

**Maximum Initial Sales Prices
 Mandatory Housing Affordability Program - Performance Option**

Updated 10/13/22

The Mandatory Housing Affordability (MHA) ordinance states that homeownership units must be priced to be affordable to households at 65% of AMI as adjusted for household size, and that housing costs as defined above cannot exceed 35% of household income.

Per the assumptions and methodology set forth in Housing Director’s Rule 2021-01 the Maximum Initial Sales Prices are as follows as of October 2022 (rounded up to the nearest \$1K):

	Condo Unit	Townhome	Single-Family Detached Home
Studio	\$173,000	\$196,000	\$214,000
1 bedroom	\$189,000	\$212,000	\$230,000
2 bedroom	\$238,000	\$259,000	\$278,000
3 bedroom	\$283,000	\$304,000	\$323,000
4 bedroom	\$322,000	\$342,000	\$361,000
5 bedroom	\$360,000	\$380,000	\$399,000

The prices above represent an affordable price to a range of income-eligible homebuyers using the following assumptions:

- Mortgage principal and interest (8%)
 - Prime +1.25% per ordinance (WSJ prime = 6.25% as of 10/11/22)
- Property taxes and other fees (1.3% of affordable price)
- Homeowner’s insurance (.17% for condos and .3% for single family and townhomes)
- Homeowner’s association dues, for townhomes (\$150/month)
- Condominium association dues (\$350/month)
- The annual fee required by the ordinance (\$75/month)
- No private mortgage insurance payments