



40 Grove Street Great Barrington Lottery Info Session



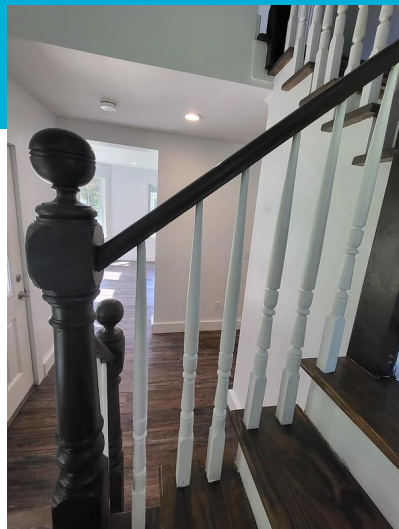
40 GROVE ST EXTERIOR



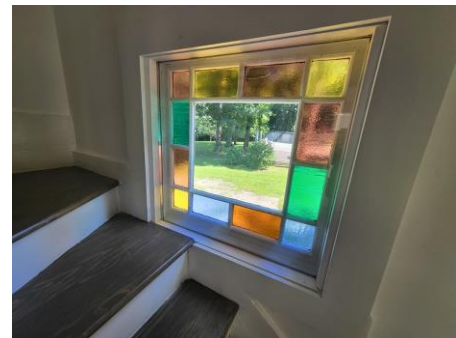
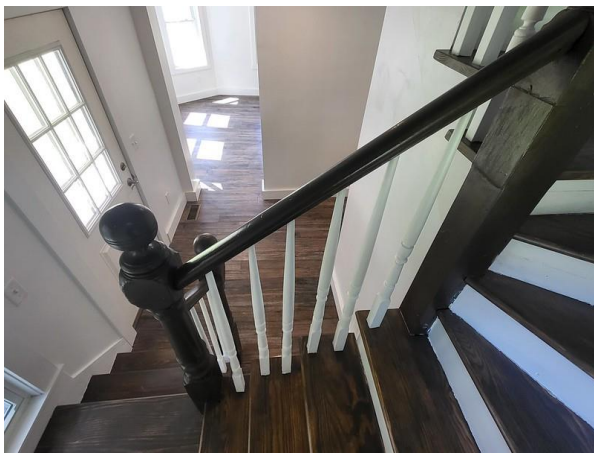
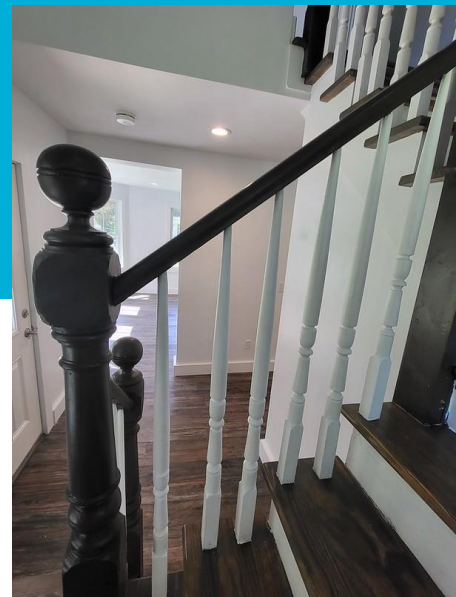
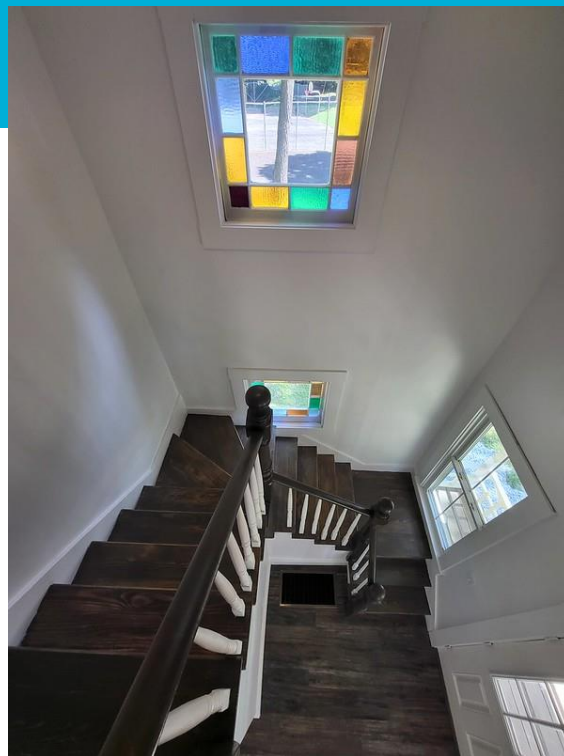
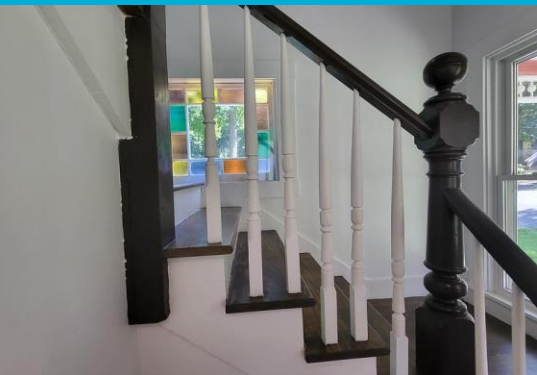
40 GROVE ST EXTERIOR



