

Updated Application
 (office use only)

APPLICATION FOR HOUSING

Part I. Applicant (Head of Household)/Co-applicant Information

APPLICANT (HEAD OF HOUSEHOLD)			
First Name:	Middle Initial:	Last Name:	
Present Address:	City:	State:	Zip Code:
Mailing Address (if different):	City:	State:	Zip Code:
Home Phone: () _____	Work Phone: () _____	Cell Phone: () _____	
Social Security #: _____		Date of Birth: _____	
Email Address: _____			
Sex: <input type="checkbox"/> F <input type="checkbox"/> M <input type="checkbox"/> Prefer not to disclose			
CO-APPLICANT			
First Name:	Middle Initial:	Last Name:	
Social Security #: _____		Date of Birth: _____	
Relationship to Applicant: _____		Cell Phone: _____	
Email Address: _____			
Sex: <input type="checkbox"/> F <input type="checkbox"/> M <input type="checkbox"/> Prefer not to disclose			

Part II. General Questionnaire

1. Have you or any adult member of your household ever been evicted? Yes <input type="checkbox"/> No <input type="checkbox"/> If yes, when? Explain. _____
2. Have you or any adult member of your household ever been convicted of a misdemeanor or felony? Yes <input type="checkbox"/> No <input type="checkbox"/> If yes, when? Explain. _____
3. Do you or any adult member of your household currently use any illegal drug or other illegal controlled substance? Yes <input type="checkbox"/> No <input type="checkbox"/> If yes, please explain: _____
4. Do you expect changes to your household size within the next 12 months? Yes <input type="checkbox"/> No <input type="checkbox"/> If yes, please provide name. _____

5. Is there a live-in aide who will be residing with you in the unit? Yes No If yes, please provide name. _____

6. How did you hear about this housing opportunity? _____

7. Do you have any animals? Yes No If yes, please list: _____

8. Do you own a car? Yes No If yes, please list: _____

9. Are you an U.S. military veteran? Yes No

Which Branch? Air Force Army Coast Guard Marines Navy

Part III. Housing References – Please list current and previous landlords for the last five years.

Address of Present Residence:

Present Landlord Name: _____ Landlord Telephone: _____ Fax: _____
 () ()

Present Landlord Mailing Address: _____ City, State: _____ Zip Code: _____

Monthly rent: \$ _____ # of bedrooms: 1 2 3 4 5 Is your rent subsidized? YES NO Rent Own

How long have you lived at this address? _____ Years _____ Months Reason for wanting to move? _____

Is there anyone living with you now that will not be moving with you to this property? YES NO If yes, who? And why? _____

If you have lived at your current address less than five years, what was your previous address?

Previous Address:

Name of previous Landlord: _____ Landlord Telephone: _____ Fax: _____
 () ()

Previous Landlord Mailing Address: _____ City, State: _____ Zip Code: _____

Monthly rent: \$ _____ How long have you lived at this address? _____ Years _____ Months Reason for moving? _____

If you lived in the above two housing situations for less than 5 years, where did you live?

Previous Address:

Name of previous Landlord: _____ Landlord Telephone: _____ Fax: _____
 () ()

Previous Landlord Mailing Address: _____ City, State: _____ Zip Code: _____

Monthly rent: \$ _____ How long have you lived at this address? _____ Years _____ Months Reason for moving? _____

List all states in which all household members have resided since age 18:

Part IV. Income Information

Current Income (Employment Sources)

List all full and/or part-time employment income for all household members.
 (Include self-employment gross earnings and net taxable earnings)

Full Name	Occupation	Name/Address of Employer	Length of Employment	Gross Earnings BEFORE Taxes
1.		_____		Monthly: \$ _____ Hours per week: _____ Hourly rate: \$ _____
2.		_____		Monthly: \$ _____ Hours per week: _____ Hourly rate: \$ _____
3.		_____		Monthly: \$ _____ Hours per week: _____ Hourly rate: \$ _____
4.		_____		Monthly: \$ _____ Hours per week: _____ Hourly rate: \$ _____

Other Sources of Income

(examples: list all public assistance, social security, S.S.I., social security dual entitlement, pension, retirement, disability compensation, unemployment compensation, veterans benefits, insurance policies, interest income, babysitting, care-taking allowance, alimony, child support, annuities, trusts, dividends, regular contributions, scholarships, grants, armed forces)

Full Name	Type of Income	Amount	Per
		\$	
		\$	
		\$	
		\$	

Part V. Asset Information

Assets – include checking and savings accounts, equity in real property, stocks, bonds, and other forms of capital investment. Do not include automobiles or furniture. If you have no assets, write “none” in the space.

