

First-Time Homebuyer Lottery Opportunity

The Pathmark, 97 Elmwood St.

www.cambridgema.gov/housing

Lottery Information and Eligibility Guidelines

The City of Cambridge Community Development Department is offering a homeownership lottery to select buyers for four affordable condominiums located at The Pathmark (97 Elmwood Street).

How many units are available?

- One (1) studio
- One (1) two-bedroom
- Two (2) three-bedrooms

How do I qualify?

If you are interested in purchasing through this lottery, you must:

- Be income-eligible,
- Be a first-time homebuyer,
- Complete the online application; and,
- Submit all required documentation.

When is the application deadline?

Monday, September 18, 2023 at 8:00 PM

How do I apply?

Apply online at:

<https://cambridgema.viewpointcloud.com/categories/1132/record-types/6873>

[Watch a video with instructions to submit an online application](#) (10 minutes).

How can I learn more?

[Watch a prerecorded information session about the application process](#) (14 minutes)

Information Session

There will be live information session online on Tuesday, August 22, at 6:00 pm. You do not need to attend the information session to submit your application. Click here to register: https://camb.ma/pathmark_lottery_aug22

What is the Lottery Application Process?

1. Fill out the online application [add link]. Include all required information and documentation.
2. Applications will only be reviewed for household size and preference points (*see page 4*)
3. Applicants will be placed in lottery pool(s) according to unit size and preference points
4. The lottery will be held and applicants are randomly assigned a position (first, second, third, etc)



Revised Lottery Screening Process: For this lottery, applicants will only be screened for preference points and unit size eligibility.

Inclusion in the lottery does not mean an applicant will be eligible to purchase a unit.

After the lottery drawing, highest ranked applicants will be required to submit income, asset, and preapproval documentation. Please do not provide this information with the online application.

Lottery applicants will only be screened for unit size eligibility and preference points – inclusion in the lottery does not mean an applicant will be eligible to purchase.



What is the Buyer Selection Process?

- Applicants who are selected first in the lottery will be informed of the opportunity to submit information to determine eligibility to purchase, including:
 - Income documentation, including pay stubs and full income taxes
 - Asset documentation for all accounts
 - Mortgage pre-approval letter
- If the first applicants do not move forward, the applicant with the next-highest lottery number will be contacted to submit eligibility information.
 - If the first applicants do not move forward, the applicant with the next highest lottery number will be contacted to submit eligibility information.

Income Guidelines and Condo Pricing

			The Pathmark Unit Pricing	
	Household Size	Max. Household Income	Condo Sales Price	Estimated Monthly Housing Costs*
Studio Condo (585 sq. ft.)	1-Person	\$83,610	\$229,000	\$1,697
	2-Persons	\$95,550		
2-Bedroom Condo (879 sq. ft.)	2-Persons	\$95,550	\$294,000	\$2,185
	3-Persons	\$107,500		
	4-Persons	\$119,440		
3-Bedroom Condo (1,018-1,152 sq. ft.)	3-Persons	\$107,500	\$326,000	\$2,425
	4-Persons	\$119,440		
	5-Persons	\$129,000		
	6-Persons	\$138,550		

*See page 3 for more information on monthly housing costs.

What are the eligibility criteria to purchase a lottery unit?

- Your household size must be appropriate for the unit (view Occupancy Standards on page 5).
 - Households with more than six people *will not* be eligible for this lottery due to overcrowding.
- Your household income must not exceed the maximum listed, adjusted for household size.
- This homeownership opportunity is limited to first-time homebuyers. First-time homebuyers include:
 - certain owners who must sell due to divorce
 - former owners who have not owned property for at least the past three years
- A household with liquid assets of \$75,000 or more at the time of application is not eligible for this lottery. "Liquid assets" are funds that are available for withdrawal, including:
 - checking, savings, CDs, brokerage funds, stocks, Roth IRAs, and investments including cryptocurrency.
- Funds held in restricted retirement accounts (i.e. 401K, 403B, 457 plans) will not be counted toward the asset limit.
 - The asset limit is \$150,000 for households where all members are 62 or over, or for households where all members are disabled.
- The applicant must have sufficient income to buy the unit paying no more than 33% of gross monthly income for housing expenses.
- "Housing expenses" includes mortgage principal and interest; property taxes; condominium fee; and insurance. See page 3 for estimated monthly costs.

