



Pioneer Valley  
**Habitat**  
for Humanity®



### **PARTNER FAMILY INFORMATION SESSIONS**

All info session locations are handicap accessible and translation is available on request

**Amherst Jones Library**  
43 Amity St, Amherst, MA 01002  
**Sunday Jan 22<sup>nd</sup> at 2pm**

**Amherst Jones Library**  
43 Amity St, Amherst, MA 01002  
**Thursday Feb 9<sup>th</sup> at 6pm**

## **Two Affordable Homeownership Opportunities!**

**Two 3 bed and 1.5 bath attached units on North Pleasant St in Amherst**

**APPLICATION DEADLINE: February 22, 2017**

Applications are available at the Jones Library, Amherst Town Hall, the Pioneer Valley Habitat for Humanity office and can be downloaded and printed out from [www.pvhabitat.org](http://www.pvhabitat.org)

The maximum sale price for the home is **\$139,900**, with the final price and mortgage term set to ensure the selected family's housing costs do not exceed 30% of their total income. Initial monthly payments for your mortgage principal, interest, taxes and insurance may range from \$700-\$1,100. Monthly payments will vary depending on the length of the mortgage, final sale price of the home, property taxes charged by the town and the price of homeowners insurance.

Family Size	Minimum Income	Maximum Income
1 person	\$30,000	\$34,980
2 people	\$30,000	\$39,960
3 people	\$30,000	\$44,940
4 people	\$30,000	\$49,920
5 people	\$30,000	\$53,940

**A Habitat Partnership may be the solution for your household, if you are:**

1. Willing to complete the required "sweat equity" on your home and other Habitat Projects;
2. Able to make affordable mortgage payments;
3. Income eligible, a first time home buyer (some exceptions apply - call for info) and have a demonstrated housing need.

Pioneer Valley Habitat for Humanity  
PO Box 60642 | 140 Pine Street #9 Florence, MA 01062  
(413) 586-5430 | [www.pvhabitat.org](http://www.pvhabitat.org)

*Habitat is also  
building in Greenfield!  
Check our website for  
more info.*





**Dear Prospective Applicant,**

Pioneer Valley Habitat for Humanity is a non-profit, ecumenical housing ministry whose goal is to make home ownership possible for low-income families. We build in Hampshire and Franklin counties. Through the donation of money, land, expertise and labor, we commit ourselves to build safe, decent, affordable homes in partnership with families in need.

The steps of becoming a Partner Family and owning a Habitat Home is described in detail below. Please read this carefully to determine if you will likely qualify and if you would like to participate in our unique process to becoming a homeowner. The three eligibility criteria for becoming a Habitat Homeowner are ability to pay, willingness to partner and housing need.

**Step One: Complete Application:** The application is attached and you are required to complete each section and sign it. If a particular section does not apply to you, do not leave it blank. Write N/A in that section.

**Step Two: Gather Supporting Documents:** Along with your application, every adult in your household will be required to submit documentation for all forms of income including wages, social security and/or disability benefits, childcare payments, etc. In addition, any income from assets will also be reviewed so you will need to submit copy of bank statements for any investment accounts. See **Attachment A** for a complete list of required documents.

**Step Three: Submit Application Package by February 22, 2017.** All information is considered confidential and is to be used only for family selection.

**Step Four: Application Review and Income Verification:** The Family Selection Committee is responsible for reviewing each application and determining your eligibility. We build our homes for families earning less than 60% of area median income and we need to make sure you have the ability to pay the mortgage so the committee needs to carefully review your documents. Income limits are set by HUD each year and vary by family size. A list of the most recent limits can be found in **Attachment B**. The application review process may take several months to complete.

**Step Five: Ability to Pay:** Once it has been determined that you are qualified based upon your household income, the family selection committee then verifies that you have the ability to pay an affordable mortgage. This step seeks to answer 3 important questions:

1. **Do you have enough income to support a modest home loan?** The price of our homes typically ranges from \$120,000 to \$140,000 depending upon the cost to build them. You will need enough income to cover monthly housing costs that do not exceed 30% of your total income. Mortgage payments, taxes, homeowners insurance and condo/association fees (if applicable) are all considered part of your monthly housing costs. The initial total housing costs (as described above) when owning a Habitat home typically ranges from \$700 - \$1,100 monthly.
2. **Can you demonstrate a positive repayment history?** At this stage of the process, a credit check is performed to examine your history of repayment. We also request a statement of repayment from your current and previous landlord as well as other credit references.
3. **Do you have too much debt to make mortgage payments?** While Habitat homes are modestly priced, if your debt is too high it may affect your ability to make your mortgage payments on time. Your estimated monthly housing costs plus your monthly debt obligations cannot equal more than 40% of your income.

