2080 Union: Let's Talk Home Designs
Dwelling Place Community Land Trust Team

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Currently, there is very high demand for affordable housing in West Michigan. DPCLT alone has over 500 families on our waiting list. For this reason, we created homebuyer selection criteria to promote fairness and equity in the sales process.

This criterion considers the following:

- Whether or not the applicant is a local resident
- Distance between applicants' current residence and the DPCLT home
- Applicants' household size
- Applicants' income
- Whether or not the applicant is a first-time homebuyer
- If the applicant was not chosen for a previous CLT home
2080 Unions Specifics

42 new single-family homes
- 5 home styles
- 968 - 1335 sq. ft.
- 2-3 bedrooms 1.5-2.5 bathrooms

Pricing: (projections based on current market)
- 21 CLT homes - Sold at 55% of Fair Market Value ($155,000-$170,000)
- 21 Market Rate homes - Sold at Fair Market Value minus $60,000 subsidy ($225,000 - $250,000)

Income Limits:
- MSHDA Missing Middle Funding
- Income Range: 70% - 105% Area Median Income
- Household income must be at or below 300% limit

<table>
<thead>
<tr>
<th>Income Limit</th>
<th>1 Person</th>
<th>2 Persons</th>
<th>3 Persons</th>
<th>4 Persons</th>
<th>5 Persons</th>
<th>6 Persons</th>
<th>7 Persons</th>
<th>8 Persons</th>
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<tbody>
<tr>
<td>Poverty Limit</td>
<td>$13,590</td>
<td>$18,310</td>
<td>$23,030</td>
<td>$27,750</td>
<td>$32,470</td>
<td>$37,190</td>
<td>$41,910</td>
<td>$46,630</td>
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<td>185%</td>
<td>$25,142</td>
<td>$33,874</td>
<td>$42,606</td>
<td>$51,338</td>
<td>$60,070</td>
<td>$68,802</td>
<td>$77,534</td>
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<td>225%</td>
<td>$30,578</td>
<td>$41,198</td>
<td>$51,818</td>
<td>$62,438</td>
<td>$73,058</td>
<td>$83,678</td>
<td>$94,298</td>
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<td>300%</td>
<td>$40,770</td>
<td>$54,930</td>
<td>$69,090</td>
<td>$83,250</td>
<td>$97,410</td>
<td>$97,410</td>
<td>$125,730</td>
<td>$139,890</td>
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Home Designs

Option A

Option B

Option C

Option D

Option E
Option B

2080 UNION HOMES

GROUND FLOOR
573 sq. ft.
Total - 1162 sq. ft.

UPPER FLOOR
406 sq. ft.

TYPE B

MASTER BEDROOM
9'11" x 16'6"
carpet

BEDROOM
9'11" x 13'6"
carpet

BATH
2'9" x 5'9"

PORCH
10' x 8'
concrete

OFFICE/STORAGE
17'4" x 8'

ENTRY
7'11" x 38'

KITCHEN
16' x 10'

GREATROOM
23' x 12'4"

SCALE: 3/4" = 1'-0"
Option C

UPPER FLOOR
555 sq. ft.

GREAT ROOM
25' x 15'

GROUND FLOOR
2780 sq. ft.
Total: 3335 sq. ft.

2080 UNION HOMES

TYPE C

BEDROOM
11' x 12'
carpet

BATH
8' x 6'

BEDROOM
10' x 10'
carpet

MASTER BEDROOM
13' x 13'
carpet

KITCHEN
10' x 10'

BATH
6' x 6'

PORCH
10' x 10'
covered

ENTRY
3' x 6'

BATH
6' x 6'

GREAT ROOM
25' x 15'

PORCH
10' x 10'
covered
Option D

2080 UNION HOMES

UPPER FLOOR
500 sq.ft.

GROUND FLOOR
634 sq.ft.
Total - 1134 sq.ft.
**Interior Finish Options**

**Option 1**
- **Light**

**Cabinetry**
- Style: Sheffield
- Finish: Natural

**Flooring**
- All Other | LVT Woodland View Lighten Up
- Bedrooms | Carpet Socrates II, Voltaire 00550

**Interior Paint**
- Ceilings | Reflective White SW7777
- Walls | Creamy SW7652
- Trim | Functional Gray SW7754

**Countertops**
- Canyon Zeephyr 4642 Standard Countertop
- Enlivo Vite 3420 Kitchen Island
- Relaxed White 924755

**Window Stools**
- Flex Gauze 7708 Standard Countertop
- Amber Kashmir 6207 Kitchen Island
- Chain Cream Ming 911845

**Option 2**
- **Medium**

**Cabinetry**
- Style: Sheffield
- Finish: Honey

**Flooring**
- All Other | LVT Woodland View Sunflower
- Bedrooms | Carpet Socrates II, Descartes 00142

**Interior Paint**
- Ceilings | Reflective White SW7777
- Walls | Paperwhite SW7613
- Trim | Tony Taupe SW7005

**Countertops**
- Flex Gauze 7708 Standard Countertop
- Amber Kashmir 6207 Kitchen Island
- Chain Cream Ming 911845

**Window Stools**
- Concrete Stone 7267 Standard Countertop
- Jamocha Granite 7734 Kitchen Island
- Antique White 16/25L

**Option 3**
- **Dark**

**Cabinetry**
- Style: Sheffield
- Finish: Coffee

**Flooring**
- All Other | LVT Woodland View Latte
- Bedrooms | Carpet Socrates II, Locke 00111

**Interior Paint**
- Ceilings | Reflective White SW7777
- Walls | Downey SW7602
- Trim | Pavilion Beige SW7512

**Countertops**
- Concrete Stone 7267 Standard Countertop
- Jamocha Granite 7734 Kitchen Island
- Antique White 16/25L

**Window Stools**
- Concrete Stone 7267 Standard Countertop
- Jamocha Granite 7734 Kitchen Island
- Antique White 16/25L
2080 Union Development Timeline

- January 2023 - Buyer Reservations begin
- March 2023 - Construction begins
- Summer 2023 - Model home tours and purchase agreements signed

Learn More About DPCLT Homeownership

Attend a DPCLT Homebuyer Orientation

Virtual orientations are held on Thursdays in the afternoon or evenings. You must attend an orientation to qualify for a DPCLT home.

Contact Gabbi Marsh at to request an invitation. gmarsh@dpgr.org

Visit Our Website

Go to dwellingplacegr.org/clt to find our Homebuyer Pre-Application, Checklist, Information Packet, and other information about the DPCLT program.

Stay tuned for updates as homes become available!