- The applicant must demonstrate access to sufficient funds to cover the down payment and closing costs. Typical first-time homebuyer mortgage products require a 3% down payment. To be eligible, applicants must have at least:
 - 1.5% of the purchase price in their own funds,
 - plus a minimum of \$1,000 towards closing costs. Total closing costs are estimated to be more than \$4,000. Applicants selected through the lottery drawing will be pre-screened for downpayment assistance. No additional application is required for downpayment assistance.

Applications will not be screened for eligibility before the lottery. If you are included in the lottery, you may not be eligible to purchase a unit if you do not meet the eligibility guidelines, above.

About The Pathmark Condominiums at 97 Elmwood Avenue [\[Map\]](#)

- Located near Davis Square, Somerville and Linear Park walking trail and bike path steps
- Non-smoking
- Pets allowed, with limits
- Outdoor bicycle lockers
- Central AC
- Includes one underground parking space per unit. Parking for the studio and two-bedroom units is for a compact car only.
- In-unit laundry
- 4 story, 34-residential units and 1-commercial unit

Estimated Monthly Housing Costs – The Pathmark, 97 Elmwood Avenue

The estimated monthly housing costs include the mortgage, taxes, condo fees and insurance. Actual monthly costs may differ based on mortgage interest rate and terms of the loan. Please note that all costs listed may increase.

	Studio Condo (585 sq. ft.)	Two Bedroom Condo (879 sq. ft.)	Three Bedroom Condo (1,018-1,152 sq. ft.)
Estimated Mortgage (Principal and Interest)	\$1,515	\$1,945	\$2,157
Condo Fee	\$81	\$128	\$152
Estimated Taxes	\$76	\$87	\$91
Estimated Insurance	\$25	\$25	\$25
Estimated total monthly costs	\$1,697	\$2,185	\$2,425

Additional Information

Affordability Requirements

Units are subject to an Affordable Housing Covenant. This is a permanent restriction that requires:

- Units must be owner-occupied and cannot be rented.
- When an owner wants to sell, the City of Cambridge must be notified and has the right to purchase the unit.
- The resale price is limited; the unit will not increase in value at the same rate as a market unit.

The Pathmark Lottery Information Session

[Watch a pre-recorded information session.](#) This session includes an overview of the guidelines and lottery process.

There will also be a live, virtual Information Session held via Zoom on **Tuesday, August 22, 2023 from 6:00 p.m. – 7:00 p.m.** [Click here](#) to register. Interpretation will be available in the following languages:

Español, Kreyòl ayisyen, বাংলা , አማርኛ, Português, 普通話, عربي

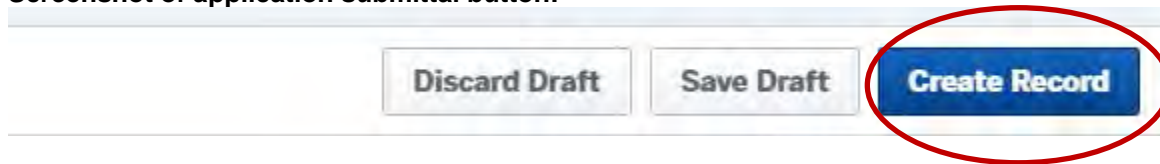
Attendance is not required to apply for this opportunity.

Application Deadline

The deadline to submit The Pathmark lottery application is **Monday, September 18, 2023 at 8:00 PM on.** [Click here](#) to apply online. [Review a list of the documentation to be uploaded with your application.](#)

When completing the online application, please select the “Create Record” button to submit it. Once submitted, applicants will receive a confirmation email.

Screenshot of application submittal button:



Online Application

To submit an online application, click here: <https://cambridgema.viewpointcloud.com/categories/1132/record-types/6873>

[Watch a video with instructions to submit an online application](#) (10 minutes).