**Step Six: Home Visit:** Once your income eligibility and credit worthiness is determined, two members of the



AN EQUAL OPPORTUNITY HOUSING LENDER

PVHH 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 recipiency, religion, sex, sexual orientation, gender identity, veteran/military status, or any other basis prohibited by law.

family selection committee will visit you and your family at home. At this time, the remaining Partner Family responsibilities and your housing need will be discussed in detail. In addition, the family selection committee will explain the details of the universal deed rider, the resale procedures and the capital improvement policy to which your home will be subjected. Finally, any responsibilities that you will assume if your home is part of a home owner association or condo association will be discussed during the home visit.

**Step Seven: Lottery & Partnership:** Habitat will put all eligible applicants into a lottery. If you are picked in the lottery you will be notified and asked to sign an agreement stating your willingness to partner with Habitat and sign a disclosure statement that you understand the resale restrictions associated with this opportunity. If selected, \$700 will be needed for a down payment. You will have some time to save this money, as \$100 installments for seven months do not begin until construction on the house begins. You will also need to save for homeowners insurance before you buy your home (typically \$500 to \$1,000).

**Step Eight: Construction of your Home:** Due to strong involvement of community volunteers, it takes approximately 12 to 24 months to complete construction on a Habitat Home. During this time, you will be required to perform a minimum of 250 hours of sweat equity per adult household member with the required total not to exceed 500. Many Partner Families perform more hours than required but this depends upon each family's individual circumstances. A mentor will be assigned to you during this phase of the process and they will help you track your sweat equity hours, ensure that you meet the educational requirements and be on-hand to help select some of the custom elements available for your new home.

**Step Nine: Purchasing Your Home:** When construction is nearing completion, you will be required to sign a letter of intent to purchase your Habitat home. This document will establish the sales price as well as the day you may take possession of the home. The sales price is set based on the cost to construct the home. The letter will also outline several contingencies that need to be met before you can take possession of your home. These include:

- 1) Approval for USDA 502 Mortgage OR final income verification for Habitat mortgage
- 2) Proof of insurance for your new home (you will need to pay for a full year in advance of closing)
- 3) Certification of your sweat equity hours
- 4) Receipt of your down payment
- 5) Certification that you've completed educational requirements
- 6) Receipt of deed restriction disclosure statement
- 7) Receipt of warranty list and policy documentation

**Step Ten: Closing Day:** This is the day the title of house is signed over to you and when you sign the mortgage and loan documents. This is conducted in a lawyer's office, and you will have an attorney represent you. The Massachusetts Department of Housing and Community Development (DHCD) must review all closing documents two weeks prior to closing and prepare a new deed rider. Prior to closing day, your mentor will sit down with you and review all the documents that you will be signing to determine if you have any questions. These include the promissory note and mortgage to Pioneer Valley Habitat for Humanity, a universal deed rider and re-sale price certification, a lease if on land trust property and any other mortgages that may be placed on the property by subsidizing agencies.

If you have any questions, please call the office at 413-586-5430 from 9:00 a.m. to 3:00pm, weekdays. Our website [www.pvhabitat.org](http://www.pvhabitat.org) has detailed information on the "Home Ownership" link. Families not initially accepted may reapply for another house in the future.

Sincerely,

Family Selection Committee, Pioneer Valley Habitat for Humanity



AN EQUAL OPPORTUNITY HOUSING LENDER

PVHH 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 recipiency, religion, sex, sexual orientation, gender identity, veteran/military status, or any other basis prohibited by law.



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PO Box 60642 Florence, MA 01062  
140 Pine St #9 Florence, MA 01062  
413-586-5430, [www.pvhabitat.org](http://www.pvhabitat.org)

# Application

## Habitat Homeownership Program



We are pledged to the letter and spirit of U.S. policy for the achievement of equal housing opportunity throughout the nation. We encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, color, religion, sex, handicap, familial status, or national origin.

**Dear Applicant:** Please complete this application to determine if you qualify for the Habitat for Humanity homeownership program. Please fill out the application as completely and accurately as possible. All information you include on this application will be kept confidential in accordance with the Gramm-Leach-Bliley Act.

