



Landscape plan by Joan S. Rockwell & Associates  
Civil engineering by Guntlow & Associates

*“It’s a fabulous and appropriate project for Greenfield.”*  
~Mayor Christine Forgey

**Rural Development, Inc.**  
BUILDING BETTER COMMUNITIES

44 Canal Road  
Turners Falls, MA 01376  
(413) 863-9781 ext.149  
[www.ruraldevelopmentinc.org](http://www.ruraldevelopmentinc.org)

## RDI Partners

- Town of Greenfield
- Massachusetts Department of Housing and Community Development
- DOE Building America Program
- Greenfield Cooperative Bank
- Housing Assistance Council
- Enterprise Community Partners, Inc.
- The Life Initiative
- Massachusetts Rehabilitation Commission
- United States Department of Agriculture/ Rural Development
- Western Massachusetts Electric Company
- Massachusetts Technology Collaborative
- Massachusetts New Homes with Energy Star™
- The Home Depot Foundation
- Massachusetts Woodlands Cooperative
- Franklin County Regional Housing and Redevelopment Authority
- TD Banknorth Foundation
- Massachusetts Affordable Housing Trust Fund
- HAP, Inc.



*Near Zero Net Energy  
HOMES FOR SALE!*

You are invited to apply to own a home in RDI’s village of affordable duplex homes in Greenfield, Massachusetts  
*Near the corner of Petty Plain Road and Wisdom Way*  
These homes produce almost all of their own power!



LEARN MORE AT  
[energystar.gov](http://energystar.gov)



Potential buyers are welcome without regard to income, race, color, sexual orientation, family size, disability, religion, national origin, age, marital status, ancestry, public housing or rental assistance status, or military history.



Wisdom Way Solar Village duplex  
by Austin Design, Inc.

## Green Features of Homes

- No central heating system
- Solar electric (photovoltaic systems)
- Solar hot water systems
- Passive solar orientation
- Dense pack cellulose insulation: R43 walls, and R50 ceilings
- Tight air barriers
- Quiet controlled ventilation
- Low U-value windows
- Minimal auxiliary heat
- Sustainable building materials
- Locally harvested hardwood flooring
- Water conserving fixtures
- Compact fluorescent lighting
- Public water and sewer
- On municipal bus line
- LEED® for Homes Platinum certification expected
- Massachusetts New Homes with ENERGY STAR™ certification expected
- Home owner education

### Integrated Planning and Design Team

- Rural Development, Inc.
- Austin Design, Inc.
- Vincent P Guntlow & Associates, Inc.
- Joan S. Rockwell & Associates
- Steven Winter Associates
- Western Massachusetts Electric Company
- Attorney David Singer
- HAP, Inc.
- Future Homeowners



*Beautiful, energy efficient,  
affordable homes in a friendly  
New England community*

These ten duplexes will produce nearly as much energy as they consume.

Two homes are fully accessible and will be rented to people with physical disabilities. All homes will be visitable by people with disabilities.

Over an acre of open space is suitable for a community garden and a playground.

A condominium association is being formed.

A combination green demonstration/ education/community center is planned.

*As of April, 2009 almost half the homes are spoken for. The remaining homes will be offered for sale in a lottery on May 15th.*

**Application & mortgage pre-qualification due May 1, 2009, 4:30 p.m.**

Contact Cynthia:  
413-863-9781 Ext. 149  
rdi-info@fcrhra.org

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## Income Guidelines

Two homes are for sale to **buyers of any income**

Five homes are for sale to **moderate income**, first-time homebuyers\*

Eleven homes are for sale to **low income**, first-time homebuyers\*

Two homes are **fully accessible rentals** for individuals with disabilities.

Household Size	Low Income Limits	Moderate Income Limits
1	\$43,450	\$59,730
2	\$49,700	\$68,310
3	\$55,900	\$76,780
4	\$62,100	\$85,360
5	\$67,050	\$92,180
6	\$72,050	\$99,000
7	\$77,000	\$105,820
8	\$81,950	\$112,640

\*A first-time homebuyer is anyone who **A)** has not owned a home in the past 3 years; or **B)** is a single parent or displaced homemaker and previously owned a home with a spouse or resided in a home owned by the spouse; or **C)** owns or owned a dwelling whose structure is not permanently affixed to a permanent foundation.

## Sale Prices

<b>Low Income</b>	
2 bedroom	\$110,000
3 bedroom	\$140,000
4 bedroom	\$170,000
<b>Moderate Income</b>	
2 bedroom	\$150,000
3 bedroom	\$180,000
4 bedroom	\$210,000
<b>Open Market</b>	
2 bedroom	\$210,000
3 bedroom	\$240,000