



**WALNUT  KNOLL**

**Information  
Session**



# Welcome



**Heather Calcagni**

Director of Revenue Management  
and Marketing  
Peabody Companies



**Megan Stejskal**

Director of Compliance  
Peabody Companies

# Overview



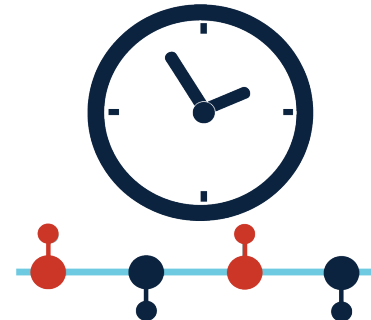
**About Our Community**



**Application Process**



**Eligibility Requirements**



**Timeline**

# The Owners and Developers



Affordable Housing and Services Collaborative, Inc. (AHSC) is a 501c3 non-profit organization founded in 2001 to develop affordable housing, as well as to promote and enhance the quality of life for residents of affordable housing.



The Onyx Group is a Boston based Black woman owned, people focused, forward thinking, culturally competent and inclusive development company.



At Peabody, we have a proven track record of excellence in developing affordable communities and repositioning older housing developments. With a strong focus on providing quality housing and services, our Development team, led by experienced professionals, utilizes various programs and financing options to create thriving communities for our residents

# Local Partnerships



**Thank you** to the Town of Foxborough  
and the Foxborough Housing Authority!



# Property Management Company



We put the **HOME** in housing.

We recognize that our managed communities are places where people are nurtured, grow, and prosper among family and friends.