40 GROVE ST ENTRYWAY



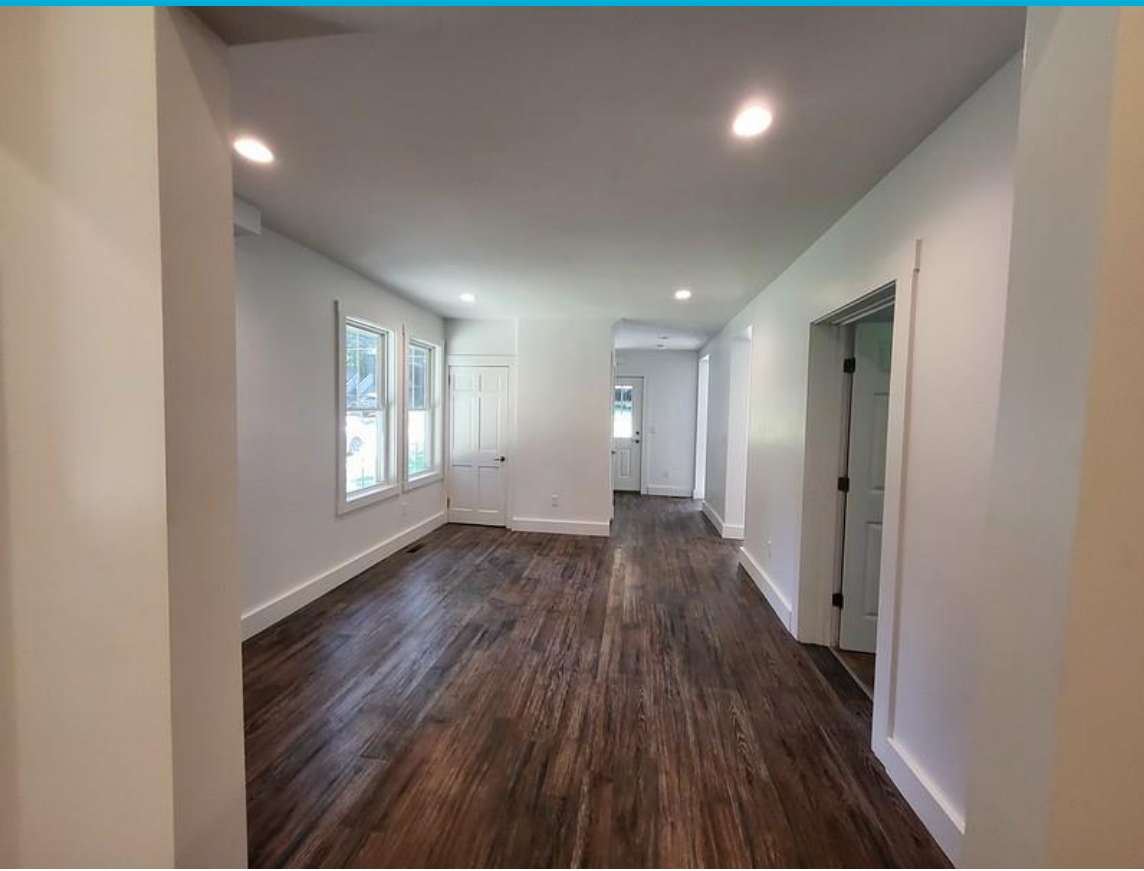
40 GROVE ST STAIRWELL



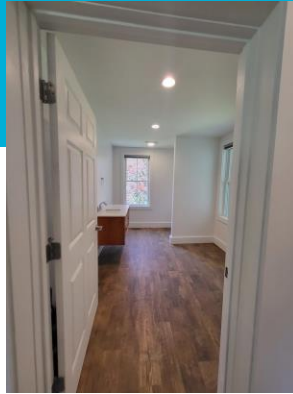
40 GROVE ST LIVING ROOM



40 GROVE ST DINING AREA



40 GROVE ST DOWNSTAIRS 1/2 BATH / UTILITY AREA



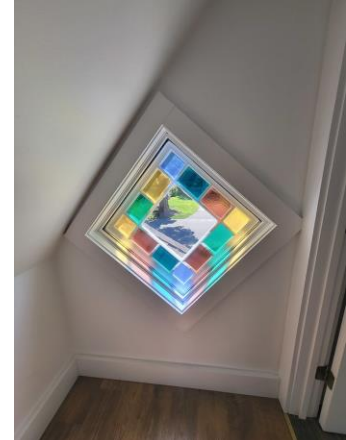
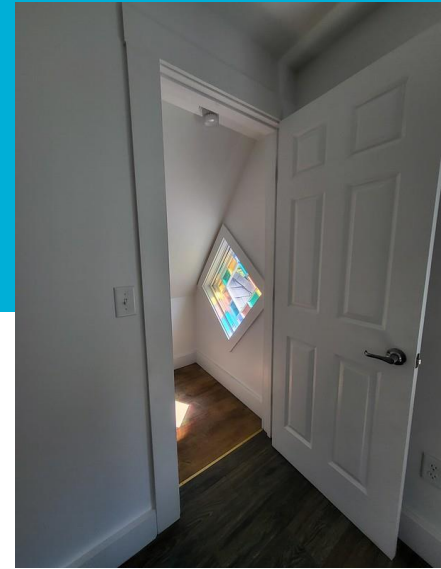
40 GROVE ST UPSTAIRS HALLWAY



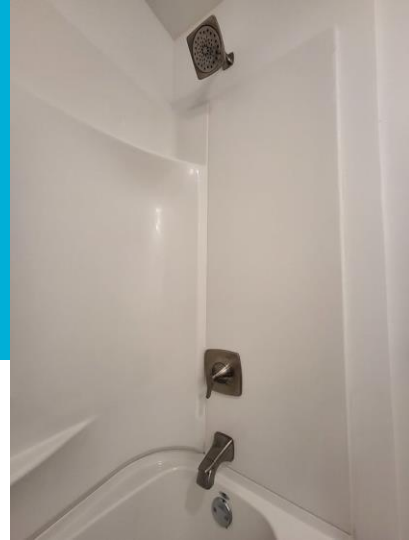
40 GROVE ST (BACK) BEDROOM #1



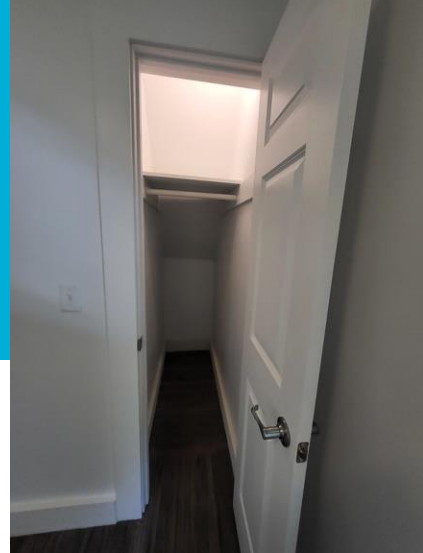
40 GROVE ST (FRONT) BEDROOM #2



40 GROVE ST UPSTAIRS FULL BATH



40 GROVE ST (SMALL) BEDROOM #3



40 GROVE ST BASEMENT



FLOOR PLAN

FIRST FLOOR



SECOND FLOOR



PLOT PLAN

I HEREBY REPORT THAT THE BUILDING(S) SHOWN ON THIS PLAN ARE APPROXIMATELY LOCATED ON THE GROUND AS SHOWN. THE BUILDINGS DO NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON THE H.A.D. FLOOD MAP. THIS PLAN IS NOT MADE FROM AN INSTRUMENT SURVEY, AND IS NOT TO BE USED FOR FENCES, ETC.



