

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

**Updated 10/8/2021**

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 2021 (rounded up to the nearest \$1K):

	<b>Condo Unit</b>	<b>Townhome</b>	<b>Single-Family Detached Home</b>
<b>Studio</b>	\$191,000	\$221,000	\$246,000
<b>1 bedroom</b>	\$210,000	\$240,000	\$265,000
<b>2 bedroom</b>	\$266,000	\$295,000	\$320,000
<b>3 bedroom</b>	\$319,000	\$347,000	\$372,000
<b>4 bedroom</b>	\$364,000	\$391,000	\$416,000
<b>5 bedroom</b>	\$409,000	\$435,000	\$461,000

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

- Mortgage principal and interest (4.5%)
  - Prime +1.25% per ordinance (WSJ prime = 3.25% as of 10/5/21)
- 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