

Westborough Housing Partnership Resale Lottery
Frequently Asked Questions

- Q. What if I apply and qualify for the lottery but I am not selected as the winner?
- A. The lottery is not just for 11 Indian Pond Road but also for any other affordable homes that become available for resale in the next 2 years. By submitting your application and receiving a lottery number you remain on the resale lottery list for the next 2 years in case other affordable homes become available.
- Q. What happens if the lottery winner decides not to purchase the property?
- A. If the lottery winner decides not to purchase the property or is determined to be ineligible for any reason the next person on the lottery list would have the opportunity to purchase the property.
- Q. What does preference for larger households mean?
- A. The Department of Housing and Community Development(DHCD) requires a preference be given for family size depending on the number of bedrooms in the property. A 3 bedroom home requires a preference for a family size of 3 or more. This means that any eligible applicant with a family size of 3 or more would have preference on the lottery list over a family size of 1 or 2 regardless of the position in the lottery drawing. This does not mean that a family size of 1 or 2 is not eligible to purchase the home and should not discourage families of 1 or 2 from applying. If there are no applicants with a family size of 3 or more then a family size of 1 or 2 would be eligible to purchase the home.
- Q. Will I be able to inspect the property prior to the lottery?
- A. Since the lottery winner will have the first opportunity to purchase the property, the lottery winner will be able to inspect the property after the lottery drawing and prior to being asked to enter into a purchase and sales agreement.
- Q. Do I have to have a commitment from a lender prior to the lottery?
- A. No, all you need to submit the application is a pre-approval letter from a bank or mortgage company.

- Q. We have a 20 year old child who lives with us and is employed. Does his/her income have to be counted towards the maximum income requirement?
- A. Yes, the income for anyone in the household over 18 years of age must be counted towards the maximum income requirement.
- Q. Are gift funds allowed?
- A. Yes, gift funds are allowed as long as the gift is not more than 50% of the purchase price and as long as at least 1.5% of the purchase price is from your own funds.
- Q. Do assets in a retirement account or 401k account count towards the maximum assets limit of \$75,000?
- A. Yes, money in a 401k or retirement account is counted towards the maximum assets limit.
- Q. Who reviews my application to determine if I qualify for the lottery?
- A. There will be a one on one session scheduled with the Housing Partnership Committee during the week of September 15. You will be contacted by the Housing Partnership to schedule a meeting in the evening to review your application and ask any additional questions needed to verify eligibility and go over any questions that you have regarding the lottery.
- Q. Do I have to attend the information session in order to be eligible for the lottery?
- A. No, you do not have to attend the information session in order to be eligible lottery. The information session is an opportunity for anyone who is interested in the lottery to ask questions about the process prior to the application deadline.
- Q. Do I have to attend the lottery drawing in order to be eligible to win?
- A. No, you do not have to attend the lottery drawing in order to be eligible to win. All qualified applicants will be notified of the lottery drawing results by September 30th.
- Q. Who can I contact if I have any additional questions about the lottery process?
- A. You can contact Steve Liedell at (508) 616-1010 or Gary Sanginario at (508) 366-1061.