1. APPLICANT INFORMATION					
Applicant			Co-applicant		
<b>Applicant's name</b>			<b>Co-applicant's name</b>		
Social Security number	Home phone	Age	Social Security number	Home phone	Age
<input type="checkbox"/> Married <input type="checkbox"/> Separated <input type="checkbox"/> Unmarried (Incl. single, divorced, widowed)			<input type="checkbox"/> Married <input type="checkbox"/> Separated <input type="checkbox"/> Unmarried (Incl. single, divorced, widowed)		
<b>Dependents and others who will live with you (not listed by co-applicant)</b>					
Name	Age	Male	Female	Name	Age
_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	_____	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	_____	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	_____	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	_____	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	_____	<input type="checkbox"/>
Present address (street, city, state, ZIP code)	<input type="checkbox"/> Own	<input type="checkbox"/> Rent	Present address (street, city, state, ZIP code)	<input type="checkbox"/> Own	<input type="checkbox"/> Rent
Number of years _____	Number of years _____				
If living at present address for less than two years, complete the following					
Last address (street, city, state, ZIP code)	<input type="checkbox"/> Own	<input type="checkbox"/> Rent	Last address (street, city, state, ZIP code)	<input type="checkbox"/> Own	<input type="checkbox"/> Rent
Number of years _____	Number of years _____				

## 2. FOR OFFICE USE ONLY – DO NOT WRITE IN THIS SPACE

Date received: \_\_\_\_\_

Date of selection committee approval: \_\_\_\_\_

Date of notice of incomplete application letter: \_\_\_\_\_

Date of board approval: \_\_\_\_\_

Date of adverse action letter: \_\_\_\_\_

Date of partnership agreement: \_\_\_\_\_

### 3. WILLINGNESS TO PARTNER

To be considered for Habitat homeownership, you and your family must be willing to complete a certain number of "sweat-equity" hours. Your help in building your home and the homes of others is called "sweat equity" and may include clearing the lot, painting, helping with construction, working in the Habitat office, attending homeownership classes or other approved activities.

I AM WILLING TO COMPLETE THE REQUIRED SWEAT-EQUITY HOURS:

	Yes	No
Applicant	<input type="checkbox"/>	<input type="checkbox"/>
Co-applicant	<input type="checkbox"/>	<input type="checkbox"/>

### 4. PRESENT HOUSING CONDITIONS

Number of bedrooms (please circle)      **1    2    3    4    5**

Other rooms in the place where you are currently living:

Kitchen     Bathroom     Living room     Dining room     Other (please describe) \_\_\_\_\_

If you rent your residence, what is your monthly rent payment? \$ \_\_\_\_\_ / month  
(Please supply a copy of your lease or a copy of a money order receipt or canceled rent check.)

Name, address and phone number of current landlord: \_\_\_\_\_

In the space below, describe the condition of the house or apartment where you live. Why do you need a Habitat home?

### 5. PROPERTY INFORMATION

If you own your residence, what is your monthly mortgage payment? \$ \_\_\_\_\_ / month    Unpaid balance \$ \_\_\_\_\_

Do you own land?     No     Yes    Monthly payment \$ \_\_\_\_\_    Unpaid balance \$ \_\_\_\_\_

If you wish your property to be considered for building your Habitat home, please attach land documentation.

### 6. EMPLOYMENT INFORMATION

Applicant		Co-applicant	
Name and address of <b>CURRENT</b> employer	Years on this job	Name and address of <b>CURRENT</b> employer	Years on this job
	Monthly (gross) wages \$		Monthly (gross) wages \$
Type of business	Business phone	Type of business	Business phone
<b>If working at current job less than one year, complete the following information</b>			
Name and address of <b>LAST</b> employer	Years on this job	Name and address of <b>LAST</b> employer	Years on this job
	Monthly (gross) wages \$		Monthly (gross) wages \$
Type of business	Business phone	Type of business	Business phone

## 7. MONTHLY INCOME

*Alimony, child support or separate maintenance income need not be revealed if the applicant or co-applicant does not chose to have it considered for repaying this loan.*

<b>Income Source</b>	<b>Applicant</b>	<b>Co-applicant</b>	<b>Others in household</b>	<b>Total</b>
Wages	\$	\$	\$	\$
TANF	\$	\$	\$	\$
Alimony	\$	\$	\$	\$
Child support	\$	\$	\$	\$
Social Security	\$	\$	\$	\$
SSI	\$	\$	\$	\$
Disability	\$	\$	\$	\$
Section 8 housing	\$	\$	\$	\$
Other _____	\$	\$	\$	\$
Other _____	\$	\$	\$	\$
Other _____	\$	\$	\$	\$
<b>Total</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>

<b>PLEASE NOTE:</b> Self-employed applicants may be required to provide additional documentation such as tax returns and financial statements.	Household members whose income is listed above			
	Name	Income source	Monthly income	Date of birth

#### **8. SOURCE OF DOWNPAYMENT AND CLOSING COSTS**

Where will you get the money to make the down payment (for example, savings or parents)? If you borrow the money, whom will you borrow it from, and how will you pay it back?

