

# Town of Sudbury

Sudbury Housing Trust

Flynn Building  
278 Old Sudbury Rd  
Sudbury, MA 01776  
978-639-3387

[Housing@Sudbury.Ma.US](mailto:Housing@Sudbury.Ma.US)

## Information and Application for Affordable Housing Lottery

**Village at Bedford Woods, Bedford  
201-407 Albion Way, Bedford, MA 01730**

**New Construction, 6 Townhouse Condominiums**

**Two 2BR \$292,000**

**Four 3BR Units \$324,500**

This packet contains specific information for the lottery for affordable homeownership units at Village at Bedford Woods in Bedford, MA, including eligibility requirements, the selection process, and a lottery application.

The key milestones for this housing opportunity:

- Application Period opens May 4, 2021
- Information Session June 1, 2021, 7 pm, <https://us02web.zoom.us/j/3497197633>, see the *RHSOHousing.org* website for posted recording of session
- Application Deadline July 6, 2021, 1 pm
- Lottery July 20, 2021, 7pm, ZOOM link to be provided to applicants

This application is a first step in the lottery process and does not assure you a home. Applicants must secure approval for a mortgage loan and submit evidence of such approval together with the application.

Please contact Lara Plaskon at (978) 287-1092 for free language assistance. Favor de comunicarse con el Lara Plaskon en 978-287-1092 para ayuda gratis con el idioma. Persons with hearing loss may access TTY/TDD Telecommunications Relay Services by dialing 711.

Please contact the agent below for any questions or to **submit your application, either by hardcopy in the mail or email:**

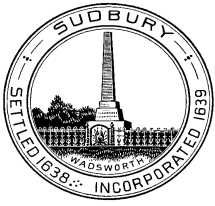
Lara Plaskon  
Regional Housing Services Office  
37 Knox Trail, Acton, MA 01720  
(978) 287-1092  
[info@rhsousing.org](mailto:info@rhsousing.org)

### **Project description**

The **Village at Bedford Woods** development is a 40B development originally approved by the Bedford Zoning Board in 2004. Phase 1 was built in 2006 and now Phase 2 is being developed. Phase 2 includes 26 condominium townhouses, of which 6 will be marketed through the affordable housing lottery process and sold as affordable homes.

The Village of Bedford Woods Condominium is an existing garden-style condominium development that will welcome the addition of 26 new townhouses on its grounds when complete. There will be 6 affordable units available for ownership, presenting choices of a 3 bedroom or 2 bedroom unit, including those with or without a ground-level master bedroom.

These townhouses, ranging from 1,110 to 2,360 square feet, are defined by an open layout that seamlessly blends the living and dining spaces. A slider to a deck provides access to the outdoors, while a walk-up attic for some units provides easy access to ample storage. All master bedrooms come with ensuite baths. An attached garage, and additional off-street parking space for a second vehicle sums up the key features of these townhouses. At the heart of the condominium is a common yard space, almost an acre in size, for outdoor gatherings and quiet enjoyment. A play area for children is located at the northwestern corner of the lot.



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The monthly Condominium fees are planned at \$148 for the 2BR units, and \$162 for the 3BR units. These fees represent a proportional share of the total condominium expenses covering landscaping and snow removal for the common areas, water/sewer/utilities for the common areas; insurance and contribution to reserve. The homeowner is responsible for all other maintenance, and will also pay monthly real estate taxes of \$319 for the 2BR units and \$362 for the 3BR units (using 2020 tax rates of \$13.53).

Unit	Sq ft	Type	BR	Bath	Price	Condo Fee	Phase, Date ( <i>Subject to change without notice</i> )
203	2,360	Building 1, style - A	3	2.5	\$324,500	\$162	March 2021
208	1,930	Building 1, style - B	3	2	\$324,500	\$162	March 2021
301	2,250	Building 2, style - A	3	2.5	\$324,500	\$162	September 2021
304	2,250	Building 2, style - A	3	2.5	\$324,500	\$162	September 2021
402	1,165	Building 3, style - C	2	2	\$292,000	\$148	September 2021
405	1,830	Building 3, style - D	2	2.5	\$292,000	\$148	September 2021

While there are variations in each of the unit styles, they all have one car garages and decks, with stainless refrigerator, dishwasher, and microwave appliances in the kitchen. These homes are heated through gas, forced hot air, and have central air-conditioning.

