

7 DUPLEX BE - PERSPECTIVE



6 ACCESSIBLE COTTAGE D - PERSPECTIVE



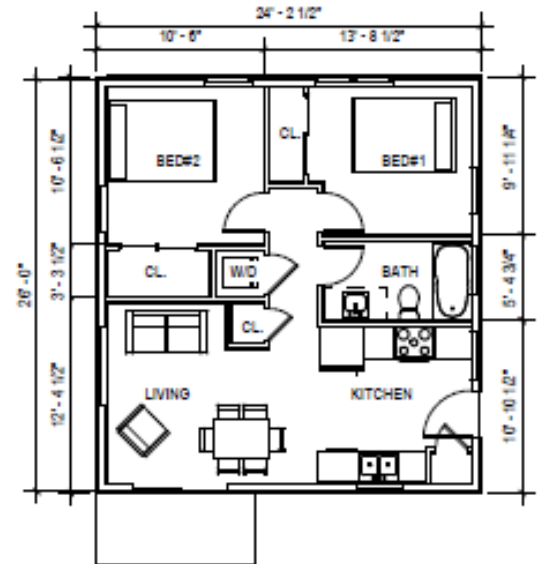
7 SINGLE FAMILY A

Habitat Home Options & Pricing Estimate

Updated 5/7/19

Ponderosa

Habitat Homes

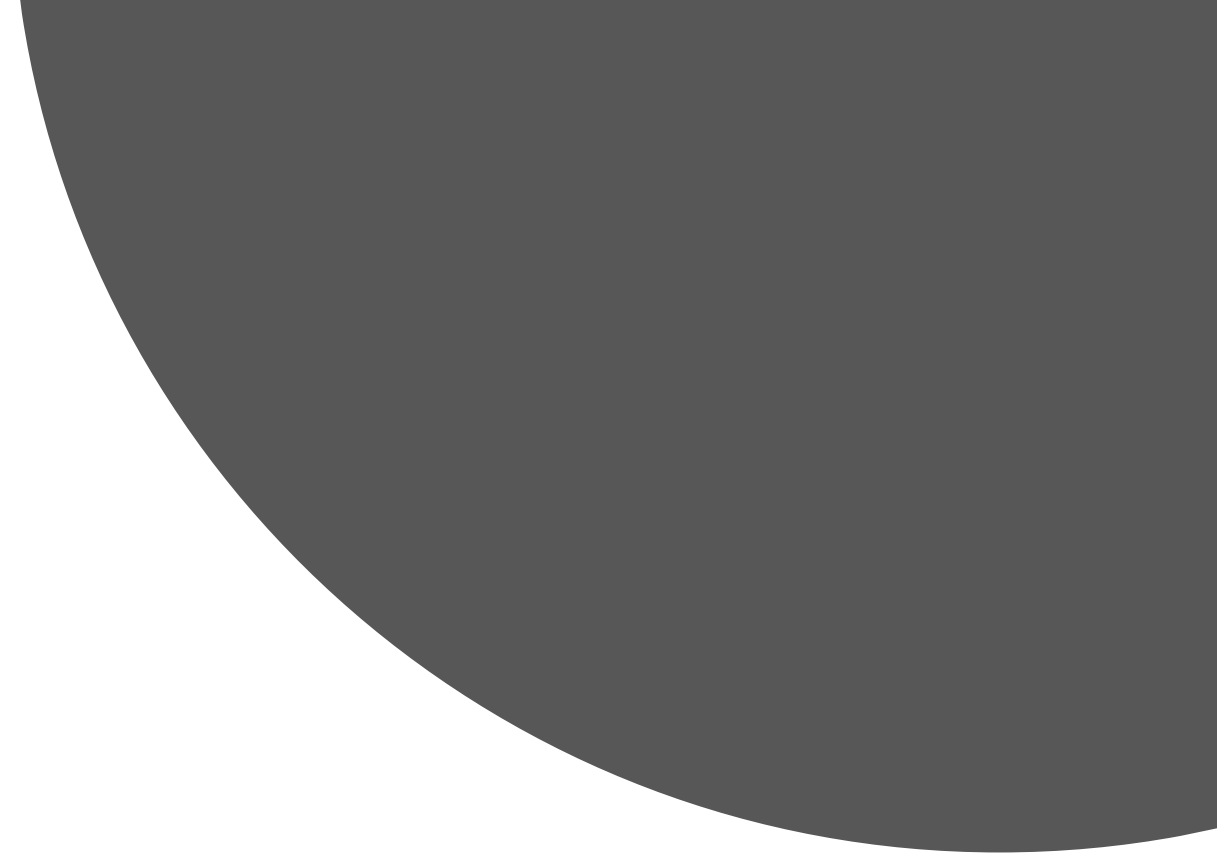
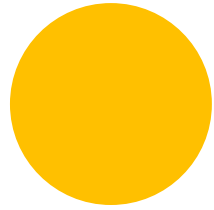
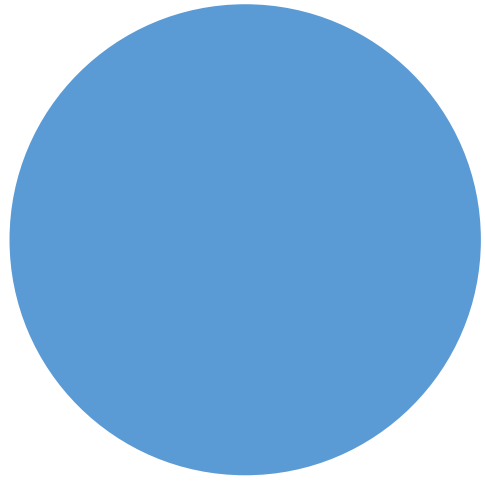


Remember...

- **Home designs are preliminary:** Floor plans are expected to be approved through the site plan with opportunities for modification over time.
- **The prices shown are estimates as if you were to buy on April 29, 2019:** They reflect the loan option Habitat works with today and were calculated based on today's income levels and estimated community fees.
- **Talk to Habitat!** Closer to home construction, Habitat will be able to provide you with a more accurate estimate of monthly housing payments.

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Question:
1. How are home prices set?

The City of Boulder sets Home Prices based on...



Household income



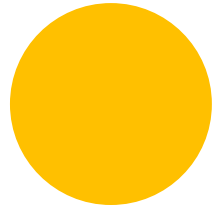
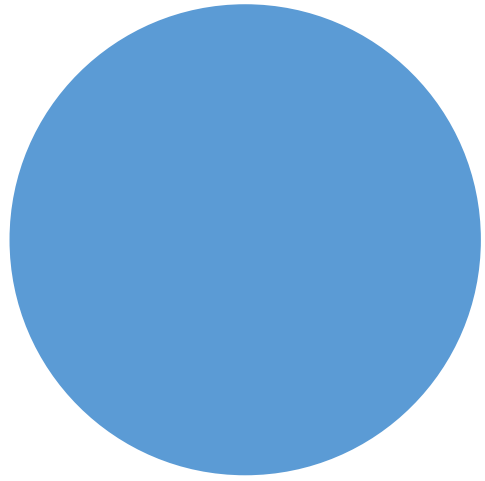
Household size



Number Bedrooms and Bathrooms



Unit size (square feet)



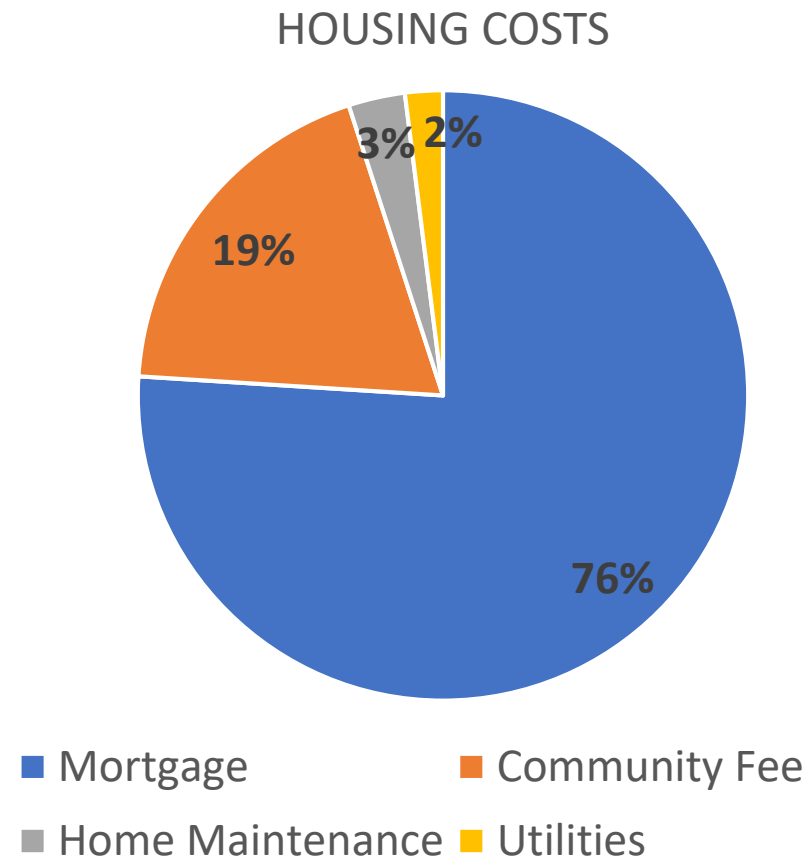
Question:

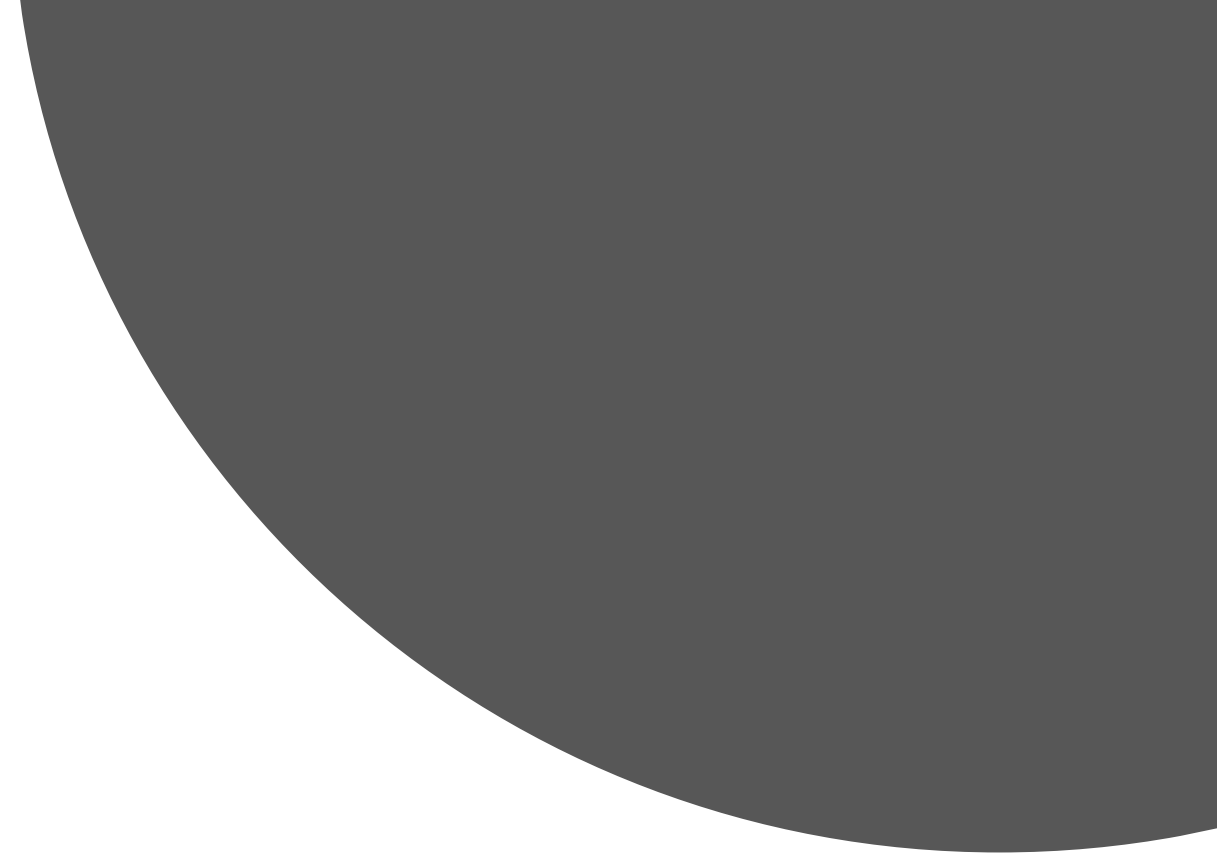
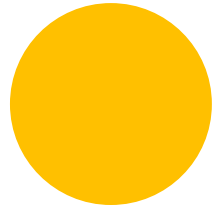
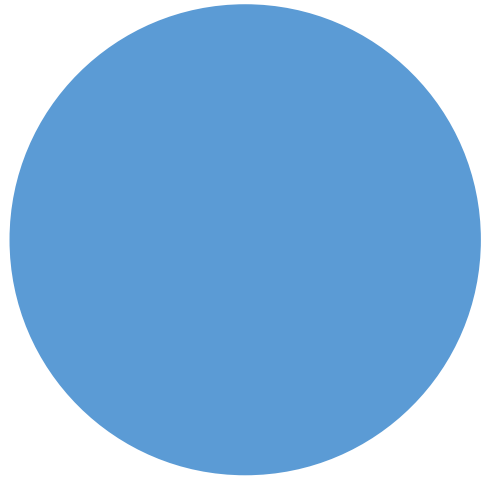
2. What housing costs can I expect to pay in a Habitat home?

Housing Cost for living in a Habitat Home

- Mortgage: loan payment, taxes (on home, not land), home insurance
- Utilities
- Home repairs
- Community fee

Note: Percentages are estimated for the 67% of households at Ponderosa who reported incomes considered to be “extremely low” (30% of the Area Median Income or lower).





Question:
3. What might be my monthly housing payment?

If you were to buy your home today...

And you live alone 

Annual Household Income	\$22,800	\$30,400	\$38,100	\$45,700	\$60,900	\$76,100	\$91,300
Monthly mortgage payment (Approximate; includes taxes, insurance)	\$650	\$760	\$950	\$1,140	\$1,520	\$1,900	\$2,280
Community fee (Approximate)	\$150	\$150	\$175	\$175	\$200	\$200	\$200
Estimated Total monthly Housing Cost	\$800	\$910	\$1,125	\$1,315	\$1,720	\$2,100	\$2,480

☛ Amounts shown are approximate and adjusted annually by the city. ☛

If you were to buy your home today...

And there are two (2) people in your household  

Annual Household Income	\$26,070	\$34,760	\$43,450	\$52,140	\$69,520	\$86,900	\$104,280
Monthly mortgage payment (Approximate; includes taxes, insurance)	\$650	\$870	\$1,090	\$1,300	\$1,740	\$2,170	\$2,610
Community fee (Estimated)	\$150	\$150	\$175	\$175	\$200	\$200	\$200
Estimated Total monthly Housing Cost	\$800	\$1,020	\$1,265	\$1,475	\$1,940	\$2,370	\$2,810

☛ Amounts shown are estimated, based on current Habitat loan options. ☛

If you were to buy your home today...

And there are four (4) people in your household 

Annual Household Income	\$32,580	\$43,440	\$54,300	\$65,160	\$86,880	\$108,600	\$130,320
Monthly mortgage payment (Approximate; includes taxes, insurance)	\$820	\$1,090	\$1,360	\$1,630	\$2,170	\$2,720	\$3,260
Community fee (Approximate)	\$150	\$150	\$175	\$175	\$200	\$200	\$200
Estimated Total Monthly Housing Cost	\$970	\$1,240	\$1,535	\$1,805	\$2,370	\$2,920	\$3,460

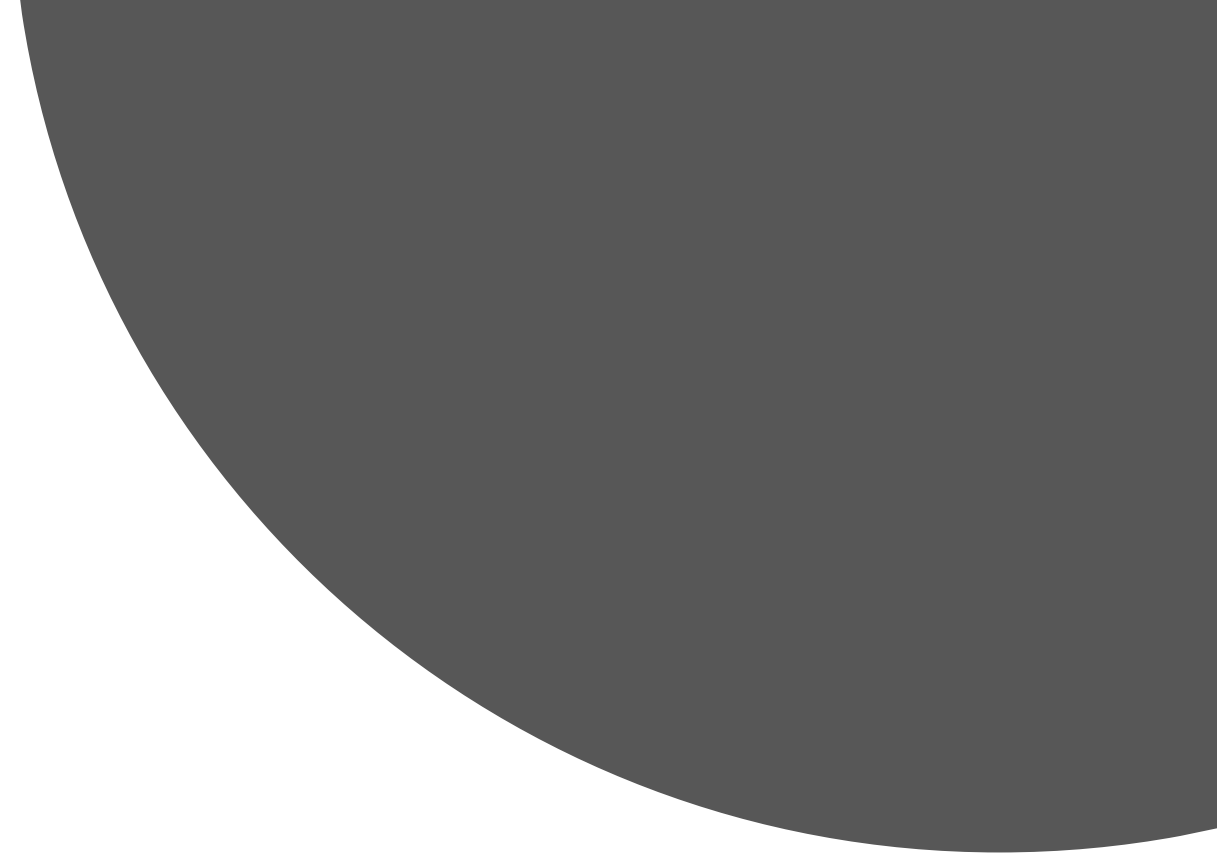
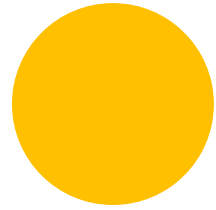
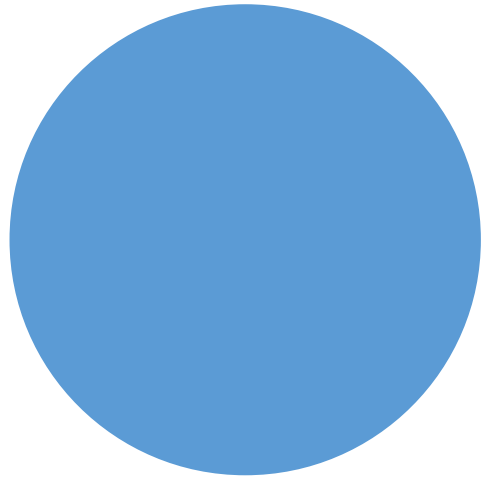
☛ Amounts shown are approximate and adjusted annually by the city. ☛

If you were to buy your home today...