## 9 ASSETS

## 10. DEBT

	To whom do you and the co-applicant(s) owe money?					
	Applicant			Co-applicant		
Account	Monthly payment	Unpaid balance	Months left to pay	Monthly payment	Unpaid balance	Months left to pay
Other motor vehicle	\$	\$	\$	\$	\$	\$
Boat	\$	\$	\$	\$	\$	\$
Furniture, appliance, televisions (includes rent-to-own)	\$	\$	\$	\$	\$	\$
Alimony	\$	\$	\$	\$	\$	\$
Child support	\$	\$	\$	\$	\$	\$
Credit card	\$	\$	\$	\$	\$	\$
Credit card	\$	\$	\$	\$	\$	\$
Credit card	\$	\$	\$	\$	\$	\$
Total medical	\$	\$	\$	\$	\$	\$
Other	\$	\$	\$	\$	\$	\$
Other	\$	\$	\$	\$	\$	\$
<b>Total</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>

Monthly expenses			
Account	Applicant	Co-applicant	Total
Rent	\$	\$	\$
Utilities	\$	\$	\$
Insurance	\$	\$	\$
Child care	\$	\$	\$
Internet service	\$	\$	\$
Cell phone	\$	\$	\$
Land line	\$	\$	\$
Business expenses	\$	\$	\$
Union dues	\$	\$	\$
Other	\$	\$	\$
Other	\$	\$	\$
Other	\$	\$	\$
<b>Total</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>

## 11. DECLARATIONS

Please circle the word that best answers the following questions for you and the co-applicant

	Applicant	Co-applicant
a. Do you have any outstanding judgments because of a court decision against you?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
b. Have you been declared bankrupt within the past seven years?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
c. Have you had property foreclosed on in the past seven years?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
d. Are you currently involved in a lawsuit?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
e. Are you paying alimony or child support?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
f. Are you a U.S. citizen or permanent resident?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No

If you answered "yes" to any question a through e, or "no" to question f, please explain on a separate piece of paper.

## 12. AUTHORIZATION AND RELEASE

I understand that by filing this application, I am authorizing Habitat for Humanity to evaluate my actual need for the Habitat homeownership program, my ability to repay the no-interest loan and other expenses of homeownership, and my willingness to be a partner through sweat equity. I understand that the evaluation will include personal visits, a credit check and employment verification. I have answered all the questions on this application truthfully. I understand that if I have not answered the questions truthfully, my application may be denied, and that even if I have already been selected to receive a Habitat home, I may be disqualified from the program. The original or a copy of this application will be retained by Habitat for Humanity even if the application is not approved.

I also understand that Habitat for Humanity screens all applicant families on the sex offender registry. By completing this application, I am submitting myself to such an inquiry. I further understand that by completing this application, I am submitting myself to a criminal background check.

Applicant signature

Date

Co-applicant signature

Date

X \_\_\_\_\_

X \_\_\_\_\_

**PLEASE NOTE:** If more space is needed to complete any part of this application, please use a separate sheet of paper and attach it to this application. Please mark your additional comments with "A" for applicant or "C" for co-applicant.

This application is for (check one):

- Amherst
- Greenfield
- Both Amherst and Greenfield

Applicant's name \_\_\_\_\_

Co-applicant's name \_\_\_\_\_

**13. INFORMATION FOR GOVERNMENT MONITORING PURPOSES**

**PLEASE READ THIS STATEMENT BEFORE COMPLETING THE BOX BELOW:** The following information is requested by the federal government for loans related to the purchase of homes, in order to monitor the lender's compliance with equal credit opportunity and fair housing laws. You are not required to furnish this information, but are encouraged to do so. The law provides that a lender may neither discriminate on the basis of this information, nor on whether you choose to furnish it or not. However, if you choose not to furnish it, under federal regulations this lender is required to note ethnicity, race and sex on the basis of visual observation or surname. If you do not wish to furnish the information below, please check the box below.