UNITS



YEARS OF SERVICE



ENERGY FUNDING



TEAM MEMBERS

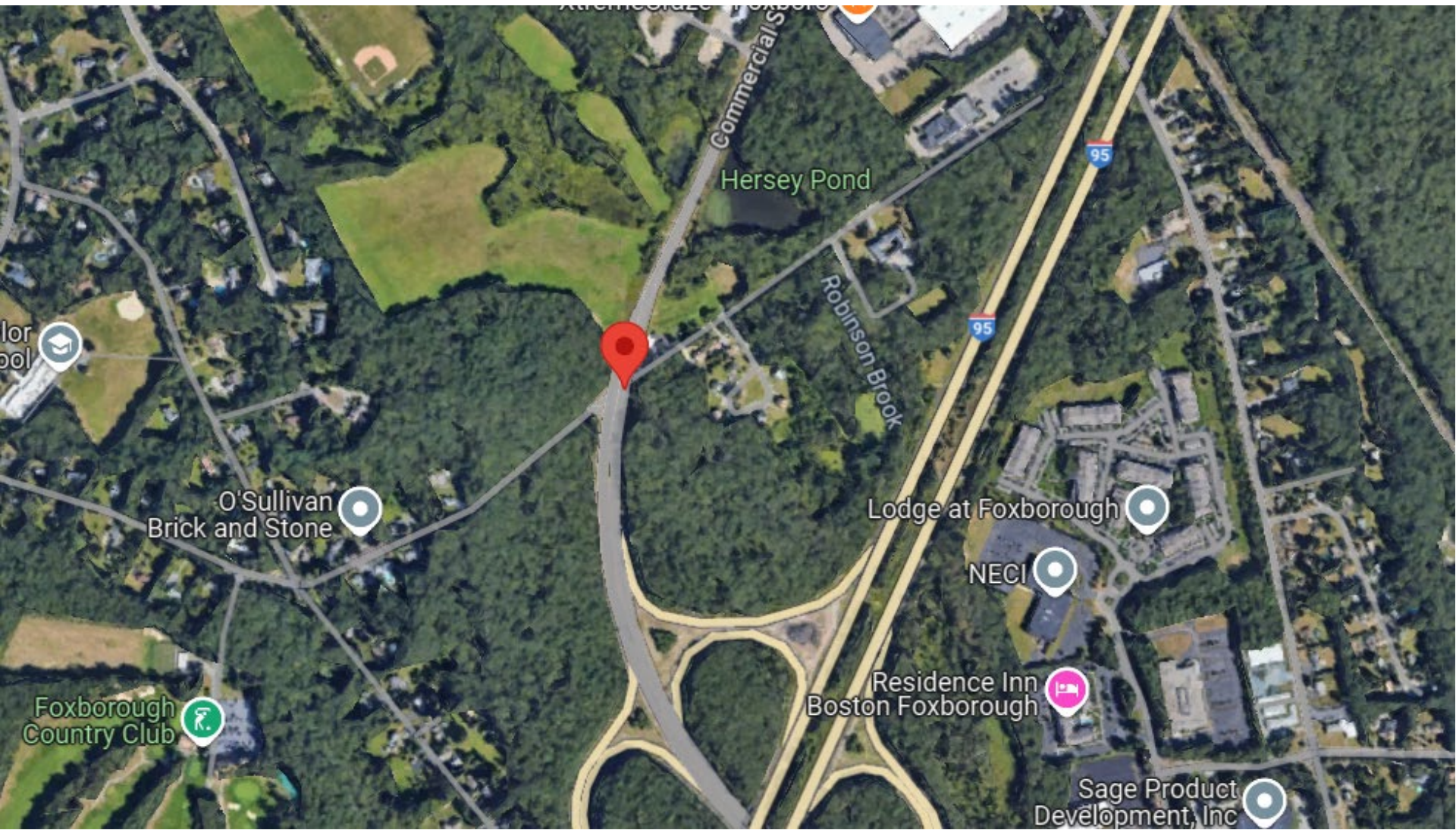
# About Walnut Knoll



- Located on Walnut Street and Route 140
- 141 Apartment Homes
- 1 Bedroom Floorplans
- All Utilities Included!
- 55 + or Disabled
- Income Qualify - 30%, 60% and 80% AMI
- Local Preference



# Location





# Site Plan



\*Rendering is not finalized

# WALNUT KNOLL



\*Rendering is not finalized

# Community Amenities



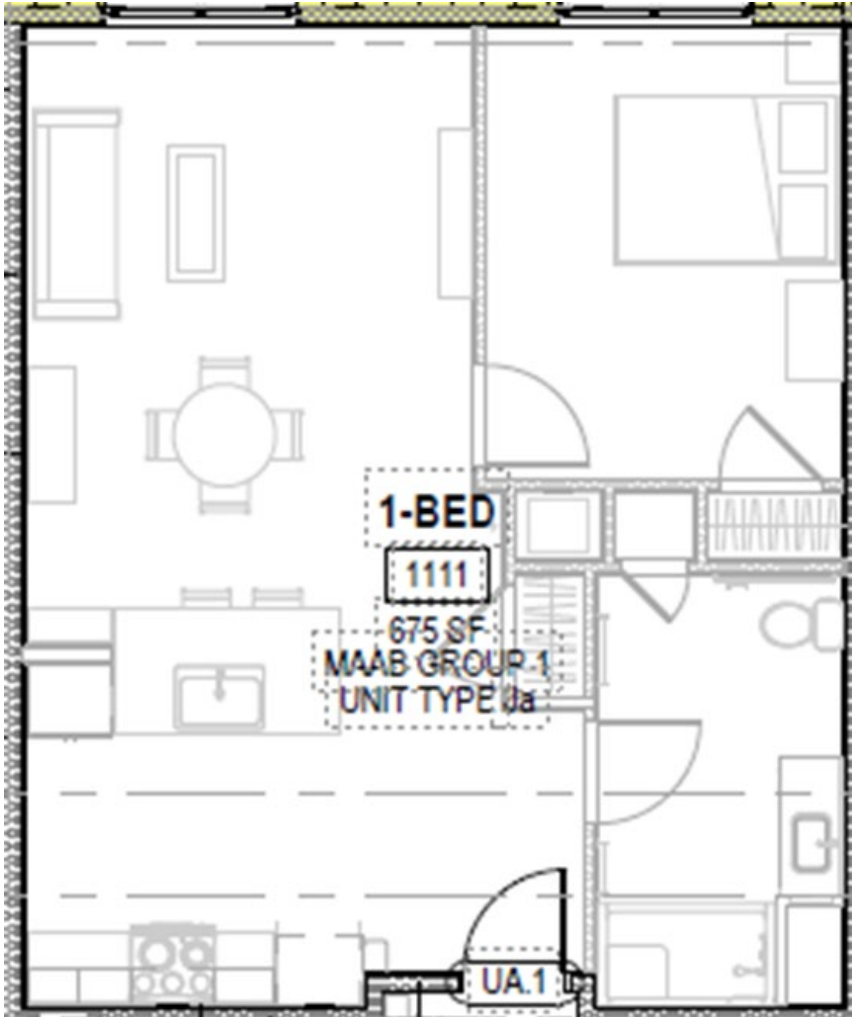
- Pet friendly (restrictions apply)
- Smoke Free Community
- Community Room
- Conference Room
- Package Room
- Outdoor Patio
- Pickleball Court
- Community Garden
- EV charging stations
- State of the art fitness center
- On Site Management
- Laundry Care Centers



