



The Postmark

Reading Housing Lottery

Information Session

March 2020



Covid-19 Update



- We are offering this PowerPoint presentation online because we are unable to offer an in person meeting due to social distancing restrictions resulting from the spread of the Covid-19 virus.
- We will continue to move forward with the lottery and will be reviewing applications as they come in.
- We will update the lottery posting on the Sudbury Housing Trust website - <https://sudbury.ma.us/housingtrust/> - as needed. We may not be able to have an in-person lottery depending on the gathering restrictions in place at the time of the lottery.
- Email lara@rhsousing.org with any questions.





Introduction



- Welcome
- Reading is pleased to offer these affordable housing opportunities
- Lottery is for 10 condominium units at 509 Woburn Street
- Good Luck in the lottery





The Postmark

- The Postmark development includes 10 Affordable Homeownership Units
 - Three 1-Bedroom Units \$215,100
 - Seven 2-Bedroom Units \$241,900



The Postmark

- Approved under the zoning bylaws of the Town of Reading and MGL Chapter 40R
- Three 1BR units, Seven 2BR units in a 50-unit building that also contains 8,000 sq ft of commercial space
- The 1BR units range from 890-920 sq ft; the 2BR units range from 1,176 to 1,692 sq ft
- Open floor plan, vinyl flooring, carpet in bedrooms, exterior on-site parking



Lottery Process

1. Complete application by 1pm, April 30
 - Eligible applicants given lottery tickets
 - No late or incomplete applications accepted
 - Everyone notified of status
2. Lottery held May 18
 - All tickets will be drawn
3. Winners move forward to purchase a unit
 - Final certification and approval before sale
4. Close
 - In late spring, early summer
 - Upon bank commitment



Lottery Requirements

Use checklist to confirm application is complete

1. Completed signed application
2. Income documentation – copies of all sources including 5 most recent pay stubs (some more)
3. Bank Account statements and other Assets - copies of 3 months, all pages
4. Mortgage Pre-Approval – No FHA or Personal Loan
5. Fed. Tax Forms 3 years – Including 2019
6. Other as applicable



Eligibility Criteria

Our Goal is to ensure lottery winners close

Program eligibility is verified prior to lottery

- 1. Income Limits**
- 2. Asset Limits**
- 3. First Time Homeowner**

Individual circumstances may apply. Contact the Housing Office for clarification based on YOUR situation.



Income Limits

Income limits are defined by household size, and are 80% of the Boston Area Median Income Limits 2017:

1 Person	2 Person	3 Person	4 Person	5 Person	6 Person
\$62,450	\$71,400	\$80,300	\$89,200	\$96,350	\$103,500

Income includes wages, alimony, unemployment, child support, social security, computed interest and/or dividends from investment and savings accounts, payments from annuities/retirement plans, and other regular income for all household members over 18 years old, and .06% of assets.

Income does not include medical reimbursements, financial aid for education loans, insurance settlements, and special government program stipends.



Asset Limits

There is a **\$75,000 Asset Limit**. This is the current value of assets less any transaction costs or penalties incurred by selling the asset.

Assets include:

- All checking, savings, CDs, stocks, bonds, retirement accounts, savings bonds, and other investments.
- Retirement assets and gifts are included in the calculation.



First Time Homeowner

A First Time Homeowner has not owned a home within the last three years, with the exception of:

- **Senior households**, where at least one household member is 55 or over
- **Displaced homemaker** individual who is an adult, who has owned a home only with a spouse, who is legally separated from a spouse, and who does not currently own the home previously owned with a spouse.
- **Single parents**, individuals who owned a home with his or her partner or resided in a home owned by the partner and is a single parent



Household Size Priority

The homes are awarded based on household size

- Priority to fill all bedrooms.
- Priority given to households requiring at least the total number of bedrooms in the unit, using the following criteria:
 - There is at least one occupant and no more than two occupants per bedroom.
 - A husband and wife, or those in a similar living arrangement, shall be required to share a bedroom.
 - Other household members may share but shall not be required to share a bedroom.
- Provide number of bedrooms on application using this criteria.
- Smaller households should apply.



Local Priority

Priority for Local Applicants on 7 units. Local Priority includes:

- Current Reading residents
 - Families with children enrolled in the Town of Reading's schools;
 - Reading municipal employees; or
 - Household member employed in the Town of Reading.
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- 7 Units in Local Priority Pool- Two 1BR units; Five 2BR units
 - 3 Units in General Pool – One 1BR units; Two 2BR units
 - Those with Local Priority also entered in General Pool.



Homeowner Financing

There are many mortgage products today

- Some banks have products and experience in affordable housing
 - Access to MHP One Mortgage, MassHousing Mortgage, or other no-PMI mortgage products will increase your buying power and lower your payment
- Mortgage requirements
 - State requires at least 3% down payment
 - Fixed interest rate, 30 year mortgage
 - Other requirements as noted in the application
 - No co-signers, must be institutional lender

Financing options depend on your individual situation



Deed Restrictions

The Town of Reading and Massachusetts have made a commitment to provide affordable homeownership.

Housing is made affordable by reducing the purchase price to below market values.

With this help, many families who could not afford to purchase a home in the private market will be able to own their own home.

To preserve these benefits for future buyers, certain conditions are placed on the use and resale of the property.



Deed Restrictions

The following deed restrictions come with your new home:

1. The property must be owner occupied
 - The Monitoring Agent (Barnstable Housing Authority) must approve any exceptions
2. Resale price is based upon the area income
 - Not real estate values
3. The Monitoring Agent must be notified upon intent to sell or transfer
 - The Monitoring Agent will find an eligible purchaser
4. Capital improvements will not increase your home's value
 - The Monitoring Agent must approve any exceptions

Questions?



Contact lara@rhsohousing.org