<b>Applicant</b>	<b>Co-applicant</b>
<input type="checkbox"/> I do not wish to furnish this information  <b>Race</b> (applicant may select more than one racial designation): <input type="checkbox"/> American Indian or Alaska Native <input type="checkbox"/> Native Hawaiian or other Pacific Islander <input type="checkbox"/> Black/African-American <input type="checkbox"/> White <input type="checkbox"/> Asian  <b>Ethnicity:</b> <input type="checkbox"/> Hispanic or Latino <input type="checkbox"/> Non-Hispanic or Latino  <b>Sex:</b> <input type="checkbox"/> Female <input type="checkbox"/> Male  <b>Birthdate:</b> ____ / ____ / ____	<input type="checkbox"/> I do not wish to furnish this information  <b>Race</b> (applicant may select more than one racial designation): <input type="checkbox"/> American Indian or Alaska Native <input type="checkbox"/> Native Hawaiian or other Pacific Islander <input type="checkbox"/> Black/African-American <input type="checkbox"/> White <input type="checkbox"/> Asian  <b>Ethnicity:</b> <input type="checkbox"/> Hispanic or Latino <input type="checkbox"/> Non-Hispanic or Latino  <b>Sex:</b> <input type="checkbox"/> Female <input type="checkbox"/> Male  <b>Birthdate:</b> ____ / ____ / ____
<b>Marital status:</b> <input type="checkbox"/> Married <input type="checkbox"/> Separated <input type="checkbox"/> Unmarried (Incl. single, divorced, widowed)	<b>Marital status:</b> <input type="checkbox"/> Married <input type="checkbox"/> Separated <input type="checkbox"/> Unmarried (Incl. single, divorced, widowed)

**To be completed only by the person conducting the interview**

This application was taken by:  <input type="checkbox"/> Face-to-face interview  <input type="checkbox"/> By mail  <input type="checkbox"/> By telephone	Interviewer's name (print or type)	
	Interviewer's signature	Date
	Interviewer's phone number	



# Pioneer Valley Habitat for Humanity® Attachment A

## Partner Family Application Checklist

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### 1. Information Sessions

- I have attended an information session on this date:
- I have not and need to make alternate arrangements, please call me

### 2. Complete an Application

- I have completed the application.

### 3. Attach Required Documents to Your Application\*

Submit all of the following documents that pertain to your situation with your completed application for homeownership. Please do not submit original documents, only copies.

- Copies of your two most recent signed Federal income tax returns, all pages and schedules
- Copies of W-2 forms, 1098, 1099 or other source documentation for the most recent two tax years
- A copy of your 5 most recent consecutive paystubs for all adult household members (18 or older) who are working or a statement confirming no income
- Written proof of any other sources of income: child support, alimony, Social Security, disability payments etc.
- If you receive child support or alimony/palimony please include a copy of the fully executed (court stamped) court order or the separation agreement and divorce decree
- Verification of the rent paid to landlord for the last 12 months and lease or rental agreement
- Copies of your last three bank statements on bank letterhead including savings and checking accounts
- Documentation of all assets over \$1,000 in value – cars, land, businesses, investment accounts, collectibles, etc.

**I am submitting my application and all required documents for your consideration. I attest that these documents are true and complete.**

Name: \_\_\_\_\_

Signature: \_\_\_\_\_

*\* Please note additional documents may be requested by the family selection committee as needed to verify credit and income. If selected, applicants will need to provide proof of identity and may need to provide proof of citizenship or permanent residency for at least one household member if applying for USDA mortgage.*



AN EQUAL OPPORTUNITY HOUSING LENDER

Pioneer Valley Habitat for Humanity | PO Box 60642, 140 Pine Street, Florence, MA 01062  
413-586-5430 | [www.pvhabitat.org](http://www.pvhabitat.org)





## Attachment B: INCOME GUIDELINES – 2016

### Smith Street Greenfield, MA and North Pleasant St Amherst, MA

Family Size	Minimum Income	Maximum Income
1 person	\$30,000	\$34,980
2 people	\$30,000	\$39,960
3 people	\$30,000	\$44,940
4 people	\$30,000	\$49,920
5 people	\$30,000	\$53,940
6 people	\$32,580	\$57,960

**Family Size** shall not exceed state sanitary code requirements for occupancy of a unit

**Minimum income** required is \$30,000 or 30% of the area median income adjusted for family size – whichever is higher.

**Maximum income** is 60% of the area median income adjusted for family size.

*Area median income calculations are from HUD -*

<https://www.huduser.gov/portal/datasets/il/il2016/2016summary.odn>



AN EQUAL OPPORTUNITY HOUSING LENDER

# North Amherst Duplex Homes

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**Two attached homes on leased land**  
**Each Unit has 3 bedroom and 1 and  $\frac{1}{2}$  bathrooms**

This project is a collaboration between the Amherst Community Land Trust (ACLT), Pioneer Valley Habitat for Humanity, the town of Amherst and the Massachusetts Department of Housing and Community Development (DHCD). Pioneer Valley Habitat for Humanity will be responsible for the construction of these two attached homes, homeowner selection and providing an affordable mortgage to the selected buyer. ACLT will own the land and lease it affordably to the home owner for the long term. The town of Amherst has helped fund the project through Community Preservation Act funds and the project is part of the Local Initiative Program run by DHCD.