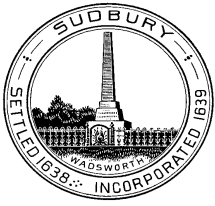
The units have multiple floors, with an office (B and D) or bonus room (A) on the top floor and walk-up attic storage. Unit 402, style C, is a single floor design with a pull down attic, with room for storage as well as the mechanical room.

The units will be available to income eligible first-time homebuyers, with the exception of displaced homemaker, single parents and senior households (at least one household member is 55 or over).

Note: There are currently States of Emergency at the State and Federal levels related to Covid-19. People are encouraged to utilize social distancing and limit contact with people to reduce the potential spread of the virus. Showing these properties to lottery winners may be limited, but efforts will be made to show the properties virtually. More details about the purchase process will be provided to winners following the lottery.

### **Lottery description:**

1. The applications for this housing opportunity will be generally available, including on-line and sent via US Mail to anyone interested in the lottery. Notice of the lottery will be advertised and communicated widely through local, regional and state channels.
2. Applications are to be submitted with all required information. Applicants are encouraged to complete the checklist as an aid to the process. Applications can be mailed or dropped off at the address above. Applications that are dropped off should be placed in the big black metal mailbox outside the RHSO office building. Applications may also be emailed, but accompanying documentation should be compiled such that the total submission email/s has no more than 5 attachments, with the applicant consolidating the information. Applications may also be submitted via a secure electronic method:
  - **Option 1:** Upload the application and documents via Dropbox: <https://www.dropbox.com/request/sDGuyvzF900OyW00ykd>
  - **Option 2:** A free secure email service is available at [www.sendinc.com](http://www.sendinc.com) where you can email your application to [lara@rhsousing.org](mailto:lara@rhsousing.org).
3. For all units, the applicant's household size will be determined from the application, and required number of bedrooms as indicated on the application. Within each lottery pool, priority shall be given to households requiring at least the number of bedrooms for that unit. Smaller households are encouraged to apply.
4. The applicant's income will be verified and compared to the income limits published by HUD for the Boston Metropolitan Statistical Area. Income includes all income prior to any deductions from all adult household members,



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and are determined using the method as in the HUD Section 8 program defined at 24 CFR 5.609. An imputed income amount of 0.06% of assets will be added to income for assets over \$5,000. The current income limits will be used, currently the 2021 limits:

1 person- \$70,750, 2 person- \$80,850, 3 person- \$90,950,  
4 person- \$101,050, 5 person- \$109,150, 6 person - \$117,250

5. Household assets shall not exceed \$75,000 in value. Assets include but are not limited to all cash, cash in savings accounts, checking accounts, certificates of deposit, bonds, stocks, the cash value of retirement accounts, value of real estate holdings and other capital investments. The value of necessary personal property (furniture, vehicles) is excluded from asset values. Equity from the sale of any home will be included with other household assets that cannot exceed the household asset value limits noted above. Assets divested at less than full market value within two years of application will be counted at full market value when determining eligibility.
6. Eligible applicants must be First-time Homebuyers. This is further defined as a household that has not owned a home within three years, including in trust, preceding the application, with the exception of displaced homemaker, single parents and senior households (at least one household member is 55 or over). Any previously or currently owned home must be sold prior to purchase of the affordable unit.

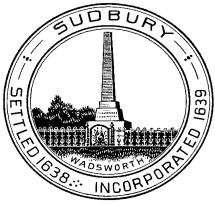
A displaced homemaker is an individual who is an adult, who has owned a home only with a spouse, who is legally separated from a spouse, and who does not currently own the home previously owned with a spouse.

