

From: Susan Sommer

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Subject: Answer to Representative Birong's question 3/12/19

Hello, Everyone -

Thank you very much for the opportunity to present testimony to your committee yesterday, 3/12/19. We appreciate the conversation and excellent questions that we shared when we spoke with you about how our Vermont Habitat for Humanity affiliates make affordable homeownership and home repair a reality for income-qualified Vermonters.

Representative Birong, you asked whether a homeowner through the Habitat Homeownership Program can borrow on the difference between the sales price and the Fair Market Value. The answer is "no", because our Habitat affiliates hold second "silent" soft mortgages for the difference between the sales price and the FMV, in part so that monies cannot be borrowed on the value difference. The sales price reflects the cost of construction and the lot (if any) and often is less than the FMV of the houses we build. Debbie Goodwin, Executive Director of Central Vermont HfH, answered this question for Steve Ingram and me after our meeting with all of you.

Please let us know if you have any other questions. Blessings to you all in the good work you do on behalf of all of us here in Vermont.

Peace.

Susan

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