And there are six (6) people in your household 

Annual Household Income	\$37,800	\$50,400	\$63,000	\$75,600	\$100,800	\$126,000	\$151,200
Monthly mortgage payment (Approximate; includes taxes, insurance)	\$950	\$1,260	\$1,580	\$1,890	\$2,520	\$3,150	\$3,780
Community fee (Approximate)	\$150	\$150	\$175	\$175	\$200	\$200	\$200
Estimated Total Monthly Housing Cost	\$1,100	\$1,410	\$1,755	\$2,065	\$2,720	\$3,350	\$3,980

☛ Amounts shown are approximate and adjusted annually by the city. ☛

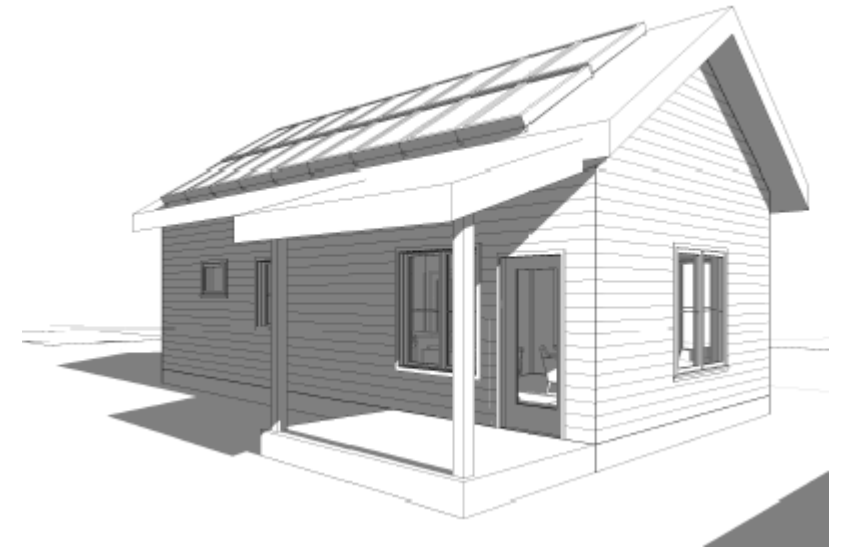
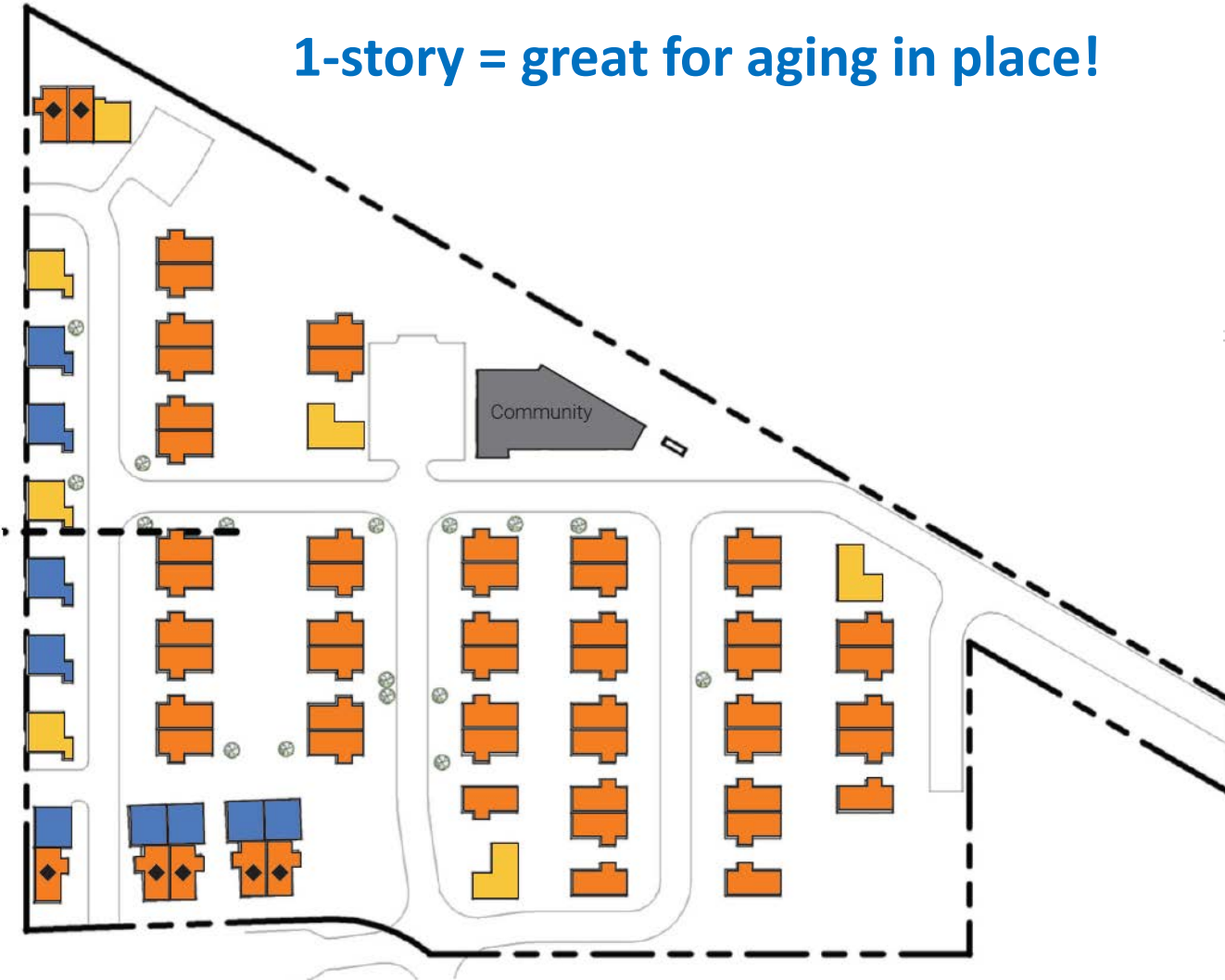


Question:
4. What are the different Habitat
home designs?

Single-Story

Number	Floor Plan	Size	Attached or Detached?
1	1-BR/1-BA	652 sq. ft.	Attached to triplex
3	2-BR/1-BA	634 sq. ft.	Detached
3	1-BR/1-BA	836 sq. ft.	Detached

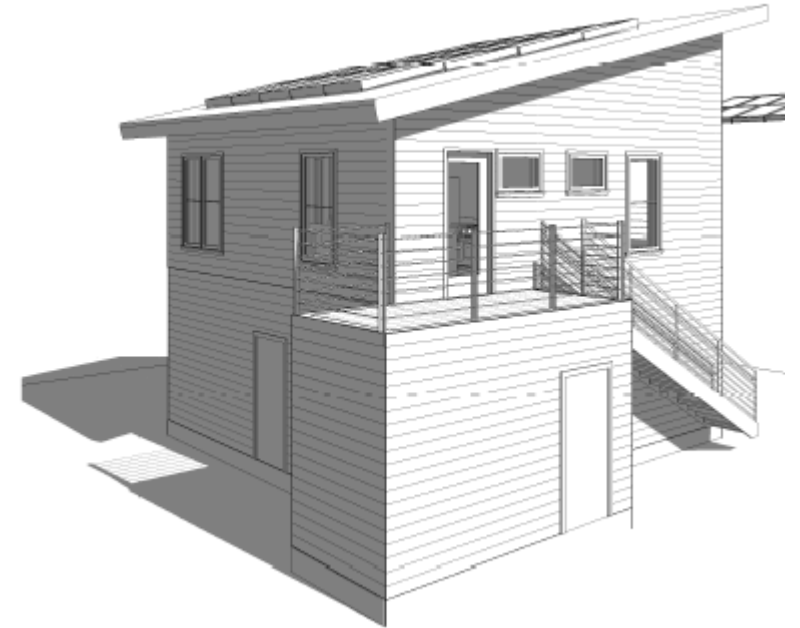
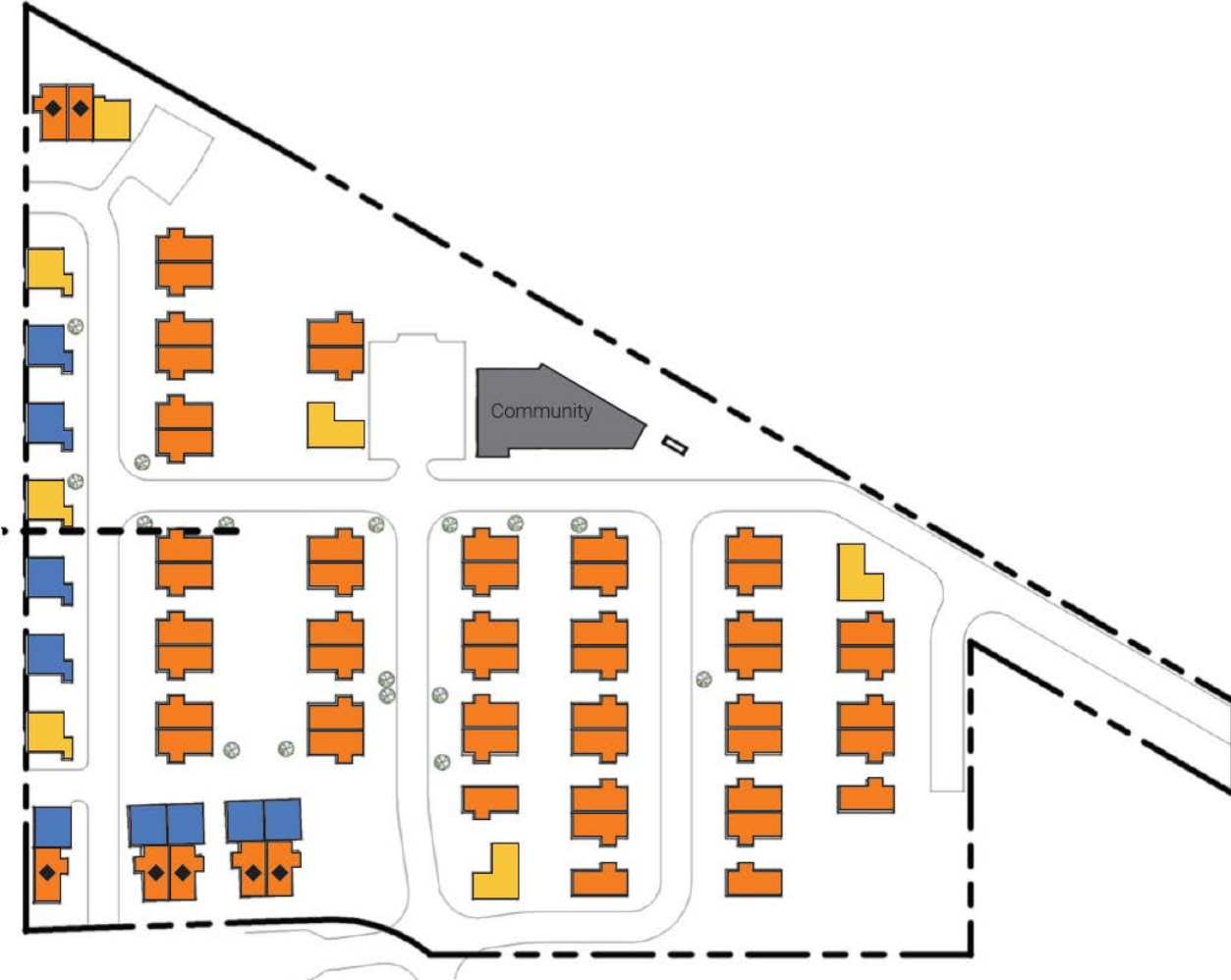
1-story = great for aging in place!