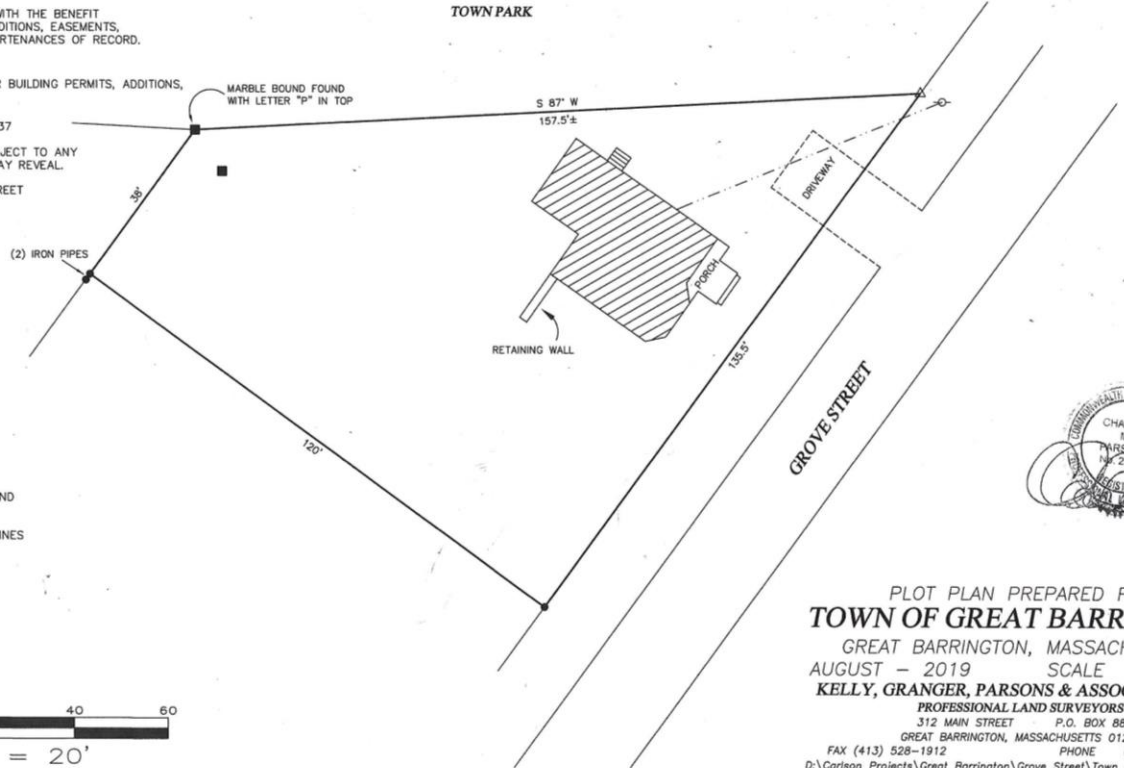
THIS PARCEL IS SUBJECT TO AND WITH THE BENEFIT OF ALL RIGHTS, RESTRICTIONS, CONDITIONS, EASEMENTS, LEASES, ENCUMBRANCES AND APPURTENANCES OF RECORD.

FOR BANK USE ONLY
THIS PLAN IS NOT TO BE USED FOR BUILDING PERMITS, ADDITIONS, SPECIAL PERMITS OR VARIANCES.

LOCUS DEED: BK - 677 PG - 337

THIS IS NOT A SURVEY AND IS SUBJECT TO ANY STATEMENT OF FACTS A SURVEY MAY REVEAL.

PROPERTY ADDRESS: 40 GROVE STREET



LEGEND

- △ POINT COMPUTED
- IRON PIPE FOUND
- MARBLE BOUND FOUND
- UTILITY POLE
- OVERHEAD UTILITY LINES



Scale 1" = 20'



PLOT PLAN PREPARED FOR
TOWN OF GREAT BARRINGTON
GREAT BARRINGTON, MASSACHUSETTS
AUGUST - 2019 SCALE 1" = 20'
KELLY, GRANGER, PARSONS & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS
312 MAIN STREET P.O. BOX 88
GREAT BARRINGTON, MASSACHUSETTS 01230
FAX (413) 528-1912 PHONE (413) 528-3291
D:\Carison Projects\Great Barrington\Grove Street\Town of GB\TOGBB19.DWG

ELIGIBILITY



ELIGIBILITY SAMPLE

# Bedrooms	3
Sample Household Size	4
100% Average Median Income (AMI) Limits (2023)	\$104,700
90% AMI Limit	\$94,250

*Sample maximum affordable sale price for a 3BR in Great Barrington, MA using the applicable (Berkshire) regional income limit for 2023 adjusted to the appropriate target household size (ie 4-person) and assuming the local 2023 tax rate of \$14.07 and an interest rate of 6.18%.



SAMPLE AFFORDABILITY ANALYSIS

Home Price	\$250,000.00
Interest Rate	6.18%
Down Payment (%)	10.00%
Down Payment (\$)*	\$25,000.00
Mortgage Amount	\$ 225,000.00
Principal & Interest	\$1,375.14
Real Estate Taxes	\$293.00
Private Mortgage Insurance	0
Hazard Insurance	\$90.00
TOTAL Monthly Expenses	\$1,758.00

* Includes down payment assistance loan, up to 10% of the purchase price of the home (to a maximum of \$25,000) from the Great Barrington Affordable Housing Trust Fund.