Single parents are individuals who owned a home with his or her partner or resided in a home owned by the partner and is a single parent (is unmarried or legally separated from a spouse and either has 1 or more children of whom the individual has custody or joint custody, or is pregnant);

Additional exceptions are made for households that owned a principal residence not permanently affixed to a permanent foundation, and households that owned a property that was not in compliance with State, local or model building codes.

Eligible applicants cannot own residential property, whether for primary, secondary or investment purposes.

7. For definitional purposes, a "household" shall mean two or more persons who will live regularly in the unit as their principal residence and who are related by blood, marriage, law or who have otherwise evidenced a stable inter-dependent relationship, or an individual. Household members applying together but not currently living together are required to provide documentation demonstrating compliance.
8. Persons must submit all the necessary information by the application deadline. Late applications (applications mailed and/or received after the above date) and applications that are incomplete will not be accepted.
9. All applicants will be screened for eligibility. Applicants who have been deemed ineligible will be notified in writing of the decision and given time to contact the lottery agent in writing to disagree with the determination. A final lottery eligibility letter will be mailed to each applicant indicating their final eligibility determination, preferences and the lottery specifics (date/time/zoom link). Attendance at the lottery is not required.
10. The Town is committed to providing equal access to all applicants. While there is a local preference, the Local Pool will be balanced to avoid any disparate impact, ensuring that the local pool reflects the racial/ethnic balance of the HUD defined Metropolitan Statistical Area ("MSA"). Specifically, if the percentage of minority local resident households in the local preference pool is less than the percentage of minorities in the surrounding HUD-defined area (27%), minority applicants will then be included from the general pool through a minority pre-balancing to the local preference pool through a minority pre-balancing. Applicants are able to claim minority preferences if they include self-declarations as proof.
11. Applicants who qualify for a local preference will be placed in the local pools. Four (4) of units are available for local residents. Applicants will be entered into all the pools for which they qualify; so a local resident will be included in both general and local pools. Local resident includes:
  - Current Bedford residents
  - Families with children enrolled in the Town of Bedford's schools;



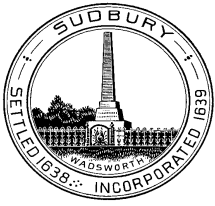
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- Bedford municipal employees; or
  - People employed by businesses located in the Town of Bedford, including with a bona fide offer of employment.
12. There will be two lottery pools created for these opportunities.
    - 1) General Pool (2 units): Units 208, 402
    - 2) Local Pool (4 units): Units 203, 301, 304, 405
  13. The lottery numbers will be pulled randomly by an independent third party in a public setting. Lottery numbers will be assigned a number in the sequence in which they are drawn and recorded in the order of selection on the Lottery Drawing Lists. The list of numbers drawn will be posted and letters will be mailed within three business days to the winners.
  14. Units are awarded using a household size preference, based on the criteria below. The three bedroom units are awarded to the first ranked household requiring three bedrooms. Two bedroom units are awarded to the second ranked household requiring two bedrooms, and so forth. The applicant selection using household size preference occurs when units are available for purchase.
    - There is at least one occupant 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.
  15. The lottery agent shall maintain all Lottery Drawing Lists. In the event that any of the applicants withdraw for any reason, or do not comply with guidelines, the next qualified applicant in the lottery pool ranked by bedroom size need, will be offered the unit.
  16. If there are more local units than local applicants needing all of the bedrooms of the unit, the local unit will be offered to the next ranked applicant in the general list needing all of the bedrooms in the unit. The ranked local applicants needing one fewer bedroom will then be considered in drawing order, followed by the ranked general applicants needing one fewer bedroom than in the unit.
  17. Top ranked applicants are offered the next available unit. After a household is offered a unit and would like to move forward with purchase, the Monitoring Agent will review the buyer's income, assets and other criteria to determine final eligibility before the buyer can proceed to purchase the unit. After final eligibility, approved applicants will be given 2 days to agree to purchase the unit before the next qualified applicant can be offered the opportunity. If any applicant is offered a unit and opts not to proceed, they will be moved to the bottom of the list, unless there are extenuating circumstances related to hardship.
  18. Final qualification against all requirements will be verified before the execution of Purchase and Sale, and eligible applicants must be approved by CHAPA, the monitoring agent, before signing a P&S and again before closing (if closing is longer than 60 days from the Purchase and Sale) as determined by the Lottery Agent.
  19. If the lottery is unsubscribed, where there are fewer applicants than units, the remaining units will be marketed through a First-Come First-Served method until all units are sold. However, if more than 18 months elapses from the start of marketing and the expected Purchase and Sale of the last unit, a new marketing effort and lottery will be undertaken, with updated sales prices.
  20. There are specific closing and financing requirements for loans on these units, which include the following. We strongly encourage households to apply through banks who are aware of the resale restrictions and guidelines for affordable housing programs. These banks will likely have access to additional first-time homebuyer programs that may be of great assistance and increase your buying power such as the Massachusetts Housing Partnership's ONE Mortgage Program or MassHousing no-MI product. You can find lenders who are familiar with the process and the mortgage requirements at: [www.mhp.net/one-mortgage#find-lender](http://www.mhp.net/one-mortgage#find-lender).
    - The loan must have a fixed interest rate through the full term of the mortgage.
    - The loan must have a current fair market interest rate, and must be 30 years.
    - The interest rate must be locked in – not floating.



