



Affordable Homeownership Development, Amherst

FREQUENTLY ASKED QUESTIONS



Proposed duplex with a 1.5 story 2-bedroom home on the left and a 2 story 3-bedroom home on the right

What is being proposed?

Valley Community

Development proposes to build affordable homes for first time homebuyers on a 9.047-acre property in North Amherst. The development includes 30 condominium homes in 15 duplex structures, with shared parking connected by pedestrian pathways. Duplexes will combine 1, 1.5, and 2-story homes and range in size from

995 to 1,237 square feet. Twenty homes will be two bedrooms, with the remaining ten homes as three bedrooms. All homes will be designed to be “visitable” by people with mobility impairments and seniors.

The duplexes will be passive solar and sited to use the sun’s energy directly for either heating or cooling purposes. We will build fossil-fuel-free homes, with the goal of adding solar photovoltaics for each home to reduce electricity cost and carbon footprint. Homes will be in previously developed areas, leaving over half the property as undeveloped open space. Future homeowners can create shared outdoor spaces like gardens and recreation spaces together as a community after moving in.

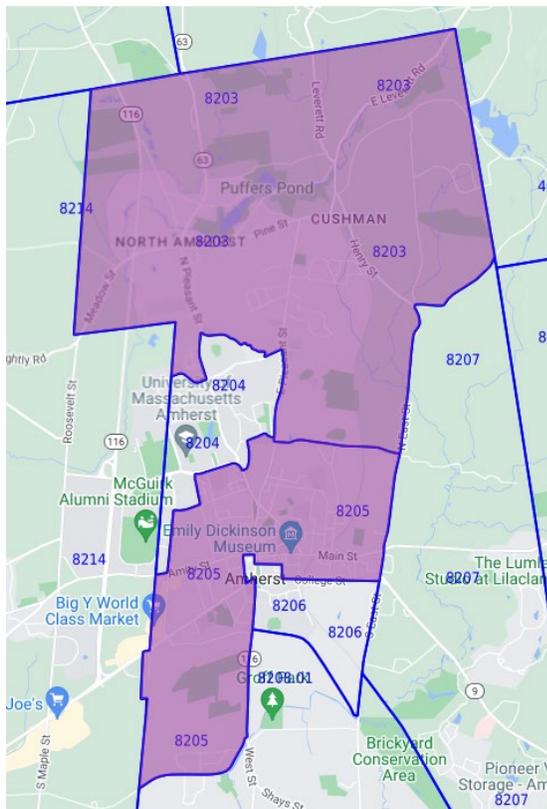
Who is eligible to purchase a home in this development?

Under the terms of the primary project financing, buyers must:

- 1) **Be income-eligible, first-time homebuyers:** Homes will be sold to households with incomes at 80% to 100% of the Area Median Income. Generally, this is annual gross household income of no more than \$63,000 to \$92,000 (in 2023).
- 2) **Asset Limits:** Must not have assets more than \$100,000.
- 3) **Mortgage:** Must qualify for a conforming, FHA-insured or VA-guaranteed fixed-rate mortgage loan, although buyers may utilize other mortgage loan programs, such as ONE Mortgage.
- 4) **Down Payment:** Provide a minimum of 3% or qualify for an approved Down Payment Assistance Program.
- 5) **Closing Costs:** Be able to pay all closing costs.
- 6) **Homeownership Counseling Program:** Must complete the program by the time of purchase. Valley Community Development offers this program for free to prospective homebuyers.



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2023 HUD Qualified Census Tracts in Amherst

Homebuyer preference is for households living in a HUD designated Qualified Census Tract or who qualify for certain federal benefits, such as SNAP or WIC. There are two Qualified Census Tracts in Amherst.

How long will the homes be restricted as affordable?

The homes will have a 30-year deed restriction from date of initial sale to an eligible homebuyer.

Homebuyers must occupy the home as their primary residence. There will be resale and buyer restrictions if the home is sold before the end of the restriction term. The deed restriction allows by-right transfers to immediate family members during the restriction term, provided the homes continue to be owner-occupied. Homes will be subject to a Right of First Refusal held by the Town of Amherst, who will have the option to extend affordability restriction at the time of a sale within the restriction term.

How will homebuyers be selected?

Marketing and sales of the homes will meet federal fair housing requirements. Initial sales will be done

through a lottery process. Only households that meet the eligibility requirements will be entered into the lottery. Any eligible household not selected will be placed on a waiting list that is maintained by public funders. Marketing and lottery will begin once construction of the homes nears completion, likely in 2025.

When will the homes be available for purchase?

Valley submitted an application for a comprehensive permit from the Amherst Zoning Board of Appeals in September 2023. If successful with permitting and financing, we anticipate construction to begin in 2025 with homes available to purchase in 2026.

We highly recommend that any qualified household interested in placing an application for one of these affordable homes become financially ready for purchase over the next few years. Buyers should focus on increasing credit scores to become eligible for a standard-rate mortgage loan, paying down debt, and saving for down payments and closing costs.

Please refer to Valley's website (www.valleycdc.org) for more information on our First Time Homebuyer and Financial Literacy programs.