# Community Amenities



# Apartment Amenities



- Shaker style kitchen cabinets
- Quartz countertops
- Oversized walk-in shower
- Plank flooring throughout
- Oversized closets
- Fully applianced kitchen including range, refrigerator, microwave, dishwasher
- \*Patio/Juliet Balcony

\*select units

# Disclaimer

Peabody Properties does not discriminate in the selection of applicants on the basis of race, color, national origin, disability, age, ancestry, children, familial status, genetic information, marital status, public assistance reciprocity, religion, sex, sexual orientation, gender identity, veteran/military status, or any other basis prohibited by law.

Persons with disabilities are entitled to request a reasonable accommodation in rules, policies, practices, or services, or to request a reasonable modification in the housing, when such accommodations or modifications may be necessary to afford persons with disabilities an equal opportunity to use and enjoy the housing.





# | Application Information



- **Information Sessions**

- Available online after the session.
- Date TBD- check website

- **Applications**

- Applications available online:
  - Online applications will be submitted immediately after completed.
- Request PDF/Paper Applications in the same system or:
  - Email: [walnutknoll@peabodyproperties.com](mailto:walnutknoll@peabodyproperties.com)
  - Phone: 857.281.2634
  - Mail: Peabody Properties – Walnut Knoll, 536 Granite St., Braintree 02184
  - Pick up in person at The Foxborough Town Hall

# Application Information

Applications will be available starting **March 3, 2025**



## Application Period:

- Building 1:  
Ends on May 2, 2025
- Building 2:  
Ends on June 29, 2025

## Application Available:

- Online at **LiveWalnutKnoll.com**
- Pick-up at Foxborough Town Hall

# Application Information

## **Complete and Return application no later than:**

- Building 1 – May 2<sup>nd</sup> , 2025
- Building 2 – June 29<sup>th</sup>, 2025

Applications received after these dates will be placed on a waitlist in the order they are received after the lottery.

## **Lottery to be scheduled within 30 days of the deadline**

- All applicants will be notified via email and/or mail

Applicants will be contacted based on preferences/lottery number to begin qualification process starting within 30 days of the lottery drawing.



## Application Details

### **Do not leave any blanks.**

If you are uncertain about how to answer a question, please call us for guidance at 857.281.2634

Applications that are incomplete will not be eligible.



Any lottery/application communication will be via letter or e-mail. If you are deemed ineligible, you will have an opportunity to appeal.

# In Order to Qualify for an Apartment



1. Complete the application process
2. At least 1 person in the household must be 55 or older or disabled
3. Eligibility to be determined after lottery includes verification of:
  - Credit/Criminal/Rental history
  - Total Gross Income and Assets for household
  - Student Status

# Minimum/Maximum Income Limits

The required rent to income ratio is 40% (this is 2.5 times the rent)

Maximum Income - based on # in household		
# in Household:	1	2
80%	\$91,360	\$104,480
60%	\$68,520	\$78,360
50%	\$57,100	\$65,300
30%	\$34,260	\$39,180
Minimum Income - Based on Bedroom size		
80%	\$73,440.0	
60%	\$55,080.0	
50%	\$45,900.0	
30%	***	

