

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

Updated 6/5/25

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 June 2025 (rounded up to the nearest \$1K):

	Condo Unit	Townhome	Single-Family Detached Home
Studio	\$189,000	\$210,000	\$227,000
1 bedroom	\$202,000	\$223,000	\$241,000
2 bedroom	\$257,000	\$277,000	\$295,000
3 bedroom	\$304,000	\$324,000	\$342,000
4 bedroom	\$345,000	\$365,000	\$382,000
5 bedroom	\$386,000	\$405,000	\$423,000

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

- Mortgage principal and interest (8.75%)
 - Prime +1.25% (WSJ prime = 7.5% as of 12/30/24)
- 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