ELIGIBILITY: WHO CAN ENTER THE LOTTERY

1. Household income cannot exceed these maximum allowable gross Income limits, per household size.

Household Size	1	2	3	4	5	6
Maximum Allowable Household Income	\$73,300	\$83,800	\$94,250	\$104,700	\$113,100	\$121,500

The minimum income required to purchase is based upon an applicant's ability to secure a mortgage. For 40 Grove St in Great Barrington, the minimum income required is \$70,330

2. Household must be a “First-time Homebuyer” – this is defined as not having owned a residential property for at least three years, including homes in a trust.

ELIGIBILITY: HOUSEHOLD ASSETS

3. Total household assets cannot exceed \$75,000
 - a. Liquid retirement assets are counted
 - b. Individual retirement, 401K, and Keogh accounts are included at 100% of the account value
 - c. The value of Retirement and Pension Funds differ if you are employed or are no longer working. If still employed, the value is determined using the amount you can withdraw less any penalties or transaction costs. At retirement, termination of employment or withdrawn periodic receipts from pension and retirement funds are counted as income. Lump sum receipts are counted as assets.
 - d. Assets divested for less than their fair market value within the last two years will be counted at their full Fair Market Value to determine eligibility.

Detailed Income and Asset Guidelines are available online at [BerkshireHabitat.org](https://www.BerkshireHabitat.org)

ELIGIBILITY: MORTGAGE PRE-APPROVAL

4. A MORTGAGE PRE-APPROVAL LETTER from a bank experienced with deed-restricted properties, IS REQUIRED TO PARTICIPATE IN THE LOTTERY

Non-Household Members CANNOT be co-signers on the loan.

ELIGIBILITY: MORE

- You **MUST** use this property as your principal residence
- House cannot be rented out or leased
- There will be a deed restriction on the property which will affect resale
- You must currently be living in substandard housing
- You must be willing to participate in financial education and coaching
- You must commit to Sweat Equity agreement

MORTGAGE GUIDELINES

1. Pre-approval letter must be made by an institutional lender within 30 days of application
2. Have a fixed interest rate through the full term of the mortgage that is a current fair market interest rate
3. No more than 2 points
4. Monthly housing (inclusive of principal, interest, property taxes, hazard insurance, private mortgage insurance) may not exceed 38% of the buyer's monthly income for the mortgage
5. Non-household members shall not be permitted as co-signers of the mortgage
6. USDA loans are acceptable and encouraged

VA and FHA loans do not allow deed-restricted units.

The mortgage must be from an institutional lender familiar with affordable deed restrictions guidelines.

APPLICATION PROCESS

DUE DATE: FRIDAY, SEPTEMBER 15, 2023 4PM



WHO ARE THE PLAYERS?

SELLER'S ATTORNEY
CAIN & HIBBARD



BUYER'S ATTORNEY
TO REPRESENT YOUR INTERESTS



YOUR LENDER
Must be familiar with deed
restricted property sales



Down Payment Assistance
loans, up to 10% of the purchase price
of the home (to a maximum of \$25,000)



CONSTRUCT

First Time Homebuyers Closing Costs Grant
\$2,500 available to low-to-moderate-income
buyers in South Berkshire County



APPLICATION MUST INCLUDE

- COMPLETED APPLICATION with all supporting documents*
- AFFIDAVIT AND DISCLOSURE FORM
- MANDATORY FINANCIAL INFORMATION
- MORTGAGE PRE-APPROVAL

*Incomplete applications will be returned until the due date. Due to the interest in this property, early application is suggested.

MANDATORY FINANCIAL INFORMATION

1. FEDERAL TAX RETURNS - Last Three Years (No STATE TAX RETURNS) NOTE: Provide all pages that are submitted to the IRS. For example, if a Schedule C is submitted to the IRS but is not included in your application, your application will be considered incomplete.

