

NEWTON HOMEBUYER PROPOSAL

\$475,000 includes the following:

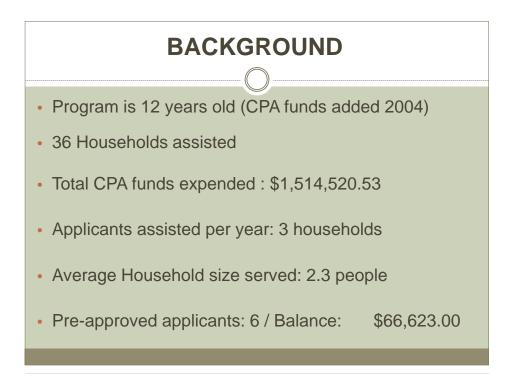
\$450,000 Homebuyer Assistance

\$15,000 Housing Administration

\$10,000 Rehab Fund

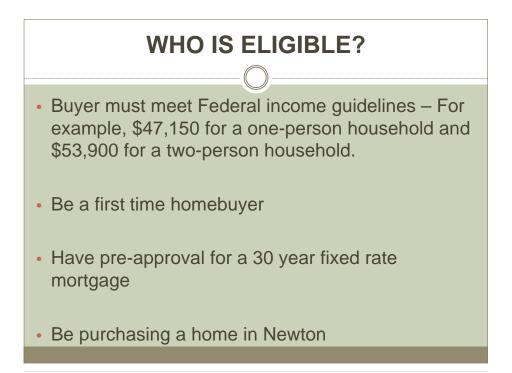
Increase maximum Subsidy from \$115,000 to \$150,000*

*Maximum subsidy allocated will be based on bedroom and household size.



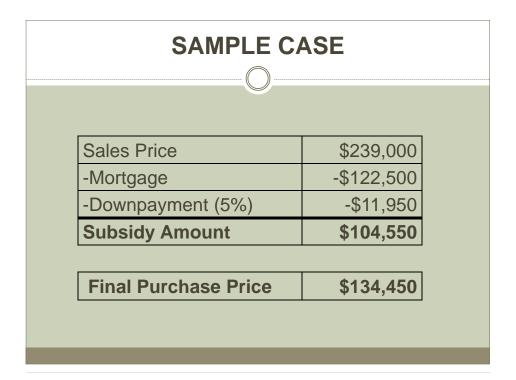
WHAT IS THE NEWTON HOMEBUYER PROGRAM?

- Assists low- to moderate-income households
 purchase an affordable home in Newton
- Funding assistance of up to \$115,000
- Helps to reduce the purchase price of a home
- Properties assisted become deed restricted as affordable properties.



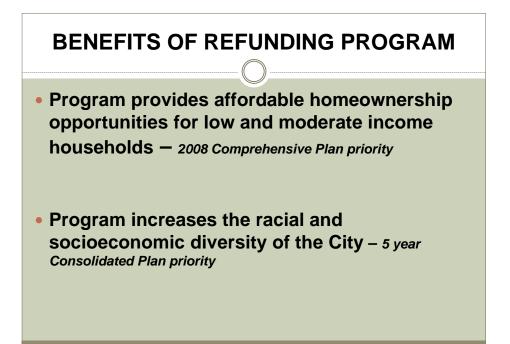
HOW DOES THE PROGRAM WORK? Staff determines if buyer is eligible Buyer finds property Funding determination based on minimum required to get purchase (monthly housing costs) at or below 33% of household's monthly income

• Amount of assistance depends on purchase price, income, savings and mortgage



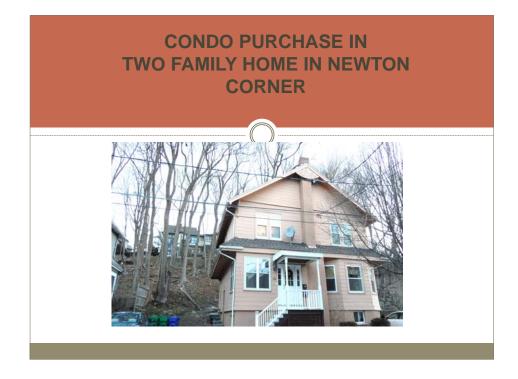
JUSTIFICATION FOR SUBSIDY INCREASE

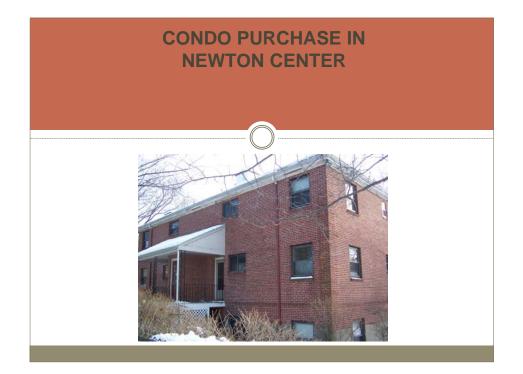
- Housing prices have increased while income has declined
- Program is serving one and two person households
- An increase will enable 3+ person households to participate in program and create a more diverse applicant pool











NEWTON HOMEBUYER PROPOSAL

\$475,000 includes the following:

\$450,000 Homebuyer Assistance

\$15,000 Housing Administration

\$10,000 Rehab Fund

Increase maximum Subsidy from \$115,000 to \$150,000*

*Maximum subsidy allocated will be based on bedroom and household size.



CPA FUNDED HOMEBUYER CASES					
CPA FUNDS	Mortgaged Amount	Buyer's Contribution	Neighborhood	Household Size	No. of Bedrooms
\$115,000	\$119,000	\$19,000	Thompsonville	2	1
\$115,000	\$120,000	\$10,000	Chestnut Hill	3	1
\$115,000	\$106,500	\$17,500	Newton Center	1	1
\$115,000	\$271,550	\$23,450	Newtonville	4	
\$115,000	\$106,700	\$6,600	Newtonville	1	
\$115,000	\$209,000	\$11,000	Newton Corner	2	2
\$98,000	\$95,360	\$8,940	Newton Center	4	
\$95,000	\$162,475	\$2,500	Newton Center	1	
\$90,000	\$129,900	\$15,000	Newton Upper Falls	1	
\$90,000	\$66,962		Nonantum	4	4
\$90,000	\$295,000	\$5,000	Nonantum	4	
\$90,000	\$224,355	\$21,000	Newton Corner	4	3
\$90,000	\$134,250		Newton Corner	1	
\$68,521	\$126,000	\$12,500	Newtonville	2	2
\$62,000	\$144,274	\$13,696	Newtonville	1	2
\$97,568	\$154,088	\$13,902	AVERAGE	2.33	1.87