Checking Account – Name of Bank	Savings account – Name of Bank
Address:	Address:
Account Number:	Account Number:
Cash Value /Balance: \$	Cash Value /Balance: \$
Other Account – Name of Bank	Other Account – Name of Bank
Address:	Address:
Account Number:	Account Number:
Cash Value /Balance: \$	Cash Value /Balance: \$
401K/403B/IRA	Other Account – Name of Bank
Address:	Address:
Account Number:	Account Number:
Cash Value /Balance: \$	Cash Value /Balance: \$
Stocks and Bonds Value: \$	Savings Bond Value: \$

Do you own Real Estate or Real Property? If yes, where? What is the current value?

Yes No

Have you ever owned Real Estate or Real Property? If yes, when? Where? When Sold? How Much?

Yes No

Have you or any adult member of your household disposed of any assets within the last 2 years for less than fair market value? Yes No If yes, what was disposed and for how much?

Part VI. Program Information

1. Are you or any member of your household disabled? Yes No

2. Do you require a unit with accessible features for persons with disabilities? Yes No If yes, what features:
 _____ Mobility Impairment _____ Visual Impairment _____ Hearing Impairment _____ Other

3. Do you require a reasonable accommodation due to a disability that requires changes to our rules, policies, procedure or physical modification(s) to the dwelling unit or common areas? Yes No If yes, please describe your needs:

4. Do you currently hold a Section 8 voucher? Yes No If so from what county?

Part VII. Student Status

Yes	No	
<input type="checkbox"/>	<input type="checkbox"/>	Does the household consist of all persons who are <u>full-time</u> students (Examples: K-12, College/ University, trade school, etc.)?
<input type="checkbox"/>	<input type="checkbox"/>	Does the household consist of all persons who have been a <u>full-time</u> student 5 months in the current calendar year?
<input type="checkbox"/>	<input type="checkbox"/>	Does your household anticipate becoming an all <u>full-time</u> student household in the next 12 months?
If you answered YES to any of the previous three questions are you:		
<input type="checkbox"/>	<input type="checkbox"/>	Receiving assistance under Title IV of the Social Security Act (AFDC / TANF/ Cal Works – not SSA/SSI).
<input type="checkbox"/>	<input type="checkbox"/>	Enrolling in a job training program receiving assistance through the Job Training Participation Act (JTPA) or other similar program.
<input type="checkbox"/>	<input type="checkbox"/>	Married and filling (or are entitled to file) a joint tax return.
<input type="checkbox"/>	<input type="checkbox"/>	Single parent with a dependent child or children and neither you nor your child(ren) are dependent of another individual.
<input type="checkbox"/>	<input type="checkbox"/>	A full time student that is/was a recipient of foster care assistance under Part B or Part E of Title IV of the Social Security Act (effective for determinations after 7/30/2008)

I understand that Makemie Court is a Smoke-Free Community. I understand that smoking is prohibited anywhere on the property.

Yes [] No []

I/We certify the above information to be true and correct to the best of my/our knowledge. I/We authorize verification of age, income, assets, allowances, credit history, rental history, criminal background, registered sex offender status, eviction and landlord references. I/We understand that falsification of information found before or after acceptance of this property includes penalties that will result in cancellation of your application, also to include eviction, loss of assistance, if applicable. If this is a HUD subsidized property, the additional fines are imposed: fines of \$10,000.00 and five years imprisonment. **WARNING!: Title 18, Section 1001 of the United States Code, states that a person is guilty of a felony for knowingly and willingly making false or fraudulent statements to any department or agency of the United States:**

Head of Household Signature

Date

Co-Applicant Signature

Date

THE FILING OF THIS APPLICATION IN NO WAY GUARANTEES YOU AN APARTMENT. A FINAL DETERMINATION OF ELIGIBILITY WILL NOT BE MADE UNTIL INFORMATION IS VERIFIED. INCOMPLETE OR UNSIGNED APPLICATIONS WILL BE RETURNED AND NOT ACCEPTED.

