



## Affordable Housing Program – Frequently Asked Questions

### Occupancy & Use

**Q: Can you have been a previous homeowner?**

A: No. One of the requirements is that you be a first time homebuyer.

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**Q: Can I rent out the home?**

A: No. The home must be owner-occupied as a primary residence and cannot be leased.

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### Financing & Refinancing

**Q: Is refinancing allowed?**

A: Yes, refinancing of the first lien is permitted, subject to program restrictions.

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### Solar Requirements

**Q: Is solar included? Can I purchase it?**

A: Solar is required and must be leased (it cannot be purchased due to program guidelines).

- Systems include approximately **6 panels** (depending on floor plan)
  - Estimated capacity: **2.46 kw**
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### Home Features & Utilities

**Q: Does the home use gas?**

A: No. The home is **all-electric**.

**Q: What utilities are included?**

A:

- **Trash** is covered by the HOA
  - **All other utilities** (electric, water, etc.) are the homeowner's responsibility
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**HOA & Property Taxes**

**Q: What are the HOA dues?**

A: Estimated at **\$298/month** at full community build-out.

**Q: What is the property tax rate?**

A: Approximately **1.17664%** of the final purchase price annually.

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**Income Limits (2025)**

**Q: What are the income limits to qualify? (occupancy requirement is 2 or more people)**

| 2025 INCOME LIMITS FOR PROGRAM |                |           |           |           |           |           |           |           |
|--------------------------------|----------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Income Standard                | Household Size |           |           |           |           |           |           |           |
|                                | 1              | 2         | 3         | 4         | 5         | 6         | 7         | 8         |
| Moderate                       | \$114,750      | \$131,100 | \$147,500 | \$163,900 | \$177,000 | \$190,100 | \$203,250 | \$216,350 |
| Low                            | \$94,750       | \$108,300 | \$121,850 | \$135,350 | \$146,200 | \$157,050 | \$167,850 | \$178,700 |
| Very Low                       | \$59,250       | \$67,700  | \$76,150  | \$84,600  | \$91,400  | \$98,150  | \$104,950 | \$111,700 |
| Extremely Low                  | \$35,550       | \$40,600  | \$45,700  | \$50,750  | \$54,850  | \$58,900  | \$62,950  | \$67,000  |