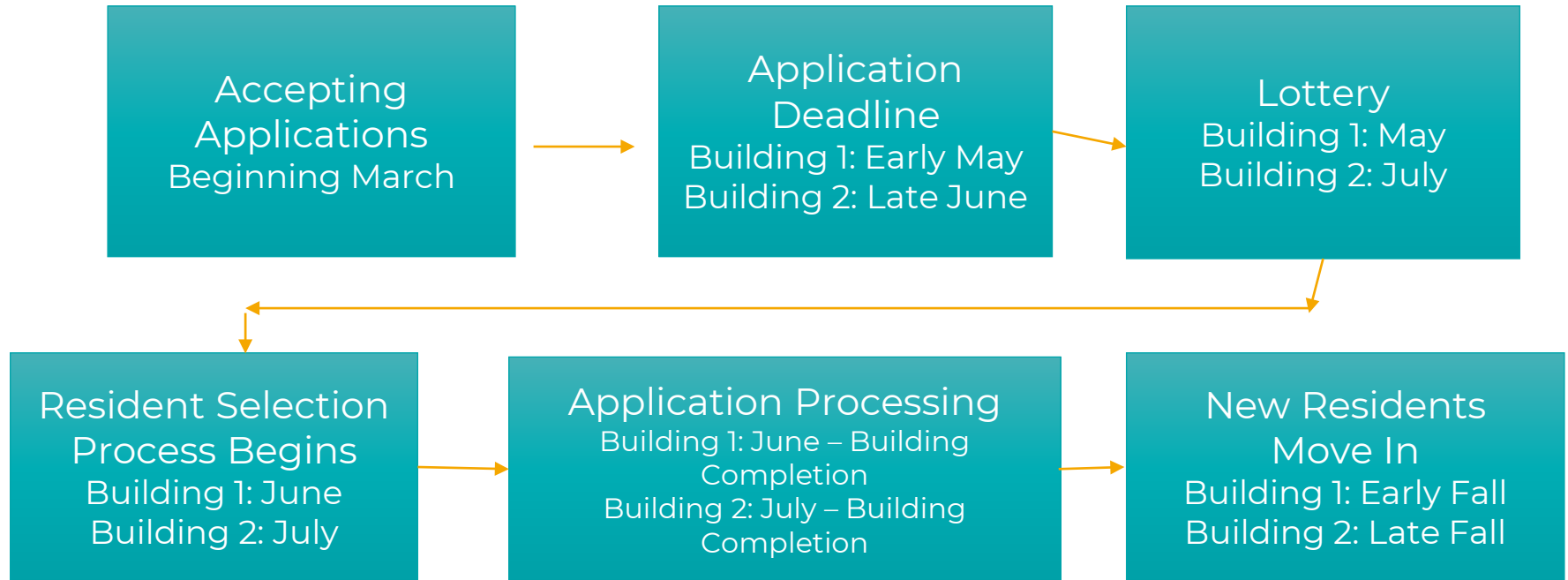
Rent	1 bedroom
80%	\$2,448.0
60%	\$1,836.0
50%	\$1,530.0
30%	***
Households qualifying for 30% AMI will have their rent determined by their	

\*\*\* Applicants who have a housing voucher or qualify for a 30% unit are not subject to the minimum income requirements

**\*Income limits and rents are subject to change**



# Timeline



**All dates are subject to change, any applicants in process will be informed of these changes.**

# Lottery Process



A random sorting of application numbers will be performed via an online process



After the Lottery, all applicants will then receive an e-mail or mailed letter with your Lottery number



Post-Lottery a sort will be conducted for income classification (based on self-reported income), preferences, and Lottery number to determine final placement on the lottery waitlist.



\*\*\*You are not required to be present to participate in the Lottery. Every applicant entered in the Lottery will receive a Lottery number and will be notified in writing.

# What is Counted as Income



## **Any income received by any source:**

- Employment / Unemployment
- Social Security / SSI / SSP / Veteran's Benefits
- Pension/Retirement/Annuity
- Income from Self-Employment
  - Includes Uber, Lyft, Door Dash, and other like jobs
- Income from a business or rental property
- Dividends and Interest from Assets

# What is counted as an asset



**Anything of value that you can turn into cash:**

**Included but not limited to:**

- Bank Accounts  
checking, savings, etc.
- Debit Cards for benefits  
EBT, Direct Express, etc.
- Pay Apps  
CashApp, Venmo, Apple Cash, PayPal, etc.
- Investments  
Stocks/Bonds/Retirement accounts, etc.
- Real Estate

**Excludes:**

Personal Property of Value, for example:

- Antique Cars
- Family Heirlooms
- Jewelry



# Initial Interview

Invitations to interview will be sent out within 14 days of the lottery starting at the top of each waitlist.

- Once the invitation is received, call 857.281.2634 or email [walnutknoll@peabodyproperties.com](mailto:walnutknoll@peabodyproperties.com) to schedule your interview

All adult household members **must** attend the interview and bring with them all documentation requested.

- A document list will be provided with the initial invitation, and again once the interview is scheduled.

If you are unable to attend your interview, please contact us at least **24-hours in advance** of your scheduled appointment to reschedule.