Return Application to the following address:



Makemie Court
In Care of:
Grace Court
550 S. Lansdowne Avenue
Yeadon, PA 19052



EQUAL HOUSING OPPORTUNITY

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APPLICANT / RESIDENT EMERGENCY INFORMATION SHEET

Instructions: Optional Contact Person or Organization: You have the right to include as part of your application for housing, the name, address, telephone number, and other relevant information of a family member, friend, or social, health, advocacy, or other organization. This contact information is for the purpose of identifying a person or organization that may be able to help in resolving any issues that may arise during your tenancy or to assist in providing any special care or services you may require. **You may update, remove, or change the information you provide on this form at any time.** You are not required to provide this contact information, but if you choose to do so, please include the relevant information on this form.

Applicant / Resident Name:	
Mailing Address:	
Telephone No:	Cell Phone No:
Name of Contact Person or Organization:	
Address of the Contact Person or Organization:	
Telephone No:	Cell Phone No:
E-Mail Address (if applicable):	
Relationship to Applicant:	
Name of Contact Person or Organization:	
Address of the Contact Person or Organization:	
Telephone No:	Cell Phone No:
E-Mail Address (if applicable):	
Relationship to Applicant:	
The following are some of the reasons why we may contact the person you provided to us: emergency, unable to contact you, eviction from unit, late payment of rent, assisting with recertification process, or change in lease terms / house rules, etc.	
Commitment of Management Agency / Owner: If you are approved for housing, this information will be kept as part of your tenant file. If issues arise during your tenancy or if you require any services or special care, we may contact the person or organization you listed to assist in resolving the issues or in providing any services or special care to you.	
Confidentiality Statement: The information provided on this form is confidential and will not be disclosed to anyone except as permitted by the applicant or applicable law.	

Check this box if you choose not to provide the contact information.

Application / Resident Authorization:
I have provided the above information to the housing provider voluntarily. I grant full permission to the management agency / owner to release and use this information as they deem necessary and may be able to help in resolving any issues that may arise during my tenancy or to assist in providing any special care or services may require.

Signature of Applicant / Resident

Date



PART IX. SUPPLEMENTAL INFORMATION FORM

The California Tax Credit Allocation Committee (CTCAC) requests the following information in order to comply with the Housing and Economic Recovery Act (HERA) of 2008, which requires all Low Income Housing Tax Credit (LIHTC) properties to collect and submit to the U.S. Department of Housing and Urban Development (HUD), certain demographic and economic information on tenants residing in LIHTC financed properties. Although the CTCAC would appreciate receiving this information, you may choose not to furnish it. You will not be discriminated against on the basis of this information, or on whether or not you choose to furnish it. If you do not wish to furnish this information, please check the box at the bottom of the page and initial.

Enter both Ethnicity and Race codes for each household member (see below for codes).

TENANT DEMOGRAPHIC PROFILE						
HH Mbr #	Last Name	First Name	Middle Initial	Race	Ethnicity	Disabled
1						
2						
3						
4						
5						
6						
7						

The Following Race Codes should be used:

- 1 – White – A person having origins in any of the original people of Europe, the Middle East or North Africa.
- 2 – Black/African American – A person having origins in any of the black racial groups of Africa. Terms such as “Haitian” apply to this category.
- 3 – American Indian/Alaska Native – A person having origins in any of the original peoples of North and South America (including Central America), and who maintain tribal affiliation or community attachment.
- 4 – Asian – A person having origins in any of the original peoples of the Far East, Southeast Asia, or the Indian subcontinent:
 - 4a – Asian India 4e – Korean
 - 4b – Chinese 4f – Vietnamese
 - 4c – Filipino 4g – Other Asian
 - 4d – Japanese
- 5 – Native Hawaiian/Other Pacific Islander – A person having origins in any of the original peoples of Hawaii, Guam, Samoa, or other Pacific Islands:
 - 5a – Native Hawaiian 5c – Samoan
 - 5b – Guamanian or Chamorro 5d – Other Pacific Islander
- 6 – Other
- 7 – Did not respond. (Please initial below)

Note: Multiple racial categories may be indicated as such: 31 – American Indian/Alaska Native & White, 41 – Asian & White, etc.