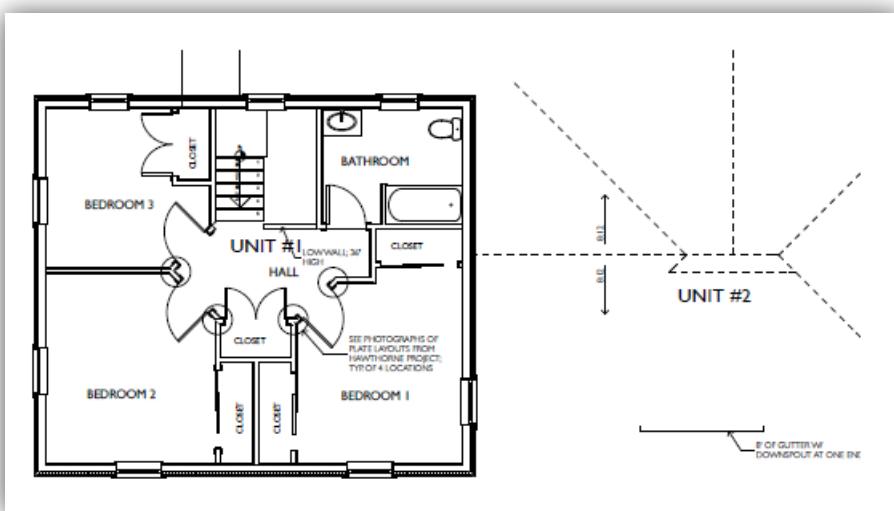
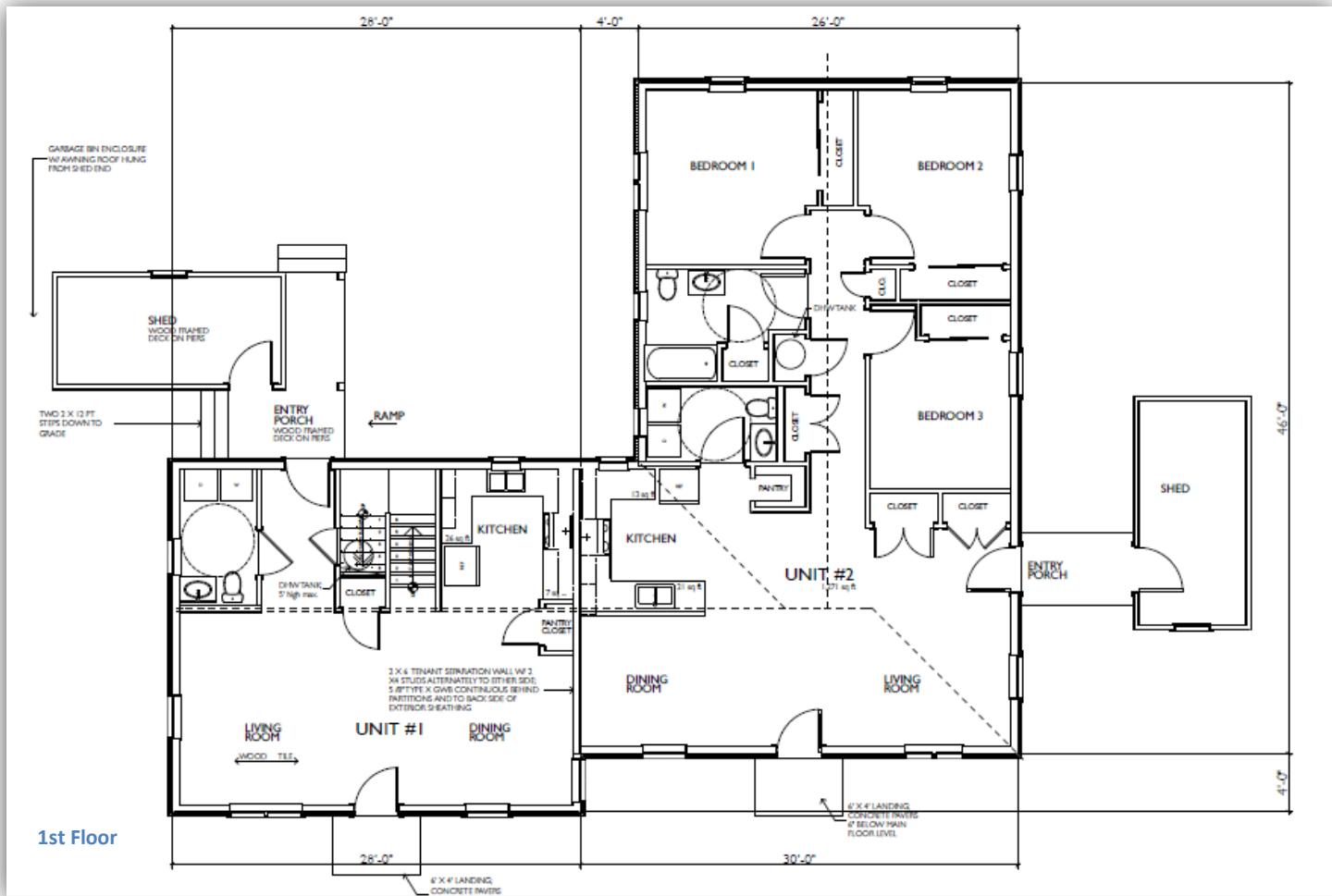
## Working Together

