



COMMON QUESTIONS  
& ANSWERS



## ABOUT THE COMMUNITY

### **What type of Neighborhood is Stanwood Crossings? Is this a subdivision, an HOA, or something else entirely?**

Stanwood Crossings is a new concept in Portage Michigan focused on making new homes more affordable and the community is designed to be attainable for households earning 80% to 120% of the Area Median Income (AMI). Please see the income chart located at the end of this document.

Stanwood Crossings is a top-quality "Ground Lease" community, meaning residents purchase their homes and lease the land from the Portage Community Land Trust. Ground Lease homeowners have pride of ownership and the financial ability to buy, sell, and mortgage their homes. Homeowners enjoy prices that are much more affordable than other communities because they do not have to purchase the land and the original home prices are discounted from the actual construction cost. When reselling your home, the sales price will be determined by the percentage change in the AMI rate from the time of purchase compared to the time of sale.

### **What is a Ground Lease? And what does it include?**

The Ground Lease is a document that provides for a monthly charge that covers the cost of leasing your homesite.

### **How much is the monthly Ground Lease payment? Could it change over time?**

The initial Ground Lease at Stanwood Crossings is estimated to be \$50 per month. Homeowners will sign an eighty-nine-year lease agreement. The Ground Lease fee may adjust over time for Portage Community Land Trust administrative cost. The lease agreement provides transparency and peace of mind regarding the Ground Lease. Homeowners are not obligated to stay for eighty-nine (89) years and can sell their homes at any time. A new lease agreement will be signed with the approved buyer.

### **Is there also a Homeowners Association (HOA) fee in addition to the Ground Lease?**

No. There is no HOA at Stanwood Crossings.

### **Is Stanwood Crossings an age-restricted community?**

No. Stanwood Crossings is open to households and individuals of all ages.

### **Is Stanwood Crossings for only first-time home buyers?**

No. Stanwood Crossings is open to all purchasers who meet the community requirements.

### **Who will manage the property?**

Stanwood Crossings will initially be managed by the City of Portage and the Portage Community Land Trust (PCLT). The City's role is to serve homeowners and ensure the safety, quality, and attractiveness of the community, thereby maximizing the value of the homes.

### **Will there be RV, boat, or other storage available?**

Storage can be accommodated with the approval of the PCLT Manager(s) and in accordance with City Ordinances.

### **Will there be guest parking?**

Guests can park in the driveways and on the public streets.

## ABOUT THE HOMES

### **What are some of the benefits of owning a home in Stanwood Crossings?**

As a homeowner in Stanwood Crossings, you will own a very attractive new home that is energy-efficient with a private driveway, an attached two-car garage, and plenty of yard space. These brand-new homes are built with high-quality construction materials, minimizing maintenance and upkeep. You'll be part of a vibrant "pride of ownership" community where every resident is a homeowner. Most importantly, owning a home in this innovative community is a valuable investment.

### **What are the homes like?**

Our homes are designed for Michigan weather, featuring thoughtful elements for all four seasons. The move-in ready designs include clean, modern open floor plans, and contemporary kitchens with islands and pantries. To maximize natural light, they are designed with an abundance of windows. For comfort during Michigan winters, our homes have gas furnaces and extra insulation. All homes come with attached two-car garages, front yards and private backyards with patios, perfect for summer barbecues or outdoor time with family, friends, and pets.

### **What style and how large are the homes, and homesites in the community?**

We offer four different floor plans: two ranch-style homes (1,206 & 1,353 square feet) with two and three bedrooms respectively, and two two-story homes (1,504 & 1,696 square feet) with three bedrooms. Homesites in the community range from 6,600 to 15,600 square feet.

### **How do I select a home in the community?**

We will start by building 12 homes representing each of the four different floor plans. Additional homes will be built as the homes are completed and sold. We are anticipating building all 42 homes over the next 3-4 years.

### **Am I able to purchase any home floor plan on any homesite?**

No. Different homesites have different configurations, and we have designed specific floor plans for each homesite in the community. The income qualification criteria may affect availability of specific models for any given purchaser.

