

About Shared Equity Home Purchases at Stonecrop Meadows

Addison Housing Works (AHW) is partnering with Summit to offer grants through our Shared Equity Program for six homes at Stonecrop Meadows. The shared equity grants work with the Middle-Income Homeownership Program (MIHP) that is enabling Summit to offer units for sale at below-market prices for income-qualified buyers. In return, buyers agree to share the grant and 75% of any appreciation with future buyers. Grant amounts and pricing information are available on the attached pricing sheet. These grants have been made possible with funding from the Vermont Housing and Conservation Board (VHCB).

Eligibility

In order to be eligible for the program, households need to earn less than the amounts on the chart to the right based on household size. Potential buyers must submit AHW’s Shared Equity Program application and go through an income verification process.

Household Size	80% Income Limit	120% Income Limit
1 Person	\$61,050	\$91,560
2 Person	\$69,750	\$104,640
3 Person	\$78,500	\$117,720
4 Person	\$87,200	\$130,800
5 Person	\$94,200	\$141,360
6 Person	\$101,200	\$151,800
7 Person	\$108,150	\$162,120
8 Person	\$115,150	\$172,680

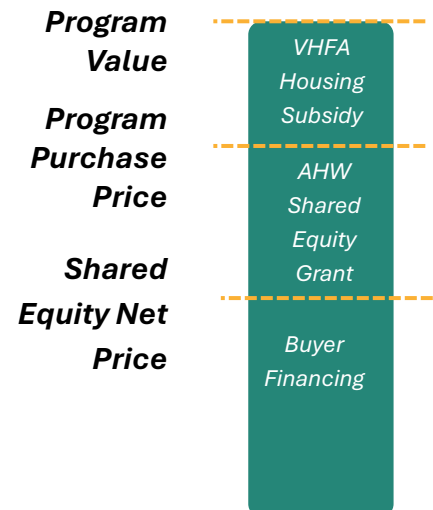
Additionally, buyers must have no more than \$80,000 in liquid assets (retirement funds do not count toward this limit) and cannot own another home at the time of purchase. Buyers must be able to cover closing costs and contribute at least \$1,500 of their own funds to the purchase.

When Buying

The Shared Equity Grant is applied to the below-market MIHP “Program Purchase Price.” The buyer must be able to finance the balance through a traditional mortgage from a local bank such as the National Bank of Middlebury.

Prior to closing, buyers must participate in a Homebuyer Education course and receive homeownership counseling through a NeighborWorks Homeownership Center.

At closing, the buyer will sign a Housing Subsidy Covenant (HSC) governing future sale of the home to affordable buyers at a restricted price in perpetuity. The HSC is a deed restriction recorded in the land records that can only be discharged via foreclosure or in certain extremely limited circumstances.



When Selling

When a homeowner is ready to sell the home, AHW has the first right to purchase the home. Typically, AHW facilitates a sale directly between the seller and a new income-qualified buyer at the resale-restricted price determined by the formula in the HSC. Even if AHW does not exercise its right of refusal, the seller is still subject to the terms of the HSC.

Per the HSC, the seller is entitled to their initial investment in the home plus 25% of any appreciation, as calculated from an appraisal at time of sale minus the original MIHP program value. The MIHP subsidy, AHW shared equity grant, and 75% of any appreciation (minus a modest resale fee to AHW) are passed on to future buyers, keeping the home permanently affordable without the need for new subsidy.

Restrictions

There are some restrictions on renting, business operations, significant capital improvements, refinances, and transfer, which are thoroughly outlined in the enclosed AHW Housing Subsidy Covenant. Full program details can also be found on our website at <https://www.addisonhousingworks.org/shared-equity-program.html>.

More Information

If you think the Shared Equity Program might be for you, please contact michelle@addisonhousingworks.org to receive an application and full informational packet.

About Addison Housing Works

Addison Housing Works is a 501(c)3 nonprofit that develops, owns, and manages over 750 permanently affordable homes across Addison County, including rental apartments, single-family homes and condos, and manufactured housing communities. We also provide services to help our residents be successful tenants and owners. Community support is critical to our ability to provide these programs and services as well as keep rents affordable for our low- and moderate-income neighbors. Make a gift today at www.addisonhousingworks.org/donate.



Shared Equity Grant Amounts and Pricing

Grant amounts vary based on the amount needed to achieve an affordable purchase price for two different income brackets: households earning between 80% and 120% of Area Median Income, and those earning less than 80% of Area Median Income (AMI). Grant amounts below are projected maximum awards and may be adjusted by Addison Housing Works depending on availability of funding and affordability needs of the buyer.

	80%-120% AMI		Less than 80% AMI	
	Grant Amount	Net Purchase Price	Grant Amount	Net Purchase Price
Two-Bedroom Home	\$125,000	\$233,000	\$TBD	\$TBD
Three-Bedroom Home	\$150,000	\$280,000	\$TBD	\$TBD

As of February 2025, the first two two-bedroom town homes are available at a net purchase price of \$233,000 for households earning up to 120% AMI. We are pursuing additional grant funding to make additional homes available to households earning below 80% AMI, and hope to have that funding in place later this year for homes available in early 2026.

Which grant the buyer qualifies for depends on whether their household income falls under the 80% limit, or between the 80% and 120% limit below:

Household Size	80% Income Limit	120% Income Limit
1 Person	\$61,050	\$91,560
2 Person	\$69,750	\$104,640
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