

Attainable Housing Solutions



EXHIBIT G– AFFORDABLE HOUSING
Meeting Date: 05-08-06
Document consists of 14 slides.
Entire Exhibit Provided

Proposed Solution

- Easy to implement
- Variety of neighborhood & housing choices
- No stigma
- No bureaucracy
- No additional administrative burden on government

Purpose

- Provide a simple, easily administered mechanism to enable families earning 80%-120% of the area median income to enter the homeownership market

Parameters

- Simplicity
- Can purchase a home anywhere in the valley
- Rather than create "Yet another program," provide a source of funds from which all existing non-profits can draw

Attainable Housing Proposal

A voluntarily funded First-Time Homebuyer Fund to help bridge existing gap.



Assistance:

- First time homebuyers: defined as not owning a home w/in the last 3 years, unless divorced in that time
- Employed in Clark County
- Families with incomes between 80% - 120% of Area Median Income*

*For 2006, this is \$47,300 - \$70,950
for a family of four.

Some Details

- Qualified homebuyers could receive up to \$30,000 in Down Payment Assistance
- Can be used to purchase a home anywhere in Clark County
- Loan to be repaid in full at time of home sale
- If the home is refinanced in order to take out equity, the down payment assistance loan is first in line for repayment

Qualifying Criteria

- Able to qualify for a Conventional or FHA mortgage

Qualification for a mortgage is based on income, job history & stability, debt ratio and credit history



Qualifying Criteria

- Liquid assets not to exceed \$10,000 after closing
- Owner-occupied home
- Employed in Clark County
- Completion of a Homebuyer Education program provided by an existing non-profit

Mortgagers

Participating mortgagers will be trained in our program, and agree to:

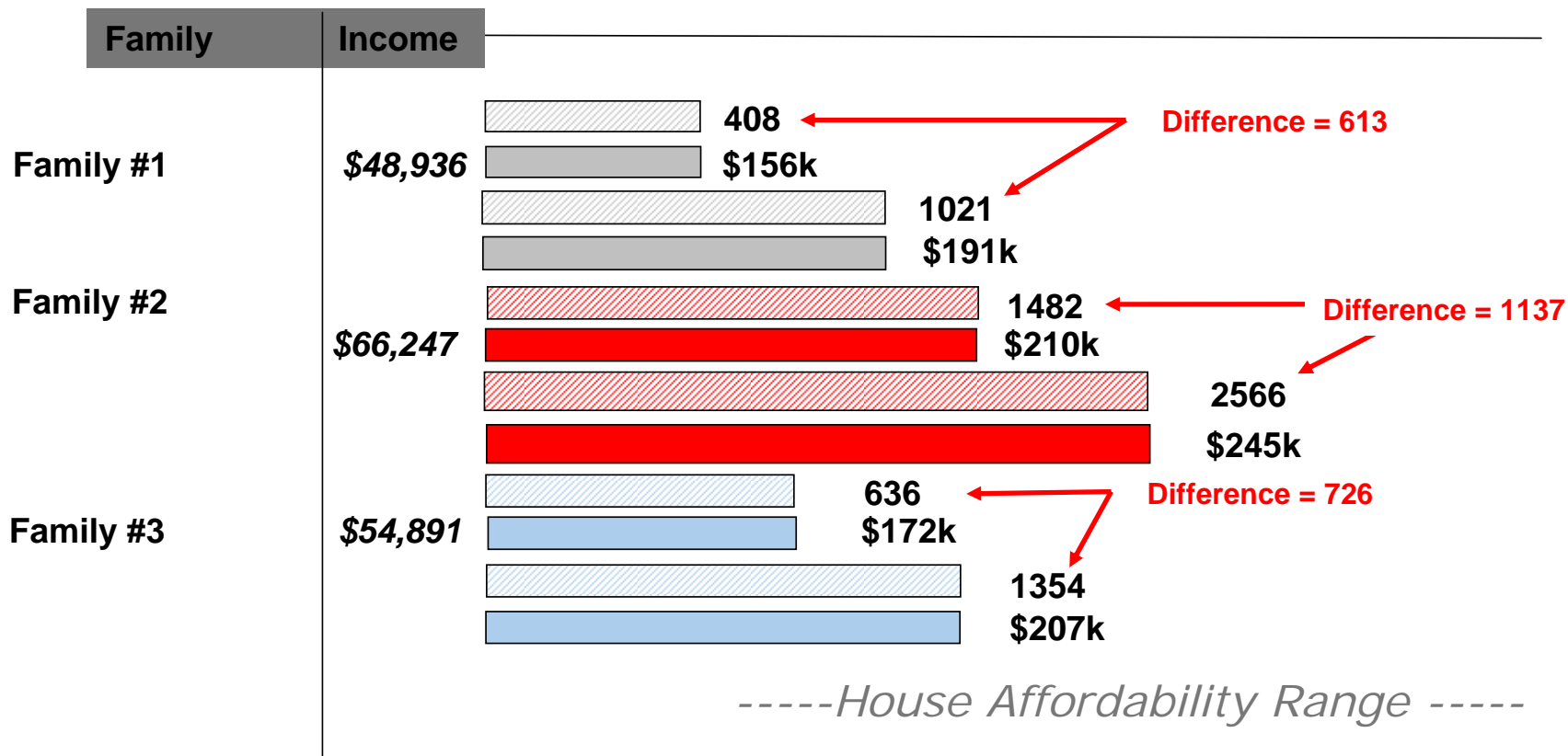
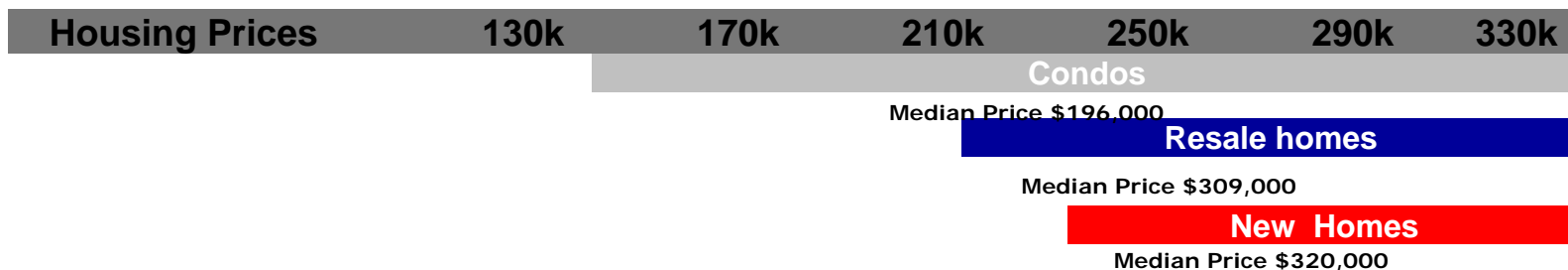
- identify closing costs up front
- non-predatory lending practices
- create loan packages that are sustainable



The Program is Sustainable

- Homebuyers repay their loan at the time of home sale, or when refinanced to remove equity
- Money is re-deposited with the Housing corporation to fund the next 1st-time buyer
- At 10 years, the homebuyer is re-qualified. If no longer "median income", DPA loan is called and deposited with the Housing Corporation

Bridging the Gap



*Does not include FSBO or contingent homes *Homes available on MLS on April 20, 2006

First-Time Homebuyer Trust

- Potential to serve the highest number of citizens more quickly than any existing or proposed public program
- Utilizes existing non-profits and needs only to create a source which can receive and disseminate the funds
- Existing non-profits will have a new funding source for those already coming through their doors
- Small amount of administrative costs, primarily for financial administration and public relations, and the promotion of the project
- Potential for the program to receive contributions from a variety of sources- homebuilders, unions, commercial builders, gaming...
- No regulatory barriers or lengthy qualification process

Attainable Housing Solutions

