



# From wages to affordable house

A journey through how the money works

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# Work of MAHT (5 min)

- Community Land Trust = permanent affordability
- Finally HOME class – homebuyer education
- Collaboration with UI College of Art & Architecture: Design-Build



**LUPINE FLATS**  
An affordable home designed and  
a built by students for homeownership

**PROJECT DONORS**


**LOCAL SUPPORTERS**

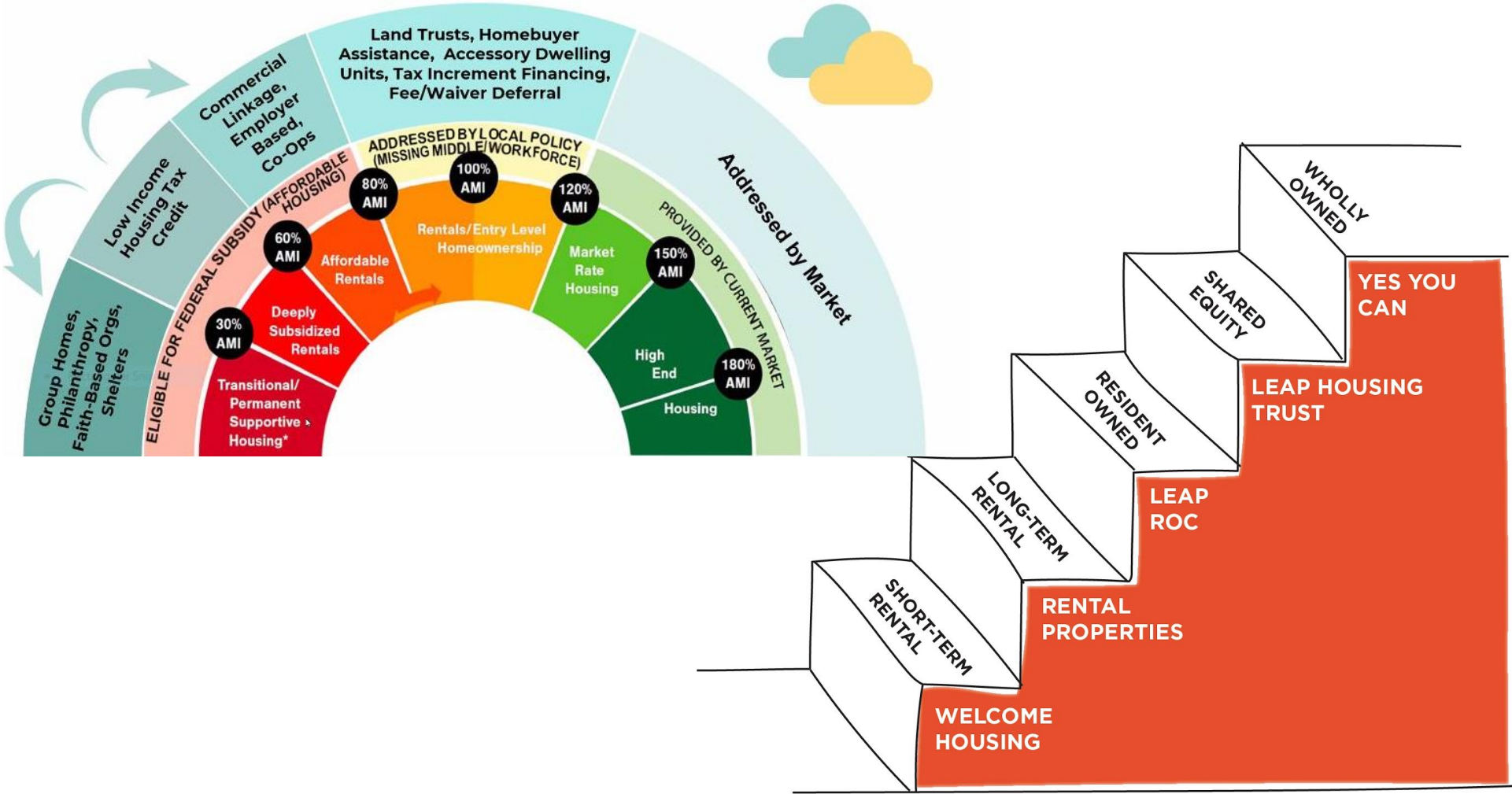

**COMING IN 2022**

Project Architect **COLAB** ARCHITECTURE + URBAN DESIGN  
Contractor **teal studio** DESIGN BUILD

University of Idaho College of Art and Architecture

A partnership between MAHT & UI CAA to create energy efficient, permanently affordable home ownership.

# Meeting Different Housing Needs



# Naturally Occurring Affordable Housing (NOAH)

- Preserve existing NOAH
- Mission-minded Partners
- McCall Idaho example using Deed Restrictions

# Doing the math

1-Person Household		Latah					
AMI	30%	50%	80%	100%	120%	150%	
Hourly	\$ 7.21	\$ 12.02	\$ 19.23	\$ 24.04	\$ 28.85	\$ 36.06	
Annual	\$ 15,000	\$ 25,000	\$ 40,000	\$ 50,000	\$ 60,000	\$ 75,000	
Affordable Housing Payment	\$ 375	\$ 625	\$ 1,000	\$ 1,250	\$ 1,500	\$ 1,875	

# Doing the math

Annual Income		\$50,000	
Affordable Housing Payment		\$1,250	per month (30% of gross)
Taxes	14%	\$175	tax/yr \$2,100
Insurance	6%	\$75	
PMI	8%	\$100	
Principal & Interest		\$900	
Interest Rate/yr	4.875%		
Loan Amt		\$170,065	
Down Payment	3%	\$5,260	
Price		\$175,325	
Land		\$40,000	
House		\$135,325	
Cost/foot		\$225	
House Size		601	Square Feet