- Flats
- Carriage Homes
- Exchangeable
 - 1 & 2 story Floorplans
 - 1, 2, or 3 Bedroom Options
- ◆ 2 Bedroom Option Only

Carriage Homes

Count	Floor Plan	Size	Attached or Detached?
5	1-BR/1-BA	578 sq. ft.	Attached
4	2-BR/1-BA	634 sq. ft.	Detached

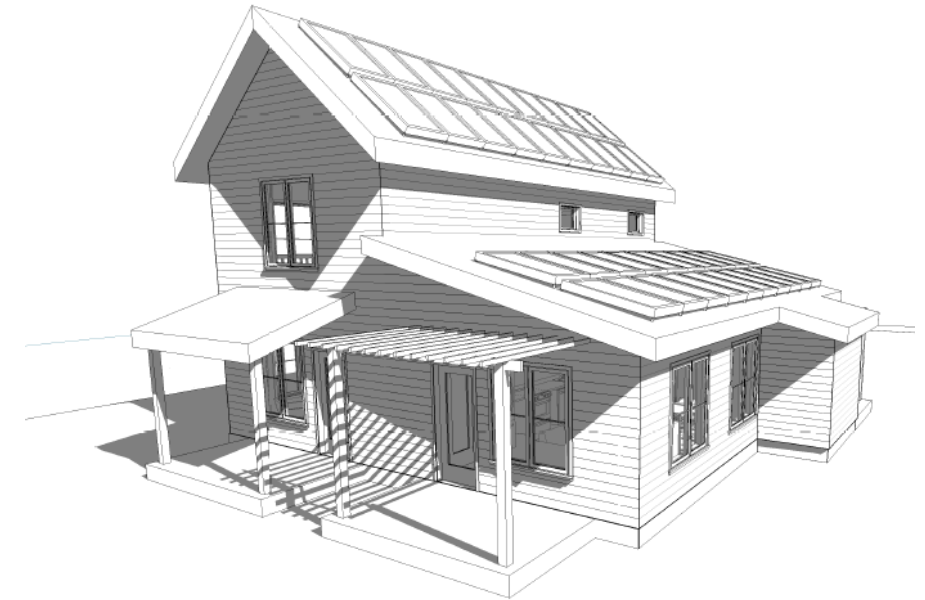
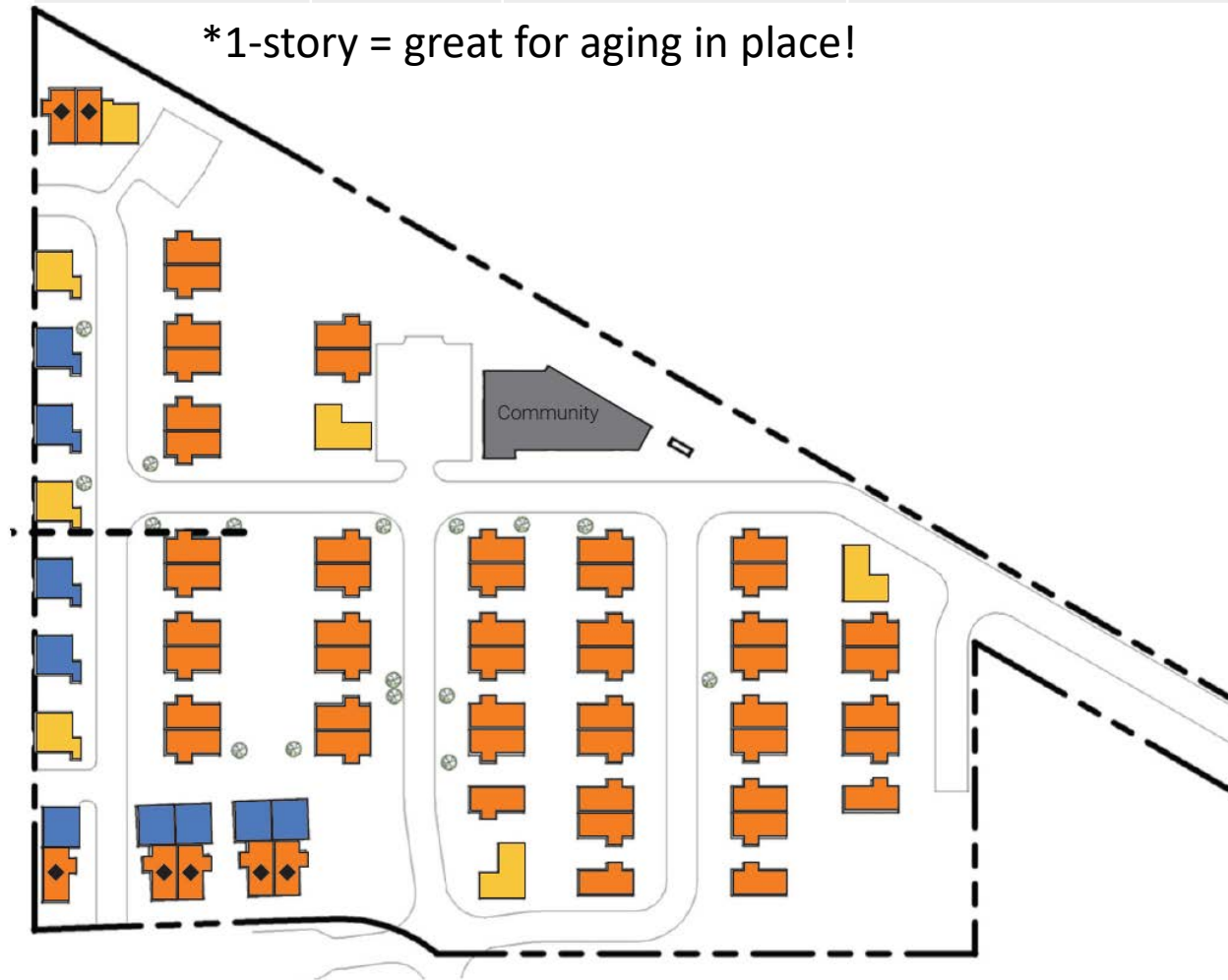


- Flats
- Carriage Homes
- Exchangeable
 - 1 & 2 story Floorplans
 - 1, 2, or 3 Bedroom Options
- ◆ 2 Bedroom Option Only

Exchangeable Options

Floor Plan	Stories	Size	Attached or Detached?
3-BR/1.5-BA	2	1,232 sq. ft.	Both
2-BR/1.5-BA	2	1,129 sq. ft.	Both
1-BR/1-BA*	1	616 sq. ft.	Both

*1-story = great for aging in place!



- Flats
- Carriage Homes
- Exchangeable
 - 1 & 2 story Floorplans
 - 1, 2, or 3 Bedroom Options
- ◆ 2 Bedroom Option Only



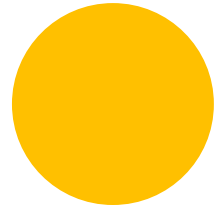
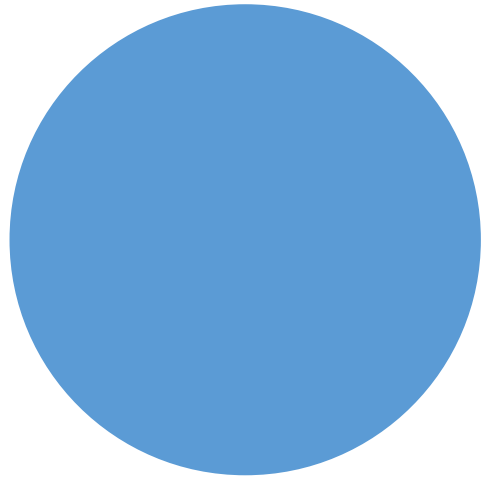
Question:
5. How many bedrooms can I have
in my Habitat home?

How many bedrooms can I have?

If you are a...	 1-person household	 2 or more person household
Floor plans available to you are...	Up to 2 Bedrooms	Up to 3 Bedrooms

For preference policy for disabled and larger households, go to <https://bit.ly/2VBACQo> *City of Boulder Affordable Homeownership Program rules.*





