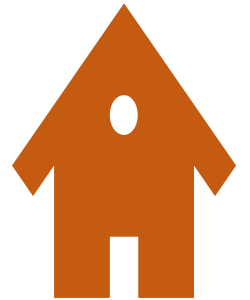


# City of Loveland Affordable Housing



# Why We Care

Cost burdened families have difficulty affording necessities such as food and transportation.



One full-time worker earning minimum wage cannot afford the local fair-market rent for a two-bedroom apartment anywhere in the US.

# A Brief History

**1971** – Loveland Housing Authority formed.

**1994** – Adopted an **Affordable Housing Policy**.

**1999** – Affordable housing **deed restricted**.

**2000** – CEF's and water **locked in** as of application date.

**2002** – **Use tax credit** added as an **incentive**.

**2009** – Code amended to make **fee waivers predictable**.

**2011** – Five-year rolling lock. **Participation of City Council** in designation process.

**2017** – **Re-wrote Affordable Housing Code** to make it harder to sell at market rate.

# Qualifying




2019 HUD Income Guidelines  
Larimer County  
Issued May 2019

# of Persons in Household	1	2	3	4	5	6	7	8
100%	\$61,100	\$69,800	\$78,500	\$87,200	\$94,200	\$101,200	\$108,200	\$115,200
80%	<b>\$48,850</b>	<b>\$55,800</b>	<b>\$62,800</b>	<b>\$69,750</b>	<b>\$75,350</b>	<b>\$80,950</b>	<b>\$86,500</b>	<b>\$92,100</b>
75%	\$45,825	\$52,350	\$58,875	\$65,400	\$70,650	\$75,900	\$81,150	\$86,400
70%	\$42,770	\$48,860	\$54,950	\$61,040	\$65,940	\$70,840	\$75,740	\$80,640
60%	\$36,660	\$41,880	\$47,100	\$52,320	\$56,520	\$60,720	\$64,920	\$69,120
50%	<b>\$30,550</b>	<b>\$34,900</b>	<b>\$39,250</b>	<b>\$43,600</b>	<b>\$47,100</b>	<b>\$50,600</b>	<b>\$54,100</b>	<b>\$57,600</b>
40%	\$24,440	\$27,920	\$31,400	\$34,880	\$37,680	\$40,480	\$43,280	\$46,080
30%	<b>\$18,350</b>	<b>\$20,950</b>	<b>\$23,550</b>	<b>\$26,150</b>	<b>\$30,170</b>	<b>\$34,590</b>	<b>\$39,010</b>	<b>\$43,430</b>







Total gross household income adjusted for household size.

# Required Documents

-  Qualified Affordable Housing application
-  Income verification
-  Loan application and qualification letter



# Qualifying

-  All adults in household must meet income limits.
-  Do not have to be a first time home buyer.
-  Must be able to qualify for a mortgage through traditional process.
-  Income verification is valid for six months unless purchase contract has been signed. Applicant must notify the City of Loveland immediately if income changes and prior to purchase.



# Deed Restriction: City Code




**(18.16.05.08)** The builder received fee waivers that City would ordinarily charge on new developments. Deed restriction is required.



When does the promise to sell to a qualified household end?

- 👉 20 years from the date the house was first purchased
- 👉 If house is foreclosed on and the bank now owns the property

# Deed Restriction

-  Covenants, or promise, that runs with the land
-  Binding on each subsequent owner
-  Automatically expires after 20 years





# Real Estate Documents

---

## COMMITMENT

---

FILE NO.:  
REVISION NO.:




### SCHEDULE B - SECTION 2 EXCEPTIONS

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:

1. Any facts, rights, interests, or claims that are not shown by the Public Record but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
15. Terms, conditions, provisions, agreements and obligations specified under the Restriction on Conveyance of Property recorded September 26, 2011 at [Reception No. 8223](#).

# Your Responsibility

## What you can do to help promote affordable housing:

-  **Highlight Deed Restrictions in Title Work –  
Do not bury in boilerplate**
-  **Educate buyers/sellers on deed restrictions**
-  **Transparency**

# Rules for Sales and Rentals

You must sell your affordable home to another income qualified buyer.

- 📄 Who determines income qualification: Community Partnerships Office
- 📄 Renting is NOT allowed

**(18.16.05.09)** When does the promise to sell to a qualified household end?

- 📄 Exceptions: A): Hardship waiver issued by Affordable Housing Commission AND repayment of penalty amount. A 'NO' from the AHC can be appealed to City Council.



# Payoff Table

Number of years from original sale (if a “for sale” unit), or number of years from the issuance of the first certificate of occupancy (if a “for rent” unit)	Amount owed to City
1	95% of net proceeds
2	90% of net proceeds
3	85% of net proceeds
4	80% of net proceeds
5	75% of net proceeds
6	70% of net proceeds
7	65% of net proceeds
8	60% of net proceeds
9	55% of net proceeds
10	50% of net proceeds
11	45% of net proceeds
12	40% of net proceeds
13	35% of net proceeds
14	30% of net proceeds
15	25% of net proceeds
16	20% of net proceeds
17	15% of net proceeds
18	10% of net proceeds
19	5% of net proceeds
20	\$0

# Enchantment Ridge & Wilson Commons

---

Applicants wishing to sell before the expiration of the deed restriction should call the Community Partnership Office.

**Penalty payments are described in real estate documents.**

# QUESTIONS & DISCUSSION

