

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

Updated 6/7/19

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 Rule 01-2018 the Maximum Initial Sales Prices are as follows as of June 2019 (rounded up to the nearest \$1K):

	Condo Unit	Townhome	Single-Family Detached Home
Studio	\$146,000	\$172,000	\$193,000
1 bedroom	\$161,000	\$186,000	\$207,000
2 bedroom	\$205,000	\$230,000	\$251,000
3 bedroom	\$246,000	\$270,000	\$291,000
4 bedroom	\$282,000	\$305,000	\$326,000
5 bedroom	\$317,000	\$340,000	\$360,000

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

- Mortgage principal and interest (6.75%)
 - Prime +1.25% per ordinance (WSJ prime = 5.5% as of 6/4/18)
- 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, if applicable (\$150/month)
- Condominium association dues, if applicable (\$350/month)
- The annual fee required by the ordinance (\$75/month)
- No private mortgage insurance payments