Question:
**6. When can I get into a Habitat
home?**

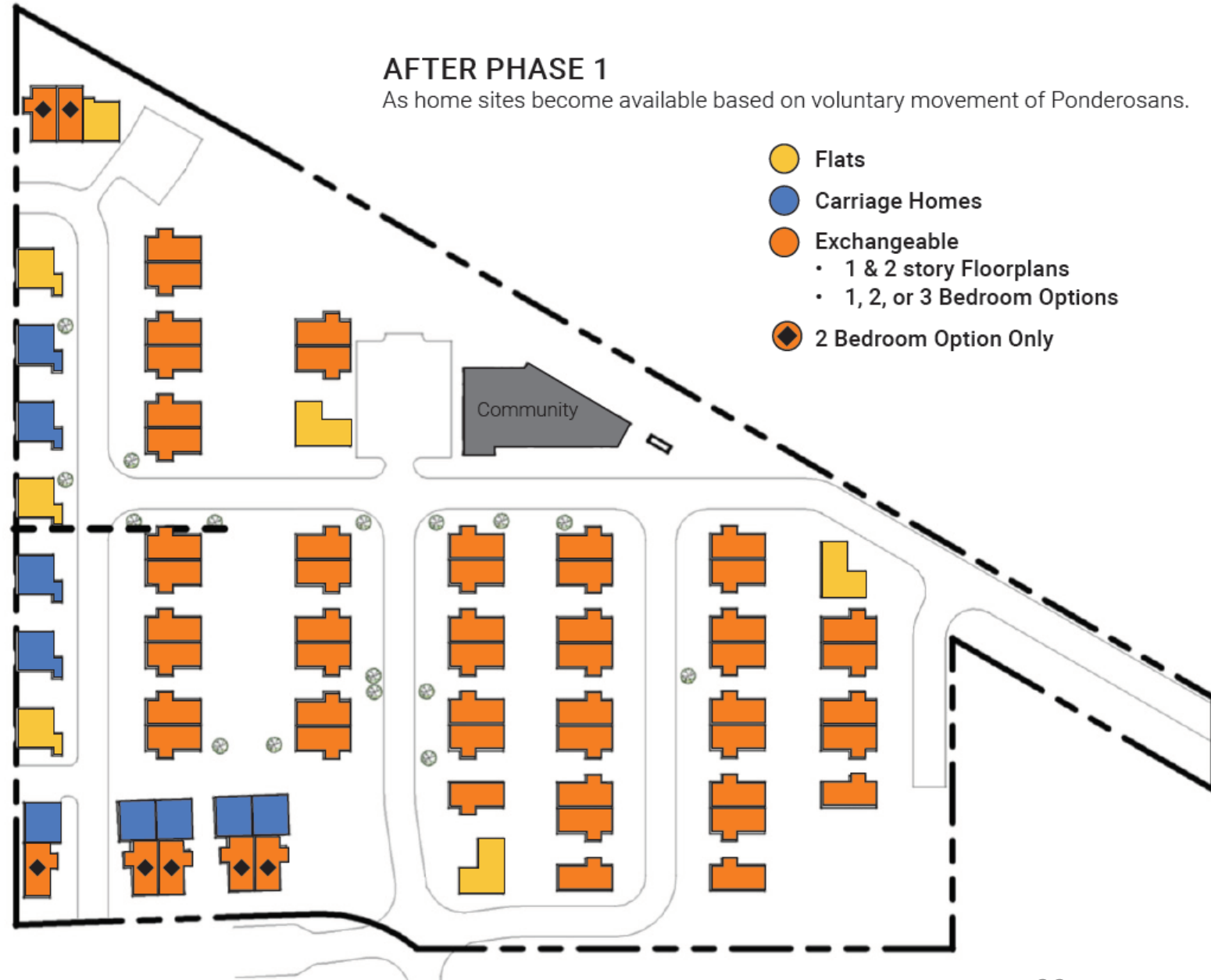
Phase I:
Homes on the West Side
of Ponderosa
will be built first.
Anticipated Construction
Start: Summer or Fall
2020

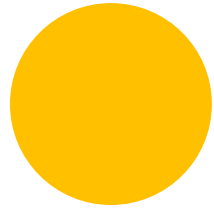
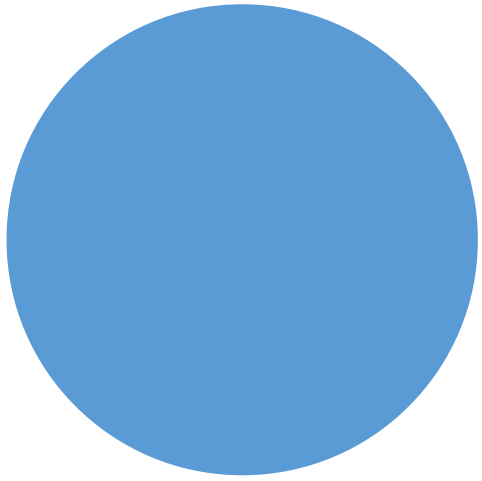


After Phase I, as home sites become available, on a voluntary basis, Habitat homes can be built.



After Phase I, as home sites become available, on a voluntary basis, new homes can be built until all original home owners no longer live in their homes.





Question:
7. What are the basic requirements to buy a Habitat home?

At a minimum, you must...



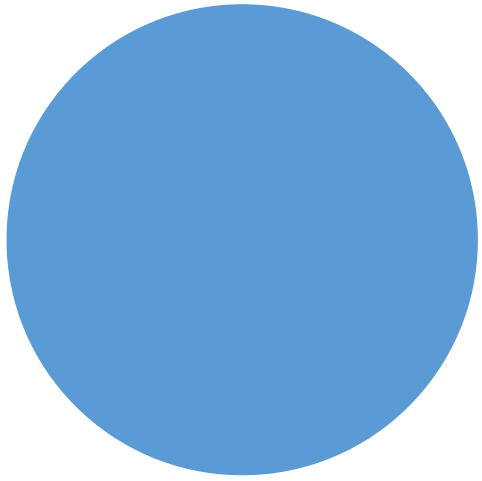
Qualify to purchase



Put in your sweat
equity



Actively partner with
Habitat

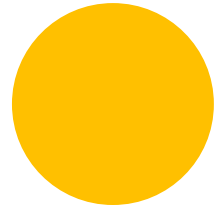
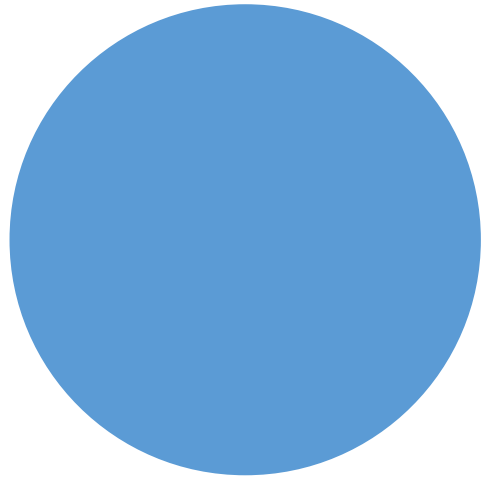


Question:
8. What are the details of the rental option?

Habitat Rental Option

Habitat is working to create a ownership pathway for households who don't qualify for a mortgage initially (e.g., income too low, documentation)

Habitat is actively working to create a rental option.



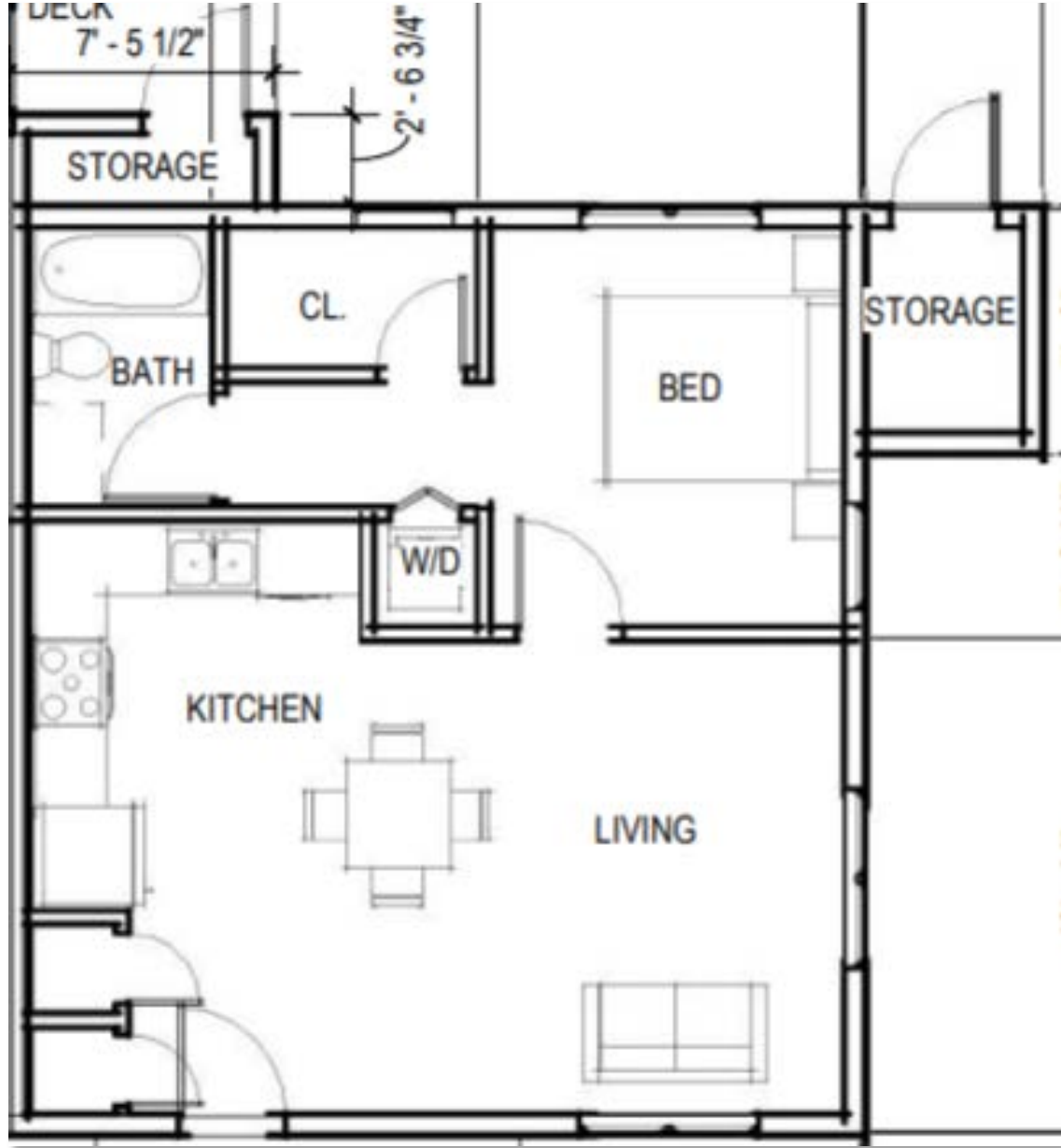
Appendix.