NOTE: If you filed but do not have copies of your Federal Income Tax returns, you can obtain a copy of your transcripts using form 4506-T that you can obtain at [irs.gov](https://www.irs.gov)

NOTE: If you have not filed tax returns you must provide a letter from the IRS to verify the non-filing of your tax returns. Request using form 4506-T that you can obtain at [irs.gov](https://www.irs.gov)

MANDATORY FINANCIAL INFORMATION

2. INCOME VERIFICATION: Check off all which are appropriate and included in your submittal.

- The most recent five (5) consecutive pay stubs for all jobs (check/direct deposit stubs)
- W2 and 1099-R Forms Last Three Years
- If self-employed – Last 12 Months income and expense report (profit & loss)
- Child support/Alimony Statement
- Benefits Letters (SS, SSI, SSDI, SSP, VA, etc.)
- Workers Compensation, Unemployment, Severance, etc.
- Retirement Income (Pension, Annuity, etc.)
- Gift Letter (if applicable)

NOTE: you need to provide 5 paystubs whether you are paid weekly, bi-weekly or monthly

NOTE: If you have a source of income not listed above, provide appropriate documentation.

MANDATORY FINANCIAL INFORMATION

3. ASSET VERIFICATION: Check off all which are appropriate and included in your submittal Checking Accounts –

- Last six (6) months of full statements – EVERY PAGE FRONT AND BACK
- Savings Accounts/checking/Money Market Accounts/CD's – Last three (3) months of full statements
- Mutual Funds/Stocks – Current Statement
- NOTE: If you have cash deposits or non-payroll or income deposits you MUST identify where the funds have come from. If you fail the explain they will be counted as income, which may put you over the income limit.

NOTE: Do NOT provide a running transaction list of activity. You must provide the individual statements.

MANDATORY FINANCIAL INFORMATION

4. Other information that may be required:

- Divorce or Separation Agreement: If the applicant is in the process of a divorce or separation, the applicants must provide legal documentation the divorce or separation has begun or has been finalized. Information must be provided regarding the distribution of family assets.
- If you are unable to provide, then both parties income/assets will be used in determining eligibility.

MANDATORY FINANCIAL INFORMATION

- ❑ Reasonable Accommodation: If you require a Reasonable Accommodation, you must request the reasonable accommodation as part of your application and if documentation is required, i.e. doctors letter, it **MUST** be included with the application.
- ❑ Unborn Child: A household may count an unborn child as a household member. The household must submit proof of pregnancy with the application i.e., letter from doctor.
- ❑ Student Status: Proof of Student status for dependent household members over age 18 and full-time students. Letter from High School or College providing student status, full time or part time for current and next semester.

AFFIDAVIT AND DISCLOSURE ITEM #1

I/We understand and agree to the following conditions and guidelines regarding the distribution of affordable homes.

1. The annual total gross household income for my family Does Not Exceed the allowable limits as follows:

Household Size	1	2	3	4	5	6
Maximum Allowable Household Income	\$73,300	\$83,800	\$94,250	\$104,700	\$113,100	\$121,500

INCOME FROM ALL FAMILY MEMBERS MUST BE INCLUDED

INCOME LIMITS SUBJECT TO CHANGE BASED ON HUD UPDATES

AFFIDAVIT AND DISCLOSURE ITEM #2

2. I/We have not individually or jointly owned a single-family home, town home, condo or co-op within the past three (3) years, including homes in a trust.

The following exceptions apply:

- a. “Displaced homemakers” – defined as an adult who has not worked full-time, full-year in the labor force for a number of years but has, during such years, worked primarily without remuneration to care for the home and family. While a homemaker, they owned a home with his or her partner or resided in a home owned by the partner;
- b. “Single parent” – an individual who owned a home with his or her partner or resided in a home owned by the partner and is now a single parent (is unmarried or legally separated from a spouse and has custody or joint custody of one or more children or is pregnant);
- c. Households where at least one household member is 55 or over;
- d. Households that owned a principal residence not permanently affixed to a permanent foundation in accordance with applicable regulations; and
- e. Households that owned a property that was not in compliance with state, local or model building codes and cannot be brought into compliance for less than the cost of construction of a permanent structure.

A home owned by one of the above exceptions must be sold prior to closing on an affordable home

AFFIDAVIT AND DISCLOSURE ITEM #3

I/We certify my/our total household assets do not exceed the \$75,000 asset limit and understand additional asset guidelines will be provided if we have an opportunity to purchase. I/We understand that assets divested at less than full market value at least two years prior to application will be counted at full market value in determining eligibility.

AFFIDAVIT AND DISCLOSURE ITEM #4

The household size listed on the application form includes all the people who will be living in the house

AFFIDAVIT AND DISCLOSURE ITEM #5

I/We understand being selected in the lottery does not guarantee I/we will be able to purchase a home. I/We understand that all application data will be verified, and additional financial information may be required prior to purchasing a home

AFFIDAVIT AND DISCLOSURE ITEM #6

I/We authorize Central Berkshire Habitat for Humanity, Inc to verify any and all assets, income and other financial information and to verify all household, resident and workplace information. I/We further direct our employer, landlord, or financial institution to release any information to Central Berkshire Habitat for Humanity and consequently the project's monitoring agent for the purpose of determining eligibility.