The Following Ethnicity Codes should be used:

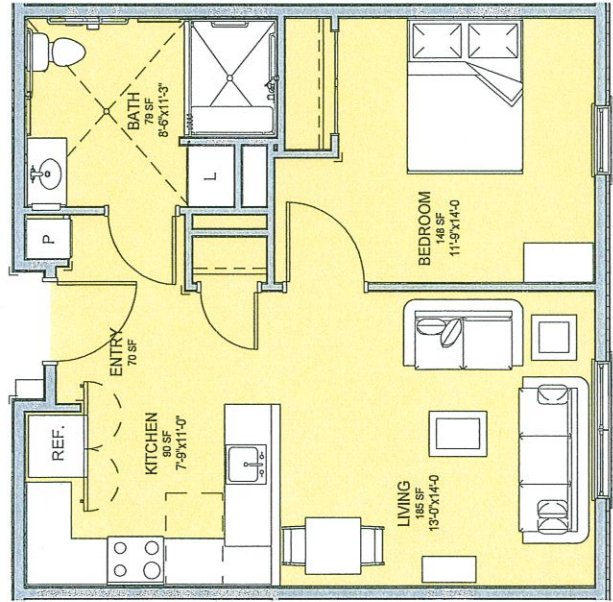
- 1 – Hispanic – A person of Cuban, Mexican, Puerto Rican, South or Central American, or other Spanish culture or origin, regardless of race. Terms such as “Latino” or “Spanish Origin” apply to this category.
- 2 – Not Hispanic – A person not of Cuban, Mexican, Puerto Rican, South or Central American, or other Spanish culture or origin, regardless of race.
- 3 – Did not respond. (Please initial below)

Disability Status:

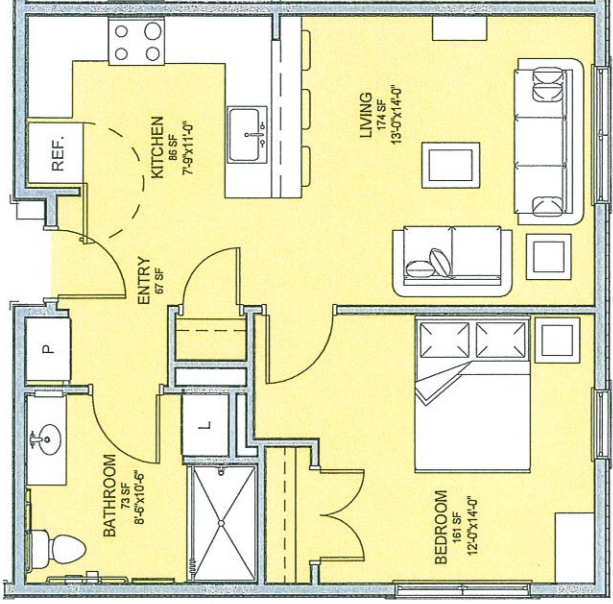
- 1 – Yes
 - If any member of the household is disabled according to Fair Housing Act definition for handicap (disability):
 - A physical or mental impairment which substantially limits one or more major life activities; a record of such an impairment or being regarded as having such an impairment. For a definition of “physical or mental impairment” and other terms used, please see 24 CFR 100.201, available at <http://fairhousing.com/legal-research/hud-regulations/24-cfr-100201-definitions>.
 - “Handicap” does not include current, illegal use of or addiction to a controlled substance.
 - An individual shall not be considered to have a handicap solely because that individual is a transgender.
- 2 – No
- 3 – Did not respond (Please initial below)

Resident/Applicant: I do not wish to furnish information regarding ethnicity, race and other household composition.

(Initials) _____
 (HH#) 1. 2. 3. 4. 5. 6. 7.



TYPICAL ACCESSIBLE UNIT



TYPICAL UNIT

kramer + marks
 architecture interior design + planning
 215.654.7721 215.654.3333 www.kramermarks.com

MAKEMIE COURT APARTMENTS - UNIT PLANS