Home Floor Plans



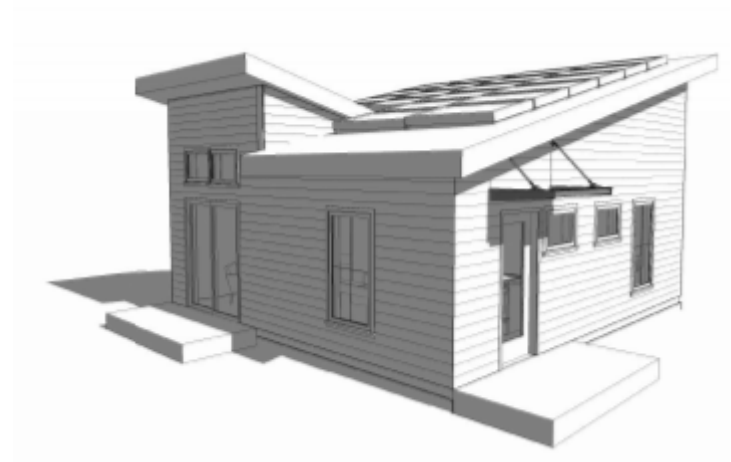
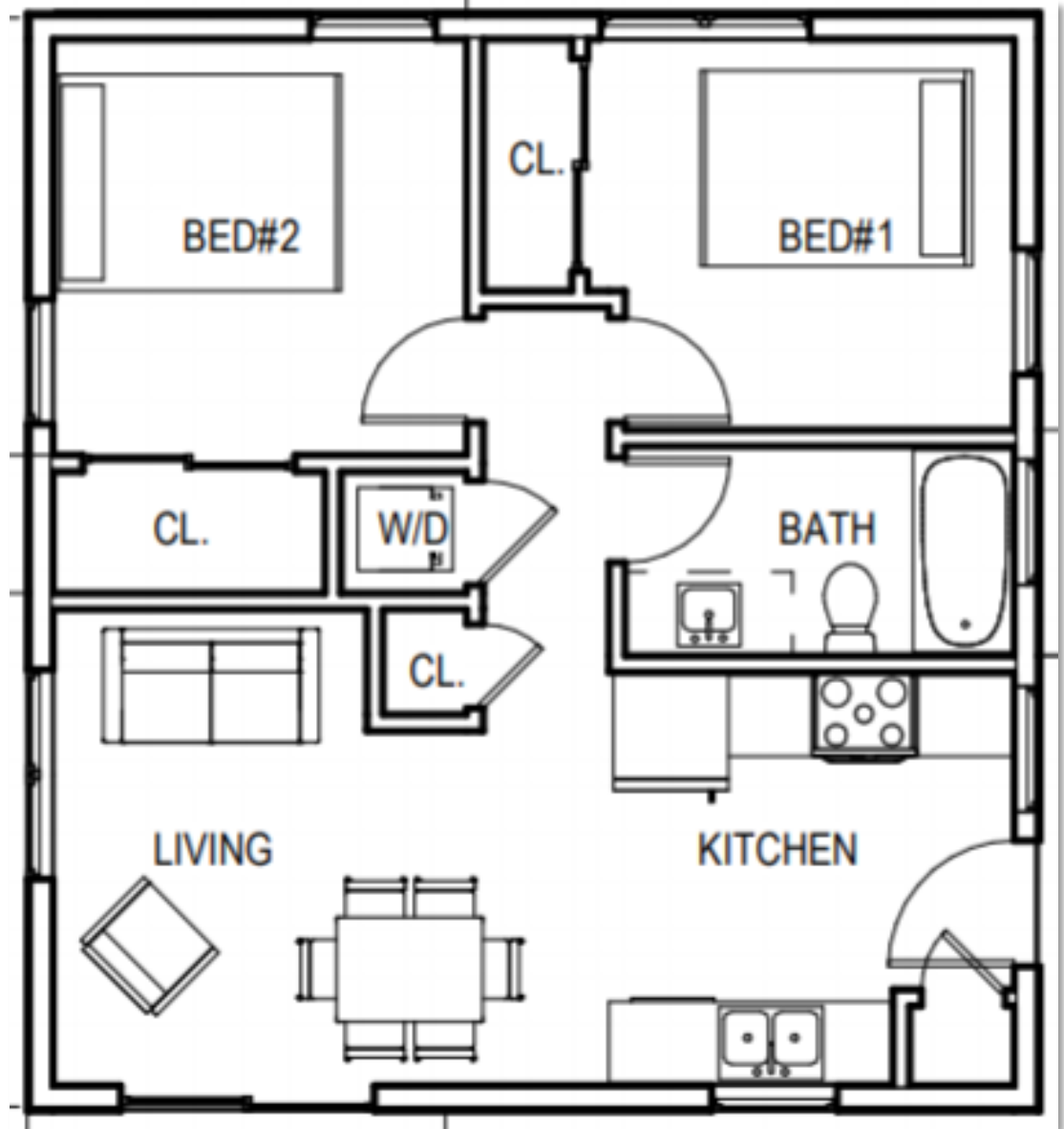
One-Bedroom, One-Bathroom, 652 sq. ft. (Attached to Triplex)

Single-Story



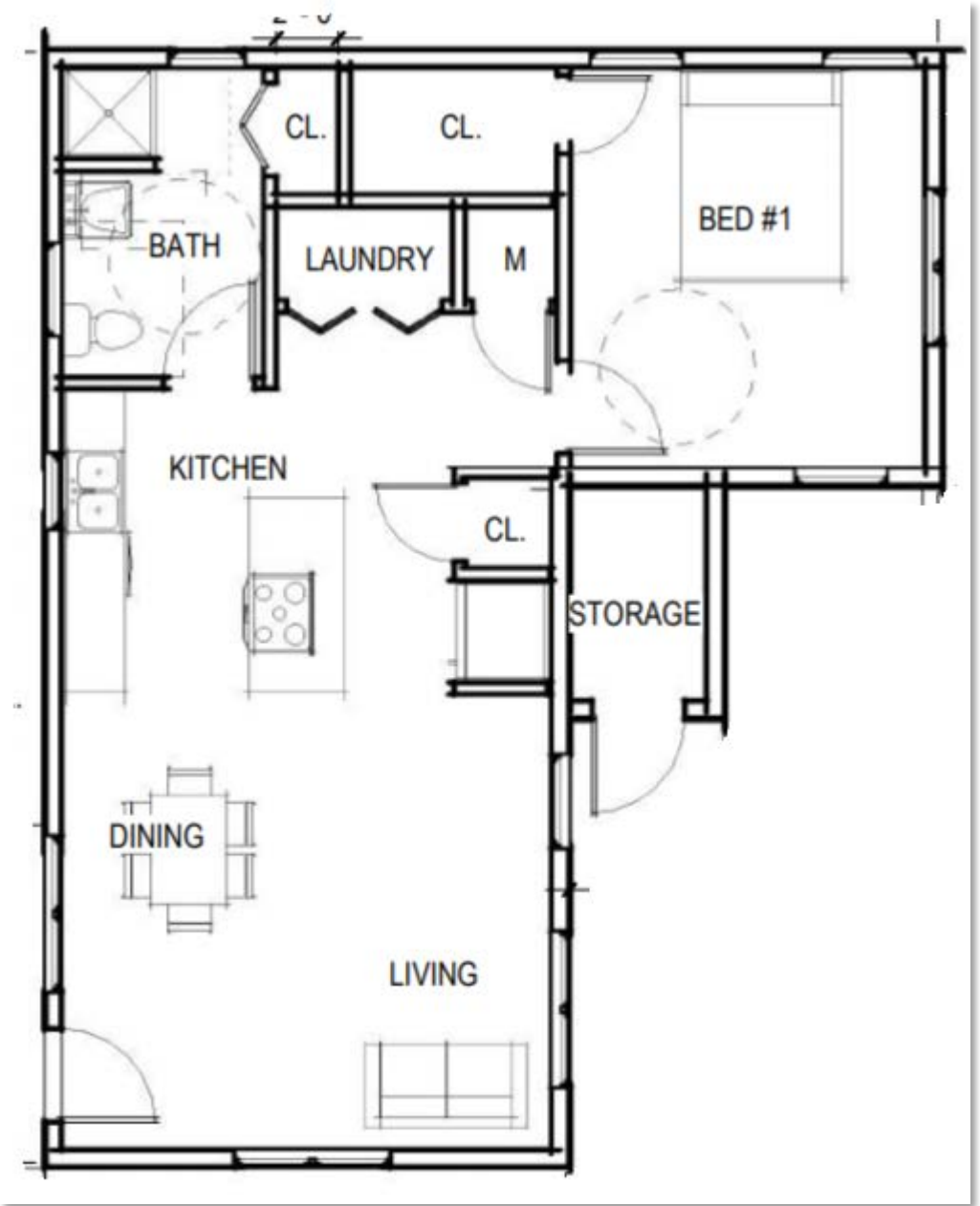
Two-Bedroom, One-Bathroom, 634 sq. ft. (Detached)