AFFIDAVIT AND DISCLOSURE ITEM #7

I/We understand that if selected I/we will/may be offered a specific home. I/We will have the option to accept the available home, or to reject the available home. If I/we reject the available home, I/we will move to the bottom of the waiting list and will likely not have another opportunity to purchase an affordable home at this development.

AFFIDAVIT AND DISCLOSURE ITEM #8

Program requirements are established by the Executive Office of Housing and Livable Communities (EOHLC), Mass Housing, HUD, and the host community. I/We agree to be bound by program changes which may be imposed at any time throughout the process. If any program conflicts arise, I/we agree that any determination made by the monitoring agent is final.

AFFIDAVIT AND DISCLOSURE ITEM #9

I/we certify that no member of our family has a financial interest in the project.

AFFIDAVIT AND DISCLOSURE – ITEM #10

I/We understand these are Deed Restricted homes and acknowledge it has been recommended we consult an attorney.

I/We certify all data supplied on the application is true and accurate to the best of my/our knowledge and belief under full penalty of perjury. I/we understand providing false information will result in disqualification from further consideration. It is understood the signing applicant has communicated all information to all parties that may be included with the application.

APPLICATIONS AVAILABLE

ONLINE at BerkshireHabitat.org SCAN THE QR code



OR

IN PERSON:

If you do not have a printer, copies of this info packet can be obtained at the following locations:

Central Berkshire Habitat for Humanity
314 Columbus Avenue
Pittsfield, MA

Great Barrington Town Hall
334 Main Street
Great Barrington, MA

Berkshire Athenaeum
One Wendell Avenue
Pittsfield, MA

Mason Library
231 Main Street
Great Barrington, MA



TO SUBMIT APPLICATIONS

BY MAIL:

Central Berkshire Habitat for Humanity

PO BOX 2717

Pittsfield, MA 01202

ATTENTION: GROVE ST LOTTERY

IN PERSON:

Central Berkshire Habitat for Humanity

314 Columbus Ave, Pittsfield

Open M-F 8:30 to 4:30



LOTTERY PROCESS

How It All Works



LOTTERY PROCESS

- Applications are available until Tuesday, September 5, 2023
- Incomplete applications will not be returned after Tuesday, September 5, 2023
- Applications are due by Friday, September 15, 2023 at 4 pm
- Only Complete applications of ELIGIBLE applicants will be entered in the lottery
- Eligible applications will be assigned a lottery number
- Eligible applicants will be notified of their application status and lottery number
- The lottery will be held in-person at the Great Barrington Town Hall at 334 Main Street and via ZOOM
- You need not be present to win the lottery
- The Lottery will be held Friday, September 29, 2023 at 2:00 pm
- Winners will be notified immediately. (Be sure to keep contact info updated)

LOTTERY PROCESS

All approved applications in the lottery will be assigned a Lottery Code. All qualified applicants provided a Lottery Code will be selected at the time of the lottery. This order of selection will establish the initial rankings.

The units will be distributed to the highest ranked household that meets the Unit Size Preference as stated on the next slide. If all three-bedroom applicants have been offered the unit and they choose not to purchase or are declined we will then begin offering the unit to households requiring two bedrooms based on their lottery ranking and then one bedroom units.

HOUSEHOLD SIZE

There are preferences based upon Household size.

Preference will be given to households that require three bedrooms over households requiring one or two bedrooms. Second preference will be given to households requiring two bedrooms and final preference to households requiring one bedroom if preferences for homeownership are based on the following:

1. There is at least one occupant per bedroom.
2. 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.
3. A person described in the first sentence of (2) shall not be required to share a bedroom if a consequence of sharing would be a severe adverse impact on his or her mental or physical health and the lottery agent receives reliable medical documentation as to such impact of sharing.
4. A household may count an unborn child as a household member. The household must submit proof of pregnancy with the application.
5. If the applicant is in the process of a divorce or separation, the applicant must provide proof that the divorce or separation has begun or has been finalized, as set forth in the application.

LOTTERY PROCESS

Time Frames

- If you are selected in the lottery and have the opportunity to purchase a home, you will speak with or meet with a Lottery Agent (Habitat) representative to review your application and financial submissions to verify all provided information.
- Please be advised it is likely additional financial information will be required and verified prior to home selection.
- Financial submissions are verified again prior to closing on the home.
- If you are determined ineligible at that time you will not be able to purchase.

