

## Appendix G

Jurisdiction	Resale Provisions (single-family units)
<b>Davis</b>	Currently, only the initial purchase of the inclusionary unit is subject to affordability requirements and units may be resold at market value. However, all future affordable units built will have permanent affordability requirements.
<b>Folsom</b>	<ul style="list-style-type: none"> <li>• Units must be sold at a price affordable to the same income level of household that originally purchased home.</li> <li>• Subsequent owners are not required to be first-time buyers.</li> <li>• If owner doesn't sell unit within 60 days, may offer to sell to the City at the affordable housing price at the time of offer. If the City doesn't purchase within 90 days of owner's offer, the unit may be sold at the current market price. The seller must then pay all the profit to the City housing trust fund, less a percentage based on how long the seller occupied the house, up to 50%.</li> </ul>
<b>Isleton</b>	<i>Information not known at time of printing.</i>
<b>Nevada County</b>	<i>Information not known at time of printing.</i>
<b>Rio Vista</b>	Process not yet determined.
<b>Roseville</b>	<ul style="list-style-type: none"> <li>• Affordability restriction only applies to initial purchase.</li> <li>• During the first 15 years of ownership, the homeowner must notify the City of their intention to sell their property before they sell to a non-income qualified purchaser, in order for the City, working with homeowner, to identify another income qualified purchaser to use the same second mortgage used in the original purchase, to continue affordability of the unit. If no income qualified purchaser is found within 60-day period, the original second mortgage amount along with applicable interest is paid back to City, for use in another affordable housing activity (revolving loan fund).</li> </ul>
<b>Sacramento</b>	<ul style="list-style-type: none"> <li>• SHRA will have 90 days after notice of the owner's intent to sell to purchase the home or assist the seller in finding a new, income-eligible buyer.</li> <li>• The home is resold at the lesser of market value or an amount equal to a 2% increase per year of occupancy over the original sales price. The seller will also receive 1/30<sup>th</sup> of the appreciation per year of occupancy up to 100% of appreciation at the end of the affordability period.</li> </ul>
<b>Sutter County</b>	No resale requirements.
<b>West Sacramento</b>	Currently provisions negotiated in inclusionary agreement. Subject to change in permanent ordinance.
<b>Winters</b>	Currently developing a resale process.

Jurisdiction	Resale Provisions (single-family units)
<b>Woodland</b>	<ul style="list-style-type: none"> <li>• During the first 10 years of ownership, the homeowner must sell the unit to a qualified purchaser. After receiving notice of intent to sell, the City provides a list of interested buyers and assists the seller in locating a qualified purchaser. The subsequent purchaser assumes the original silent second, and the 10-year requirement is reset in order to maintain affordability.</li> <li>• If the seller and the City are unable to locate a qualified buyer, or if the 10-year requirement has expired, the unit may be sold at market value. Unit must be appraised to determine the market value and the seller's silent second repayment obligation.</li> <li>• The repayment amount of the silent second is tied to the change in value of the property. By example, if the silent second was 25% of the purchase price, then the repayment amount is 25% of the selling price. Silent second repayments will be used for other affordable housing activities.</li> <li>• The City also provides the seller with a disclosure form that ensures that the prospective purchaser is aware of all the restrictions on the unit.</li> </ul>
<b>Yolo County</b>	Home must be sold to income-eligible buyer.