Single-Story

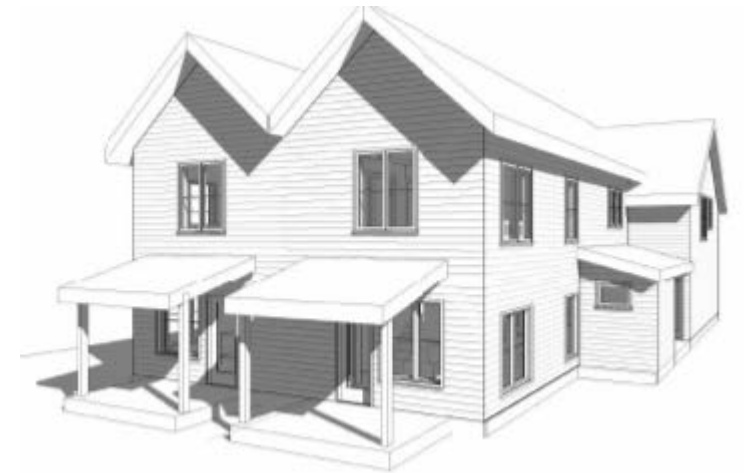
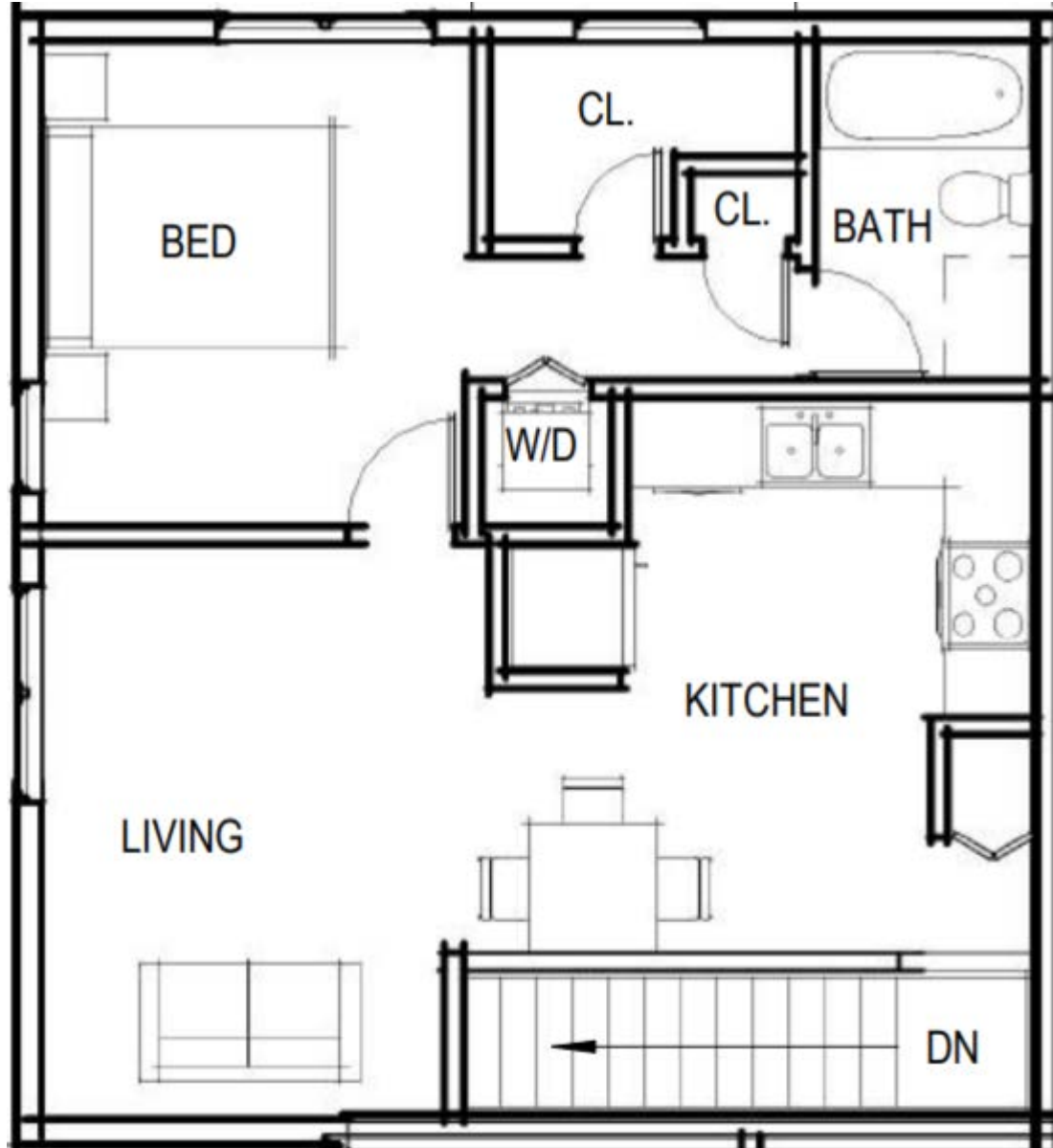


One-Bedroom, One-Bathroom, 836 sq. ft. (Detached)

Single-Story

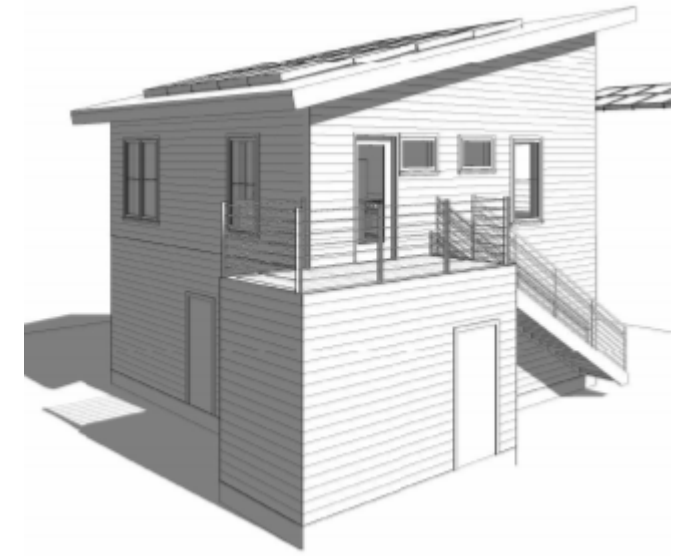
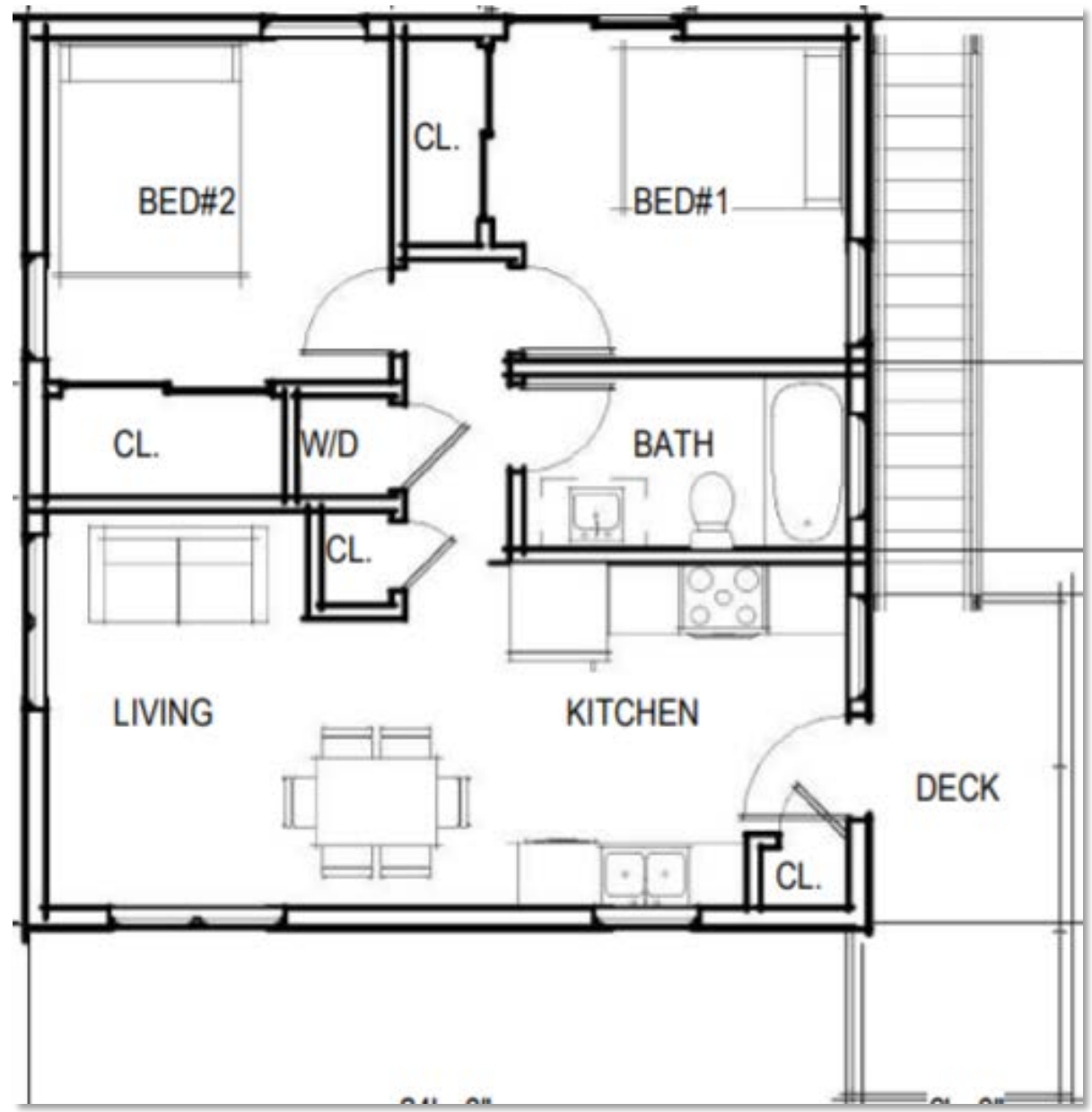


One-Bedroom, One-Bathroom, 578 sq. ft. (Attached)