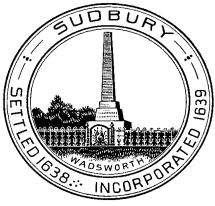
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- The buyer must provide a down payment of at least 3%, 1.5% of which must come from the buyer's own funds, evidenced in the submission documents.
  - The loan can have no more than 2 points.
  - The buyer may not pay more than 38% of their monthly income for monthly housing costs.
  - Mortgage co-signers are not accepted
  - Loans from non-institutional lenders will not be accepted.
21. The Fair Housing Act prohibits discrimination on the basis of race, creed, color, sex, age, disability, marital status, familial status, veteran status, sexual orientation, and/or national origin, or any other basis prohibited by law and is specifically prohibited in the sale of these units. An applicant who believes that they have been discriminated against in the buyer selection and sales process may contact: the Massachusetts Commission Against Discrimination; and/or the United States Department of Housing and Urban Development.
  22. Disabled persons are entitled to request reasonable accommodation of rules, policies, or services, or reasonable modification of housing.
  23. Persons with hearing loss may access TTY/TDD Telecommunications Relay Services by dialing 711.
  24. Deed Restriction and Resale process: The property is restricted in perpetuity through a deed restriction posted here and available on request:  
[https://www.rhsohousing.org/sites/g/files/vyhlif421f/uploads/b\\_010\\_universal\\_deed\\_rider.pdf](https://www.rhsohousing.org/sites/g/files/vyhlif421f/uploads/b_010_universal_deed_rider.pdf) As identified in the Deed Rider, the Monitoring Agent has up to 90 days after you give notice of your intention to sell the home to close on a sale to an Eligible Purchaser, or to close on a sale to a Monitoring Agent, or to a buyer that one of them may designate. This time period can be extended, as provided in the Deed Rider, to arrange for details of closing, to locate a subsequent purchaser if the first selected purchaser is unable to obtain financing, or for lack of cooperation on your part. If you attempt to sell or transfer the home without complying with the Deed Rider requirements, the Monitoring Agents may, among their other rights, void any contract for such sale or the sale itself.



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## AFFORDABLE HOUSING APPLICATION

Must Be Completed and Returned to Sudbury Housing Trust Office by **July 6, 2021, 1 pm**

Applicant Legal Name \_\_\_\_\_ Phone Number \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State/Zip \_\_\_\_\_

Email (please write legibly\*) \_\_\_\_\_

Applicant Legal Name \_\_\_\_\_ Phone Number \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State/Zip \_\_\_\_\_

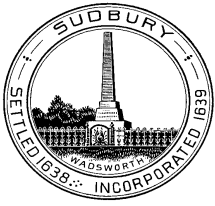
Email (please write legibly\*) \_\_\_\_\_

I learned of this Housing Opportunity from (check all that applies):

