

Regulatory Fee

% of all real estate transactions paid for at closing by seller or buyer of real property

*The below options will be funding with several revenue streams, with the regulatory fee being only one part of the funding stream.

*The City anticipates that at some point the fee will be no longer needed once the program can function with revolving loan fund.

Programmatic details

% of real estate transactions paid upon sale

Up to 20% Down Payment Assistance from borrows between 80%-120% of AMI

Equity share will be percentage of equity realized over time (calculations derived from settlement statement excluding transaction costs)

No penalty and/or prohibition of refinancing out of programs

No deed restriction with tie to fixed appreciation

All transactions will be originated based off market rate

Silent Second contributions will be interest free during the term of the mortgage

Any equity transfers are assumed upon the equity accrued by the borrowers in first position

Lot inventory

% of regulatory fee will be dedicated to purchase available lot inventory

Lot banking is aimed to build out at different market cycles and held for alternative housing types

The maximum contribution will be based on the maximum formulaic contribution for down payment assistance and adjusted based on borrowers qualifying potential.

ADU's

The regulatory fee could entertain efforts made by private property owners that meet zoning standards to place ADU's on real property.

All % contributions will be qualified based on placing restrictions that requires ADU's to be rented out no more than 100% of AMI for individual heads of household

When necessary, explore opportunities to bulk purchase prefab/SIP ADU's if possible.

Payment due at time of sale if taking unit out of housing mix and/or transfer of unit to market rate

Private property owners will have the opportunity to pay % contributions back at any time to remove restriction