Questions?

[View Frequently Asked Questions about this lottery.](#)

[Watch a pre-recorded information session providing an overview of the lottery.](#) (14 minutes)

If you have additional questions or need assistance completing the online application or require language interpretation, please contact the Housing Division at 617-349-4622 or by email at homeownership@cambridgema.gov.

Application Review, Preference Groups and Lottery Selection Process

Application review will take at least several weeks from the application due date of Monday, September 18, 2023.

Prior to the lottery, applications will be reviewed for unit size eligibility and preference points only. CDD staff will review and place applicants into the correct preference group based on the chart below.

Cambridge Resident Preference* Group Criteria			
Studio unit		2 and 3-bedroom	
12 points	Cambridge Resident*	12 points	Cambridge Resident*
1 point	Veterans	2 points	Household with children under 18
		2 points	Household with children under 6
		1 point	Veterans
Maximum Preference Points	13 points	Maximum Preference Points	17 points

* To receive Cambridge Residency preference, applicants must provide the required documentation outlined on page 6-7.

Alternate preference system for certain units

The buyer for the two bedroom and one of the three bedroom condominiums will be selected from a pool of all Cambridge-resident applicants with children under 18.

For this lottery, there are two (2) three-bedroom units available. There will be two separate lottery drawings, one for each three-bedroom unit. The buyer for one three-bedroom condominium will be selected from a pool of all Cambridge resident applicants with children under 6. The eligible buyer from this lottery will have first choice of the two (2) three-bedroom units available.

The buyer for the other three-bedroom condominium will be selected from a pool of all Cambridge resident applicants with children under 18. The eligible buyer from this drawing will have choice of the remaining three-bedroom unit. Cambridge resident applicants that qualify for a three-bedroom and have children under 6 will be placed in both three bedroom lottery drawings.

Non-Cambridge Resident Preference Group Criteria	
3 points	Non-Cambridge Resident who works in Cambridge full time
2 points	Household with children under 18
2 points	Household with children under 6
1 point	Veteran
Maximum Preference Points:	6 points

- After applications are reviewed and placed in the appropriate preference group for each bedroom size, the applicants in the highest preference group will be entered into a lottery system designed to randomly select a first-place applicant.
- Applicants who are included in the lottery drawing will be notified via email and invited to attend.
- The lottery drawing will be conducted via Zoom. Attendance at the lottery is not required.
 - All applicants entered into the drawing will be notified of their lottery position via the online application portal.

Occupancy Standards for Homeownership Units

Applicants will be approved for unit sizes using the following occupancy standards:

- No more than two persons can share a bedroom. For example, a household with five people would not be eligible for a two-bedroom unit.
- Couples are expected to share a bedroom. For example, a couple with no other household members would be eligible for the studio unit but not a two-bedroom unit.
- Applicants may choose to under-house themselves by having two people who are not a couple share a bedroom. For example, a household with a parent and two children is eligible for both two- and three-bedroom units.

Eligible household size is based on all current, full-time and permanent household members at the time of application including:

- Children born before the application deadline or expected within two months of the application deadline (as documented by a medical professional)
- Children of applicants listed as dependents on their parent's tax return, even if they are full-time students living in a college dormitory.

Applicants must be able to document that any recent additional members to their household are permanent, full-time members.

Household members not listed on the most recent year's federal tax return as dependents of the applicant will be required to document that they reside with the applicant.

The Community Development Department reserves the right to request additional information from the applicant.

Required Documentation & Household Information

Cambridge Residency Preference. There are several ways applicants may be considered for Cambridge residency preference.