Website: \_\_\_\_\_ Letter: \_\_\_\_\_ Advertisement: \_\_\_\_\_ Other: \_\_\_\_\_

### THIS APPLICATION IS NOT COMPLETE IF NOT SUBMITTED WITH:

- \_\_\_\_\_ Completed application signed by all individuals over the age of 18.
- \_\_\_\_\_ Copy of 2018, 2019 and 2020 Federal tax returns, as filed, with W-2's and schedules for 2020 tax return, for every current or future person living in the household over the age of 18. State returns are not required.
  - **If you have not filed tax returns you must complete and submit form 4506-T to the IRS in order for verification of non-filing of your returns. Obtain a copy of the form at irs.gov.**
- \_\_\_\_\_ Copy of five most recent consecutive pay stubs, including the last paycheck of 2020. If self-employed, a current YTD expenses and revenue schedule.
- \_\_\_\_\_ Current statements and documents that indicate the payment amounts from all other sources of income of all members listed on the application, such as family support, alimony, child support, Social Security benefits, pensions, unemployment compensation, workman's compensation, disability and any other form of income. Equivalent of IRS form Schedule C for self-employment income (current within the past 6 months).
- \_\_\_\_\_ Current statements (last 3 consecutive months) of all assets, including international assets, showing current value including all bank accounts, investment accounts, cash life insurance policies, retirement accounts:
  - **On financial institution letterhead, Include all pages**
  - **Please explain any non-payroll deposits over \$500 by notation on the statement.**
- \_\_\_\_\_ Mortgage pre-approval and proof of adequate assets to cover down payment and closing costs. These units are not eligible for family loans, and applicants cannot spend more than 38% of their monthly income for monthly housing costs.
- \_\_\_\_\_ Documentation regarding current interest in real estate, if applicable.
- \_\_\_\_\_ No Income Statement, signed and notarized, for any household member over 18 with no source of income, if applicable, containing the language "Under penalties of Perjury."
- \_\_\_\_\_ No Child Support Statement, signed & notarized, if applicable, containing language "Under penalties of Perjury."
- \_\_\_\_\_ Gift Letter, signed by donor, if applicable, indicating that there is no expected repayment of the gift.
- \_\_\_\_\_ Minority Self-Declaration Statement, signed & dated, if applicable, containing language "Under penalties of Perjury"



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Household Information – List all members of your household including yourself.

Number of Bedrooms Needed: \_\_\_\_\_

Names of all Persons to Reside in Dwelling (First Name, Middle Initial, Last Name)	Relation to Head	Married? (Y/N)	Full Time Student? (Y/N)	Age	Date of Birth	Minority Category * (Optional)
HEAD						
2						
3						
4						
5						
6						

\*Minority preference categories include only Native American or Alaskan Native, Black or African American, Asian, Native Hawaiian or Pacific Islander; or other (non-White); and the ethnicity Hispanic or Latino. Requires a self-declaration document.

**Local Preference – Check all that apply, and attach documentation:**

- 1) current Bedford resident, address: \_\_\_\_\_
- 2) Families with children enrolled in the Town of Bedford’s schools, school/grade: \_\_\_\_\_
- 3) employee of the Town of Bedford, title: \_\_\_\_\_
- 4) employee of businesses located in the Town of Bedford/Business Name: \_\_\_\_\_

**Property** - Do you own or have an interest in any real estate, land and/or mobile home? Yes ( ) No ( )

Address: \_\_\_\_\_ Current Value: \_\_\_\_\_

[Provide current assessment information, and current mortgage statement]

Have you disposed of any property for less than its value in the past two years? Yes ( ) No ( ) If yes, attach a description

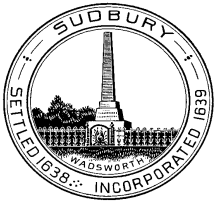
Have you sold real estate or other property in the past three years? Yes ( ) No ( ) If yes, attach settlement statement