**The Amherst Community Land Trust (ACLT)** is a private, nonprofit, charitable organization founded in 2014 to address the shortage of affordable housing in Amherst and to strengthen neighborhoods threatened by high prices and absentee ownership. ACLT does this by purchasing land and holding it in trust for you and future homeowners. In exchange for a reduced purchase price you agree to sell at an affordable price to the next homeowner. When you purchase a home on ACLT land you become an ACLT member. ACLT is a member-run organization and as a member you have a voice in future ACLT decisions. ACLT members meet four times a year.



Since 1989, **Pioneer Valley Habitat for Humanity** has built decent, affordable homes with 37 low income families in Hampshire and Franklin Counties. We build our homes with volunteer labor and donations of material, supplies, land, and services. At the onset of homebuilding, a family is selected and enters into a long term partnership with Pioneer Valley Habitat. Future homeowners contribute 250 hours of labor during the construction of their home alongside volunteers from the community. Upon completion, the home is sold to the family with an affordable mortgage. Habitat is a hand-up, not a hand-out: the organization has a perpetual legacy in that all mortgage funds received are reinvested to build more homes. We are a housing organization helping to bring stability to families, our neighborhoods and communities.

## Preliminary Floor Plans for Duplex



*Construction details may change from those shown on this handout at Pioneer Valley Habitat for Humanity's discretion.*