FOR CURRENT CAMBRIDGE RESIDENTS: Do you currently live in Cambridge? If so, please provide evidence of residency from one of the following options:

Option 1: Provide one document from Category A and one document from Category B; or

Option 2: Provide three documents from Category B; or,

Option 3: Provide two documents from Category B and two documents from Category C

Category A	Category B	Category C
Current Lease	Current Utility Bill (electric, gas, oil, cable)	Bank of other Financial Institution Statement (most recent)
Current Section 8 Agreement or Income Verification Worksheet	Massachusetts ID, including a MA driver's license	Credit Card Statement (most recent)
Letter from shelter or transitional housing facility in Cambridge	Current Cambridge Public School Enrollment	Cell Phone Bill (most recent)
	Federal Tax Return (most recent)	Public Benefit Letter or Statement
	Car Registration	Medical Bill or Statement (most recent)
	Excise Tax Bill	Current Voter Registration
	Renter's Insurance Statement	
	Three months of rent receipts (most recent)	

FOR FORMER CAMBRIDGE RESIDENTS: Did you previously live in Cambridge? Were you displaced due to a court order or other judgment issued for no fault within the last twelve months? If yes to both, please submit both:

- Documentation listed above to demonstrate your prior residence in Cambridge; and,
- Copy of court order or other judgment that was entered against your household which shows that the action was not brought to address a fault of your household.

FOR APPLICANTS WITH MOBILE (HOUSING CHOICE) VOUCHERS FROM THE CAMBRIDGE HOUSING AUTHORITY: Do you live outside of Cambridge? Were you first awarded a mobile rental housing voucher from the Cambridge Housing Authority within the last twelve months? If yes, please submit:

- Documentation of your initial approval for a rental housing choice voucher issued by the Cambridge Housing Authority.

FOR APPLICANTS LIVING IN A SHELTER OR TRANSITIONAL HOUSING IN CAMBRIDGE: Do you live in a shelter or transitional housing in Cambridge? If yes, please submit:

- A current letter from the facility with information about your residency;

FOR HOMELESS APPLICANTS THAT PREVIOUSLY LIVED IN CAMBRIDGE: Do you live in a shelter, or do not have permanent housing? Was your last permanent residence in Cambridge? If yes to both, please submit:

- Documentation listed above to demonstrate that your last permanent residence was in Cambridge; and,
- A current letter from shelter facility with information about your residency; or,
- Document signed by the applicant and a housing search caseworker, a social service provider, shelter staff, school personnel, an attorney, medical professional, or social worker or a mental health professional (collectively, “professional”) from whom the applicant has sought assistance relating to homelessness or housing search. The document must specify, under penalty of perjury, that the professional believes the applicant is not permanently housed or is living unsheltered.

Federal Tax Return Documentation

All household members must submit a copy of their most recent **federal tax return, including all W-2's and 1040's, 1099's** and all associated forms for each household member over the age of 18, unless the individual is claimed as a dependent. *If a household member is not listed on the federal tax return and has not submitted an individual tax return, please provide an explanation.*

Full time students. Any household member over 18 years of age who is a full-time student must provide documentation from the school describing enrollment status.

Veterans Status. Submit a copy of a Form DD-214 or other equivalent record of military service for all Veteran household members.

Birth Certificate. Submit copies of birth certificates for all household members **under 18 years of age.**

Inclusion in the lottery will be based on unit size eligibility and preference points -- it does not mean an applicant will be eligible to purchase.

Eligibility Screening for Applicants Selected through Lottery

Following the lottery, applicants randomly selected first will be contacted directly to submit income and asset documentation, and a mortgage preapproval letter for eligibility screening. [View a list of the documentation that will be required to determine eligibility to purchase a lottery unit.](#)

Applicants will have three weeks from notification to submit the following required eligibility documentation. *Inclusion in the lottery does not mean an applicant will be eligible to purchase a unit.*

Next Steps

If the highest ranked applicant is determined eligible, they will be contacted about next steps to purchase the unit, including the option to tour the unit(s) before making a decision to purchase. If the first applicants do not move forward, the applicant with the next-highest lottery number will be contacted to submit eligibility information. For more information about the purchase process, [please review the Frequently Asked Questions.](#)



The City of Cambridge Community Development Department does not discriminate on the basis of disability. The Department will provide auxiliary aids and services, written materials in alternative formats, and reasonable modifications in policies and procedures to persons with disabilities upon request.