DEED RESTRICTION

Things to Know About Re-Selling the House



DEED RESTRICTION

There are Deed Restrictions which control the future sale price and sales process of the homes to ensure they stay affordable for future buyers.

If you are selected and have the opportunity to purchase, at closing you will sign a deed rider which requires you to live in the home, ensures affordability for future buyers, and requires prior approval from the Town and EOHLC for capital improvements & refinancing.



RESALE

If/when you choose to sell your affordable home you will need to notify the Town and the Monitoring Agent/EOHLC and they will determine the allowable sales price and outline the sales process you must adhere to.

The maximum resale price is determined by EOHLC using a Resale Price Multiplier, a figure calculated by taking your initial sales price and dividing it by the HUD Area Median Income (AMI). Upon resale, the Resale Price Multiplier is multiplied by the updated AMI number to determine the maximum resale price.



MULTIPLIER

- For example, if the initial price is \$250,000 and the current area median income for family of 4 today is \$104,700, the Resale Price Multiplier would be $\$250,000/\$104,700=2.39$.
- Added to your sale price is a 2% resale fee that will be paid to the resale agent.
- All selected applicants are urged to review the deed rider with their own attorney.
- If you decide to sell in 2024 and the median income at that time is \$106,000, the sale price would work out to be $\$104,700 \times 2.39$ multiplier = \$250,233 resale price.

If/when you choose to sell your affordable home you will need to notify the Town and Habitat and they will determine the allowable sales price and outline the sales process you must adhere to.



RENTING

A typical 3-bedroom in Great Barrington \$2,500/mo

x 12 months = \$30,000/year

X 30 years = \$900,000 paid to your landlord
(assuming rent doesn't increase at all over 30 years)



OWNERSHIP

Assuming \$1,758/month mortgage payment

You save \$742/month over renting.

X 12 months = \$8,904/year savings

X 30 years = \$267,120 savings

This is in addition to the mortgage equity that you have earned from making your payments.



WEALTH GENERATION



Savings of \$267,120 plus mortgage equity

DEED RESTRICTION

There are Deed Restrictions which control the future sale price and sales process of the homes to ensure they stay affordable.

Deed restrictions are used to ensure the homes are affordable for future buyers. If you are selected and have the opportunity to purchase, at closing you will sign a deed rider which requires you to live in the home, ensures affordability for future buyers and requires prior approval from the monitoring agent capital improvements & refinancing.



RESOURCES

Where to Find Help



FOR QUESTIONS SPECIFIC TO THIS LOTTERY:

Central Berkshire Habitat for Humanity:

BerkshireHabitat.org

Veronica Warren, Equity Centered Programs Mgr

Email: homes@berkshirehabitat.org

Phone: 413.442.3181 extension 7

FOR BANK FINANCING QUESTIONS:

Adams Community Bank:

Jacob Dabrowski, AVP Mortgage Officer

Email: jdabrowski@adamscommunity.com

Direct: 413.749.1104 Cell: 413.672.2021

Lee Bank:

Bonnie Masefield, Mortgage Officer

Email: bmasefield@leebank.com

Phone: 413.243.9290

Greylock Federal Credit Union:

Erin Carlotto, AVP, Mortgage Origination Officer

Email: ecarlotto@greylock.org

Phone: 413.347.6114

FOR LEGAL RESOURCES:

Pamela Green, Esq., Smith Green & Homes, LLP

Email: Pgreen@smithgreen.com

Phone: 413.443.1700 x105

FOR INFO ON DOWN PAYMENT ASSISTANCE LOAN:

Great Barrington Affordable Housing Trust Fund:

gbhousing.org/downpayment-assistance

Email: crembold@townofgb.org

Phone: 413.528.1619 ext. 7



**FOR INFO ON CLOSING COST GRANT FOR FIRST TIME
HOMEBUYERS:**

Construct Inc.

Constructberkshires.org/

Email: office@constructberkshires.org

Phone: 413.528.1985



Habitat says thank you to all of our supporters, neighbors,
 and volunteers including these community partners:

*Thank
 You*



Steady Eddie Drywall

Unitarian Universalist Meeting of South Berkshire
 Housatonic, MA



Aaronson & Mach, P.C.



Arce Plumbing And Heating

Bartlett Construction
 Peru, MA



Complete Electrical
 Jim Dudas



FIRST CONGREGATIONAL
 CHURCH Stockbridge, Massachusetts



B-ALPHA
 CONSTRUCTION
 29 Daniel Dr., Chicopee, MA 01013

D Banks Landscapes & Property Care

CAIN HIBBARD
 Cain Hibbard & Myers PC | Counselors at Law



Nocher Realty

Wilkinson Excavating, Inc