### **When will homes be ready for move-in?**

We expect to have our first homeowners to move in toward the end of 2025. We anticipate that the community will be fully occupied by 2028 but the timeline may adjust as development proceeds.

### **How are Stanwood Crossings' homes built?**

To provide the highest quality homes at the best value, we selected architects from **Abonmarche** to design the homes and **AVB** to build them.

### **How do I purchase a home at Stanwood Crossings?**

Please contact us at 269.329.4510 or [stanwood@portagemi.gov](mailto:stanwood@portagemi.gov) for additional information and preliminary application. From there, a member of the team will set up a time to review our floor plans and available upcoming homes with you. We will discuss buyer qualification requirements, including household income ranges, completing a home buyer course, and the application process.

## QUESTIONS ABOUT FINANCING

### **If I buy a home at Stanwood Crossings, how should I think about my total monthly housing cost?**

Your total monthly housing cost will consist of your monthly mortgage payment (if you finance the home), plus the ground lease, insurance, property taxes on the home and land, utilities and trash pickup.

### **How are utilities billed?**

Gas, electricity, water, sewer, internet and garbage will be directly billed to each homeowner by the utility provider the homeowner selects.

### **Can I rent my home at Stanwood Crossings? Can I buy a home at Stanwood Crossings for family members, employees, Airbnb guests, etc.?**

No. Stanwood Crossings is strictly an owner-occupied community.

### **Do you offer financing?**

We work closely with several local lenders who specialize in financing our homes. We can provide a list of multiple lenders that will work with you on very competitive terms. You are welcome to work with any lender of your choice.

## COMMUNITY RULES & REGULATIONS

### **What happens if I need to move in the future after purchasing my home?**

When a homeowner decides to move, they typically list their home for sale, either by engaging a local realtor or the Portage Community Land Trust. A prospective buyer will need to apply to the Portage Community Land Trust for residency at Stanwood Crossings to ensure they meet the community's financial requirements. We assess every applicant fairly, in compliance with federal Fair Housing guidelines. The selling price of your home can increase up to the same rate as the community's area median income has increased since you purchased, plus a credit for approved improvements made by the homeowner. See the Portage Community Land Trust [Qualified Capital Improvements Policy \(PDF\)](#) for details.

## LANDSCAPING

### **Who is going to be responsible for landscaping the yard? Will you provide landscaping maintenance services?**

Basic landscaping will be completed and will be included in the home sale price. As with most home purchases, ongoing landscaping maintenance will be the responsibility of the homeowner.

### **Can I install my own custom landscaping?**

Yes. All homes will come with basic landscaping, but you are free to make changes to your landscaping after the home has closed, as long as they adhere to our community guidelines.

### **Will my Homesite have an irrigation system for landscaping?**

No, irrigation systems are not included in the purchase of the home, but all residents are welcome to add this feature to their home.



## AREA MEDIUM INCOME (AMI)

The Stanwood Crossings neighborhood was designed to make new homes more affordable for households earning between 80% to 120% of the Area Median Income. The AMI chart is typically updated annually in April.

The 2025 chart below shows the total household income range in relation to the number of people living in a home. For example, a one-person household earning between \$53,680 and \$80,520 would qualify to live in this community. For a three-person household, they could earn between \$69,640 and \$103,560.

The qualification requirement is determined at the time of purchase. If an owner goes above or below the income after their closing, it will not affect their ability to stay in the community.

Area Median Income, or "AMI", is a key metric in affordable housing. AMI benchmarks are used in most federal and state housing programs and are calculated by the Federal Department of Housing and Urban Development (HUD) on an annual basis. 100% AMI is the MIDPOINT of the full range of household incomes in a geographic region, not to be confused with the AVERAGE income in a geographic region.

ANNUAL INCOME	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON		
80%	\$ 53,680	\$ 61,360	\$ 69,040	\$ 76,640	\$ 82,800	MIDDLE INCOME	WORKFORCE HOUSING
100%	\$ 67,100	\$ 76,700	\$ 86,300	\$ 95,800	\$ 103,500	MIDDLE INCOME	
120%	\$ 80,520	\$ 92,040	\$ 103,560	\$ 114,960	\$ 124,200	MIDDLE INCOME	



FOR MORE INFORMATION

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