When: \_\_\_\_\_ Address: \_\_\_\_\_

Sales Price: \_\_\_\_\_

**Purchase Price plan** - Purchase price: \_\_\_\_\_

- Amount and source of Down Payment: \_\_\_\_\_
- Amount and source of Gift: \_\_\_\_\_
- Amount of Mortgage: \_\_\_\_\_
- Amount and source available for Closing Costs: \_\_\_\_\_



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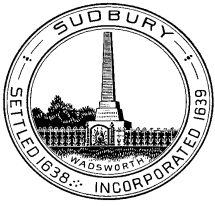
Income - List all income of all members over the age of 18 listed on application to reside in the unit, such as wages, child support, Social Security benefits, all types of pensions, employment, Unemployment Compensation, Workman's Compensation, alimony, disability or death benefits and any other form of income; including rental income from property. Adults with no income are required to submit a notarized statement. If additional space is needed, please attach another sheet.

#	Source of Income	Address/Phone# of Source	Amount per Year
1			
2			
3			
4			
5			
<b>TOTAL</b>			

Assets - List all checking, savings accounts, CD's, stocks, bonds, retirement accounts, savings bonds and any other investments below. If additional space is needed, please attach another sheet. Household assets do not include necessary personal property.

#	Type of Asset	Account No	Value, Balance
1	Checking account		
2	Savings account		
3	Retirement account		
4	Other: _____		
5	Other: _____		
6	Other: _____		
7	Other: _____		
8	Other: _____		
9	Other: _____		
<b>TOTAL</b>			





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## APPLICANT(S) CERTIFICATION

I/We certify that our household size is \_\_\_\_\_ persons, as documented herein.

I/We certify that our total household income equals \$\_\_\_\_\_, as documented herein.

I/We certify that our household has assets totaling \$\_\_\_\_\_, as documented herein.

I/We certify that the information in this application and in support of this application is true and correct to the best of my/our knowledge and belief under full penalty of perjury. I/We understand that false or incomplete information may result in disqualification from further consideration.

I/We certify that I am/we, or our family, are not related to the Developer of the property, the Lottery Agent, the Monitoring Agent or any party of this project.

I/We understand that it is my/our obligation to secure the necessary mortgage for the purchase of the home and all expenses, including closing costs and down payments, are my/our responsibility.

I/We understand that if I/we do not obtain a mortgage commitment and sign a purchase and sale agreement within forty-five days after the lottery the unit will be offered to the next eligible applicant on the waiting list.

I/We understand there may be differences between the market and affordable units and accept those differences.

I/We understand that this property will have a deed restriction which specifies the resale, refinance and other provisions of the property as outlined below. The restriction ensures that the unit remains affordable for future purchasers of the property.

- The property must be the owner’s principal residence.
- The property can't be refinanced without prior approval of the Monitoring Agent. Affordable units may not be refinanced for more than 97% of their Maximum Resale Price.
- There is a limit on the resale price of the unit so that the unit will always be affordable. The formula for calculating the maximum resale price will be established at the time of purchase and will be based on the Area Median Income at the time of resale. If an owner wants to sell their affordable unit, they are required to notify the Monitoring Agent.

I/We understand that Sudbury Housing Trust (SHT) is not responsible for incomplete applications received by mail, email, or fax. I/We understand SHT may not notify applicants if their application is incomplete unit after the deadline. I/We understand that the only guarantee for confirmation of a complete application is to drop it off prior to the deadline and review with SHT staff by phone or email.

I/We understand that if I/we are selected to purchase a home, I/we must continue to meet all eligibility requirements of the Monitoring Agent and any participating lender(s) until the completion of such purchase. I/We understand that I/we must be qualified and eligible under any and all applicable laws, regulations, guidelines, and any other rules and requirements.

Your signature(s) below gives consent to the Lottery Agent or its designee to verify information provided in this application. The applicant agrees to provide additional information on request to verify the accuracy of all statements in this application.

I/We consent to disclosure of such information for the purpose of income, asset & other verification related to our application.

No application will be considered complete unless signed and dated by the Applicant/Co-Applicant.

---

Applicant Signature

Date

---

Co-Applicant Signature

Date

THIS IS APPLICATION IS ONLY FOR THIS SPECIFIC DEVELOPMENT.