- \*\*\*A “No-Show” to your appointment is an automatic withdrawal from the process, with the exception of a medical emergency.

# Interview Process

**All applicants 18+ will be subject to a background check.**

This includes criminal history, sex offender registry, rental history, credit history

**All income and assets will be verified independently and/or using the documents provided by the household.**

Once verified, the total gross income of the household will be calculated and compared to the maximum and minimum income limits.

If you are determined to be ineligible you will receive written notice via email or mail and be given an opportunity to appeal. Your place will be held on the waitlist until the appeal process has been completed



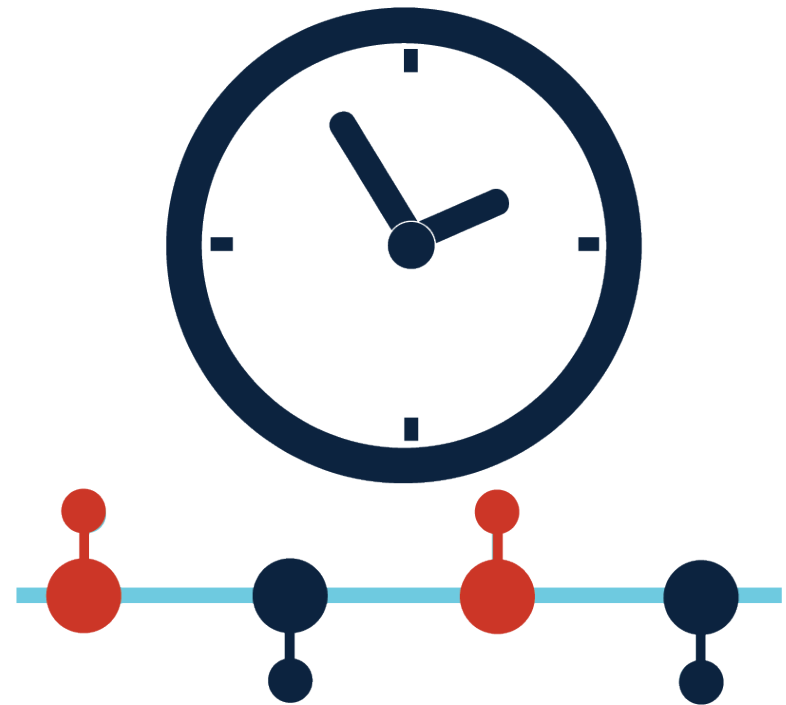
## Time Sensitive Documents

- Applicants are required to provide the requested documentation within **five (5) business days**. **Failure to do so will result in the removal of your application from the lottery waiting list.**
- An e-mail or letter will be sent to inform you of the removal and will include the opportunity to appeal.



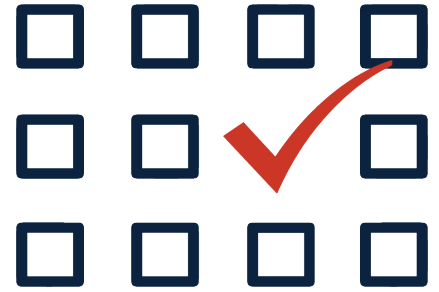
# How Long Will The Process Take?

- The processing of your file depends upon your individual circumstances.
- Once approved, a tentative move in date will be set dependent on construction completion.
- All applicants will be kept up to date on the construction progress.
- In event that the construction timeline changes, some documentation may expire and need to be updated.



# Apartment Selection

- At interview, all applicants will be asked about **preferences** regarding apartment assignment. Preferences will always be considered, though not all requests are able to be honored.
- Apartments will be offered **in the order of lottery placement**.
- All applicants are given the opportunity to tour a sample of a unit prior to moving in, and at the time of lease-signing, will have a chance to **tour** their specific apartment **prior** to signing the lease.
- Prior to move in you will be required to pay the **security deposit**. Payment plans are available upon request.



If you are not offered an apartment during the lease-up period, your application file will stay on the waiting list. Therefore, **ensure that the property always has your current contact information** in the event of an available unit.



We put the **HOME** in housing.

# What Questions Do You Have?

Email: [walnutknoll@peabodyproperties.com](mailto:walnutknoll@peabodyproperties.com)  
857.281.2634 | [www.LiveWalnutKnoll.com](http://www.LiveWalnutKnoll.com)