# Homeownership with a 99 year land lease

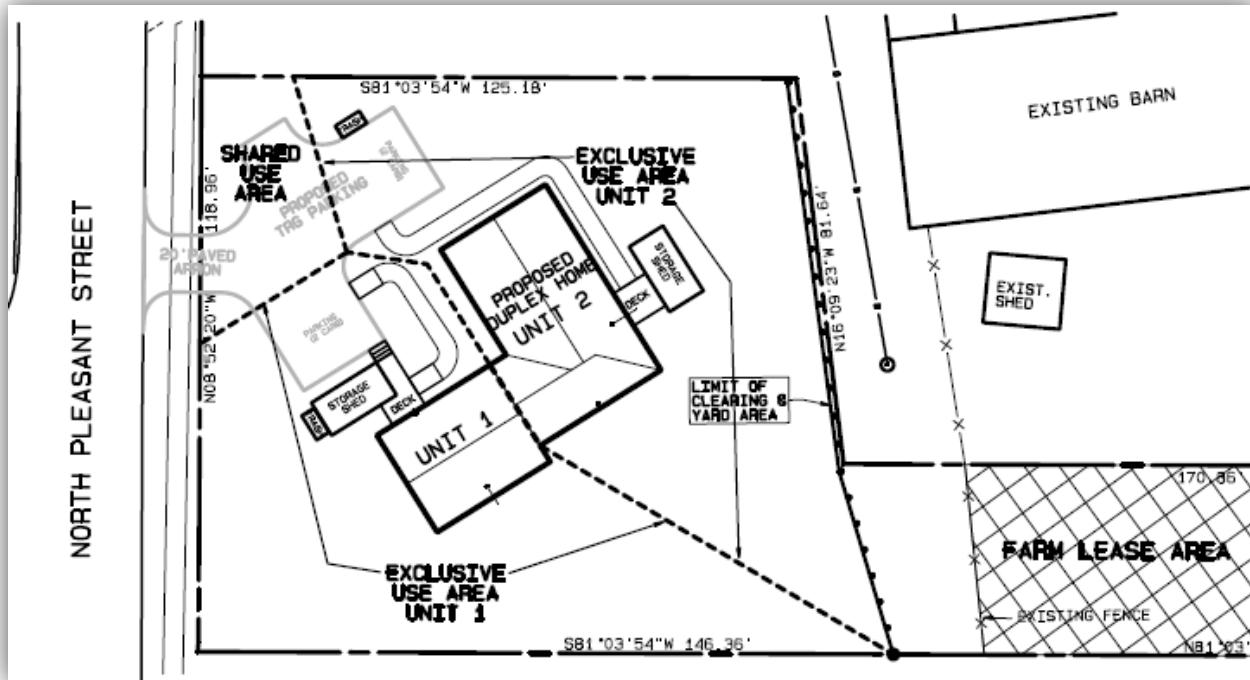
## Leasing the land

Being a homeowner comes with a number of rights and responsibilities. Like in a condominium, you will own your own home but you will not own the land. You will have a 99-year lease with the Amherst Community Land Trust (ACLT). Your lease will include information about:

- Resale restrictions on your home
- Owner occupancy
- Sharing your driveway with your neighbor
- The part of the land that is just for you to use

## The Yard

The lease will define “exclusive use areas” for each unit owner and a “common area.” The owner will be responsible for maintaining their exclusive use area and share in the maintenance of the common area. Please note that in the wetlands buffer area shown on the map below nothing can be placed or disturbed in the area.



## The Driveway

In the map you can see that each homeowner has designated parking spaces for their unit, but share a common driveway. You and your neighbor will share in the cost for plowing, maintenance and repair of this shared driveway. The rules about this will be in the lease – but since there are just two of you, you will need to cooperate.

## House Repairs

You will be responsible for all repairs to the interior and exterior of your own home. You will have the right to enter your neighbor's yard to repair things near the common wall. The land trust will not be responsible for home repairs.

*This summary does not cover all aspects of the lease - you can request to see drafts of the full lease document.*

# Building Together with Pioneer Valley Habitat for Humanity

## Housing Need

One requirement for eligibility for a Habitat Home is the family's lack of adequate housing and/or the inability to access adequate housing through conventional means. Housing need may be identified as: substandard housing (not meeting sanitary or building codes), overcrowding where you live now, paying more than 35% of your income on housing, homelessness or the inability to get a conventional mortgage loan.

In addition applicants must have assets less than \$75,000 and be a first time home buyer (exceptions apply, please ask).

## Sweat Equity

Pioneer Valley Habitat for Humanity believes in providing "a hand up, not a hand out" and part of this is our requirement that all partner families contribute to building their home with "sweat equity". Sweat equity is work and time a future homeowner puts into creating their own home and the homes of other Habitat families, and into helping Habitat and ACLT. Sweat equity provides an opportunity to learn new skills, connect with volunteers and learn how your future home will be constructed.

Households with 1 adult must do at least 250 hours of sweat equity. Households with 2 or more adults must do at least 500 hours. Modifications to sweat equity requirements will be made for applicants with disabilities.

## Permanently Affordable

Pioneer Valley Habitat for Humanity, the Amherst Community Land Trust and many community members are investing in helping you achieve the dream of homeownership. This investment is protected in the **99 year lease** so that the home you buy will be permanently affordable. When you want to move, the price you can sell your home for will be limited to what is affordable to a person earning 80% of the Area Median Income.

When you purchase a home from Habitat you must remember:

- You must occupy the home as your primary residence, renting out your home is not allowed
- You must obtain consent from the Department of Housing and Community Development (DHCD), the town, Pioneer Valley Habitat for Humanity, and the Amherst Community Land Trust (the monitoring agents) before renting, refinancing or granting any other mortgage, or making any capital improvements to your home
- You must give written notice to the Monitoring Agents when you decide to sell your property
- Your house may not be transferred into a trust (the land is in a trust, the house can't be put in trust)

Before you agree to be a Habitat homeowner, you will need to sign a disclosure statement saying that you understand the resale restrictions on your home. Please ask us if you would like to see this disclosure statement or a copy of the lease at any time.

## Investments from the Community

Pioneer Valley Habitat for Humanity sometimes gets grants to help pay for the construction of your home. These grants may have additional requirements such as tracking energy use or a requirement that the home be sold only to income eligible households. We will inform you before closing of any grant restrictions.