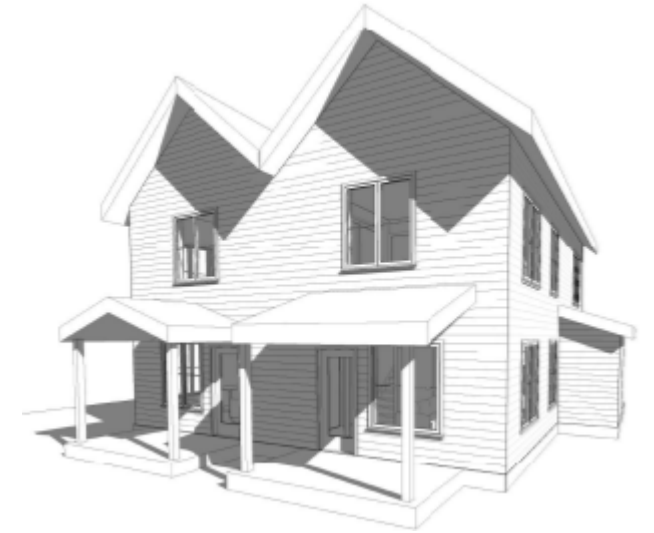
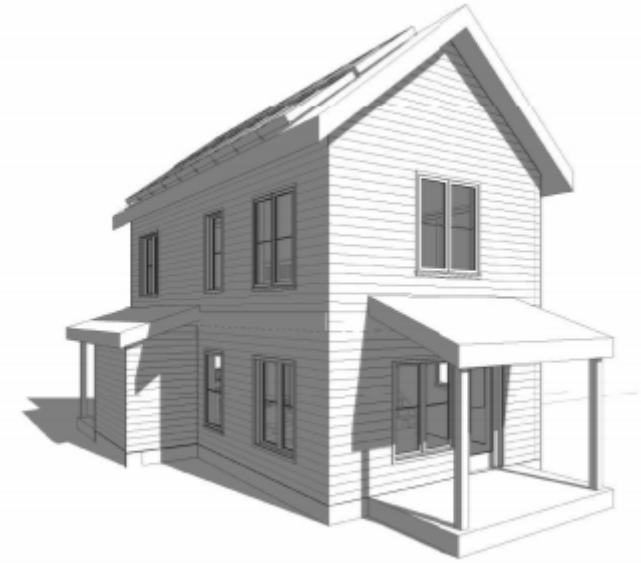
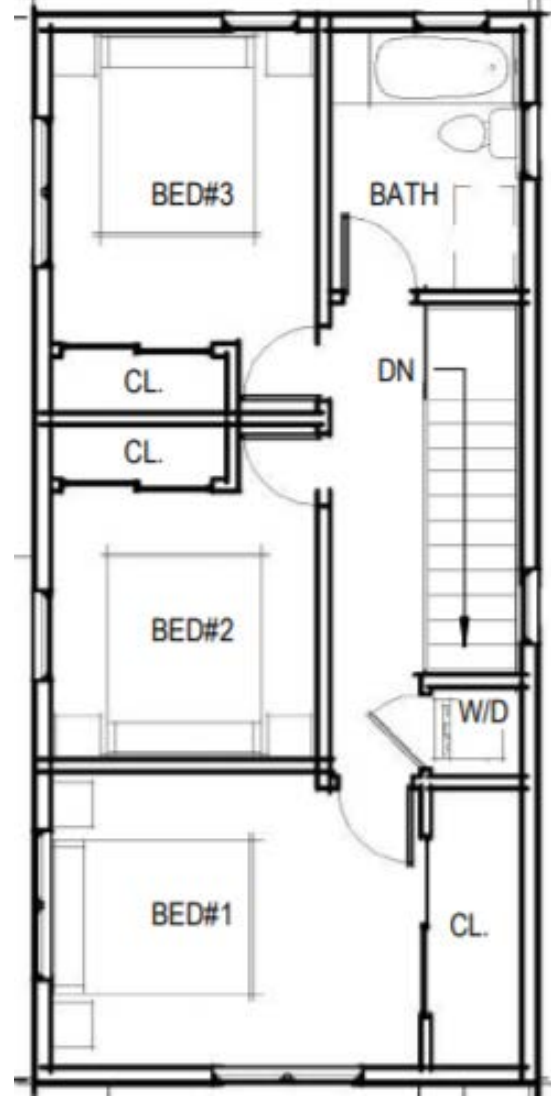
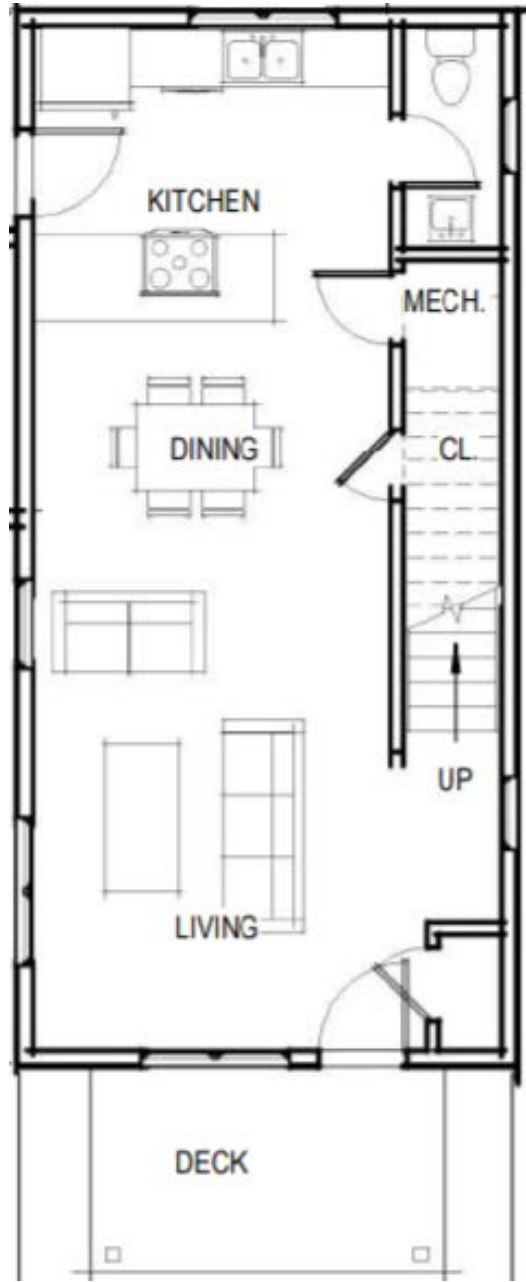
Two-Bedroom, One-Bathroom, 634 sq. ft. (Detached)

Carriage Homes

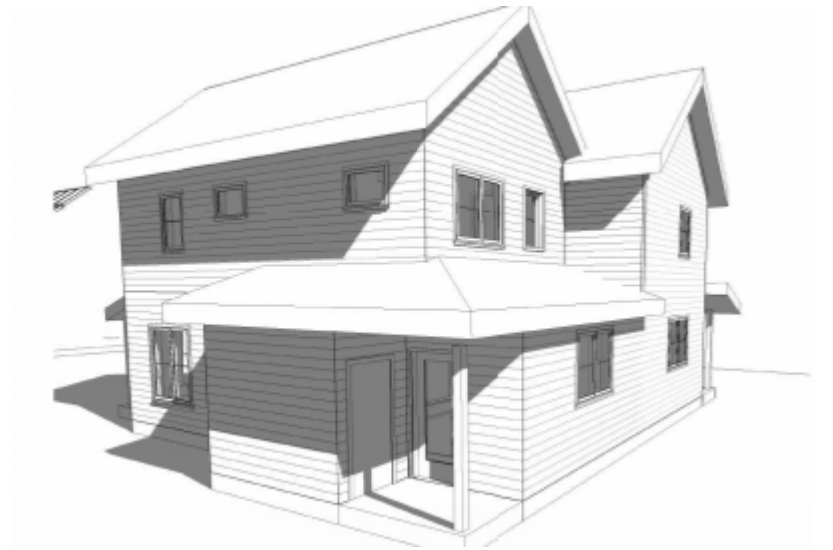
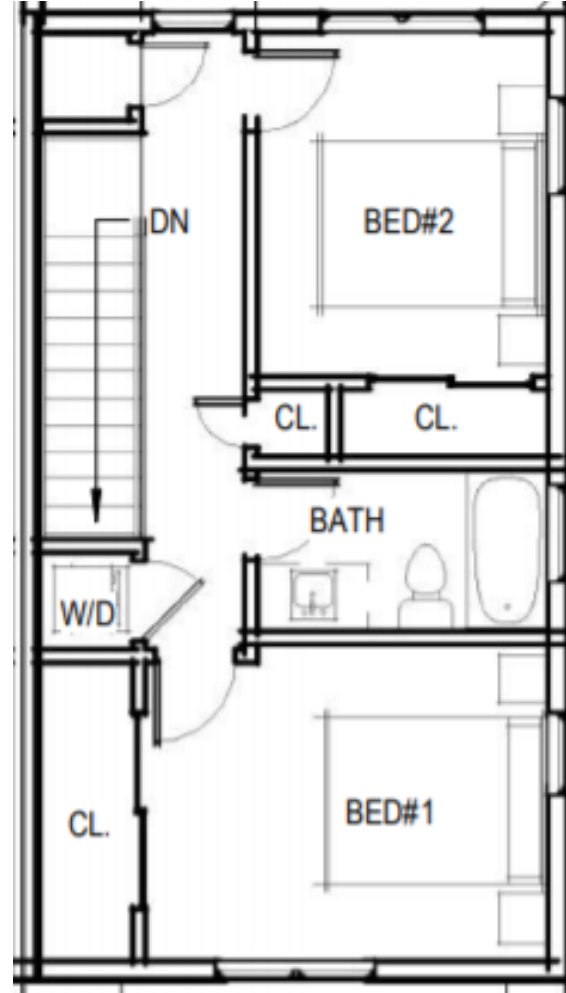
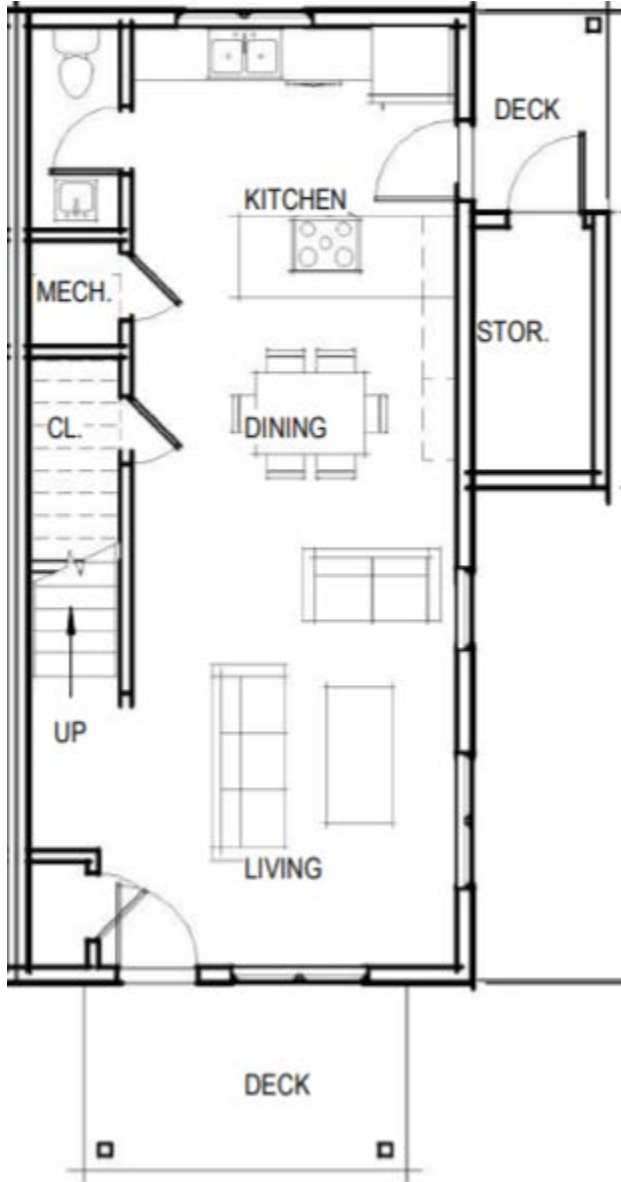


Exchangeable Options

3-Bedroom, 1.5-Bathroom, 1,232 sq. ft. (Detached or Attached)



2-Bedroom, 1.5-Bathroom, 1,129 sq. ft. (Detached or Attached)



Exchangeable Options

1-Bedroom, 1-Bathroom, 616 sq. ft. (Detached or Attached)

