

February, 2010

New Home Construction at 620 – 12th Street, Ames
Builder: Story County Community Housing Corp (SCCHC)
www.storyhousing.org

The SCCHC is making good progress on the construction of a new home at 620 – 12th Street in Ames. Sale is expected by May 2010.

The SCCHC is a non-profit housing organization which depends on community participation and support to reach its goal of creating a stock of affordable homes in Story County.

If you are interested in purchasing an affordable, new home, but cannot afford a mortgage payment on more than a \$130,000 mortgage, you may want to consider speaking with a member of our board about purchasing this home. Phone 292-3676 and leave a message and someone will be back in touch with you.

Here are some things to consider:

1) You must be income eligible – to qualify for our program, a family of 4 can have income up to \$58,600; a family of 3 can have income up to \$52,800 (this is 80% of the median income of residents in Story County).

2) We are incorporating an active solar system into the home which will allow energy savings for the homeowner each month ! Estimates are the family will save about 20% in energy costs over a year's time substantially reducing home operating costs for the owners.

PowerFilmSolar, a local business, will install the solar cell system and will monitor it for the homeowner, helping to adjust and maximize energy savings over time.

3) The homeowner will purchase the home but not the land. The SCCHC uses the land trust model of home ownership which is similar to condominium arrangements. The homeowner pays for a mortgage on just the home portion of the property, thus insuring an affordable mortgage payment each month for the homeowner. A 99-year ground lease secures the land for the homeowner for which they pay a small rental fee each month.

Families can save as much as \$150 every month on their mortgage payments when they purchase a home with the land trust model. That's the reduction in the monthly payment when you pay \$30,000 less in mortgage amount on a 30 year fixed loan at a 5% interest rate. Every month, families can use this money to pay for household expenses, cover school costs or build a savings account for the future.

With an affordable mortgage payment, families can put money in their pockets each and every month. For the 30 year fixed mortgage at a 5% rate of interest, a family can save \$5,400 in just 3 years!!!



Ted Huiatt, President of the Story County Community Housing Corporation Board of Directors, presides at the September 2 dedication of this affordable, 2 bedroom, energy-efficient home for sale in May, 2010. Basement has space for 2 more bedrooms, bath and family room.

In return for reducing the family's mortgage amount by \$30,000, the family enters into a resale agreement which provides 30% of the market equity to the family at time of sale and 70% to the SCCHC. That allows the SCCHC to keep the home at an affordable price for the next family, and provides seed money to make another land trust home available for purchase.

This is an exciting project and we look forward to finding a family for this new home. We are excited to welcome some important partnerships to complete this project:

The DMACC/Career Academy Hunziker Center trades classes of the 2009 – 2010 year will join us in the construction of this home. Several classes of students involved in these classes will take part. Below are some of the students working on the project. DMACC officials have been documenting the progress of the classes taking part in this project.



The construction will incorporate environmentally efficient ideas. PowerFilmSolar, a local business, will install the solar cell system on the roof. This home will be the first residential project for this company. They will monitor the system for the homeowner, helping to adjust and maximize energy savings over time. Tim Neugent (at left below), President of PowerFilmSolar, spoke at the dedication of the home on September 2. Some days, the home will actually put electricity back on the grid. We are appreciative of the efforts City of Ames officials have taken to change regulations to allow this to happen. Mayor Ann Campbell attended the dedication.



In addition to the solar cell technology, construction of the foundation was done with insulated concrete forms ('ICFs') which will almost double the insulation value of the basement walls. Two – by – six walls and extreme attic insulation will result in smaller heating and cooling demands. A tankless hot water system and actual-use meter will permit household use and monitoring.

Please leave a message at 292-3676 and one of our board will return your call so you can learn more about this exciting opportunity.

If you wish to become a partner in this community venture with the SCCHC, we are looking for your support and participation !! Please email info@storyhousing.org to find out how you can become part of this community project.