



Wisdom Way Solar Village duplex
by Austin Design, Inc.



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

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.



You are invited to apply to own
a home in RDI's village of
*near zero net energy**
affordable duplex homes in
Greenfield, Massachusetts

Near the corner of Petty Plain Road and Wisdom Way



LEARN MORE AT
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.

Rural Development, Inc.
BUILDING BETTER COMMUNITIES

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

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

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 Gold 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.

Sale Prices

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

See next page for income guidelines.

Income Guidelines

Two homes are **available to buyers of any income**

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

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

Number in household	Low income annual maximum	Moderate income annual maximum
1	\$41,450	\$56,994
2	\$47,350	\$65,106
3	\$53,300	\$73,288
4	\$59,200	\$81,400
5	\$63,950	\$87,931
6	\$68,650	\$94,394
7	\$73,400	\$100,925
8	\$78,150	\$107,456

*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.

“It’s a fabulous and appropriate project for Greenfield.”

~Mayor Christine Forgey

For information or an application contact Cynthia:

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