

# Oaktown Roots

New homes in Oakland, priced in the mid-\$500s

Application Period December 12th - January 4th

It's still possible to buy a home in the Bay Area! Hello Housing collaborated with three local developers to transform 24 vacant, tax-defaulted lots in Oakland into permanently affordable housing for moderate-income residents. Construction on the first homes is now underway with initial occupancy taking place in early 2019. These Below Market Rate (BMR) homes will be available to families earning less than 120% of the area median income.

To learn more about this home visit:  
[www.hellohousing.org/oaktownroots/](http://www.hellohousing.org/oaktownroots/)



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## Property Features:

- Four bedroom & three bathroom floorplans
- Fully detached homes with no HOAs!
- Located in Oakland, near shopping, restaurants, cultural assets, and community centers
- Close proximity to Bay Area job centers
- Commuter and traveler friendly with abundant transportation options

## Is Oaktown Roots the right opportunity for you?

This home isn't available to everyone:

- You must have a household size of four or more to qualify.
- This home must be your primary place of residence.
- Priority will be given to applicants with the highest number of preference points. To learn more about preference points, please see the reverse of this flyer.
- You must agree to certain restrictions that limit how much you can sell the home for in the future, which is how these homes will remain affordable for future generations. These restrictions are recorded on the property.
- Your household income may not exceed:
  - \$139,450 for a household of 4
  - \$150,600 for a household of 5
  - \$161,750 for a household of 6
  - \$172,900 for a household of 7
  - \$184,050 for a household of 8

Questions? ¿Preguntas? 有更多問題?

(415) 930-4112

[oaktownroots@hellohousing.org](mailto:oaktownroots@hellohousing.org)

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## *Below Market Rate Ownership Program*

### What is a Below Market Rate Home?

A Below Market Rate (BMR) home is a home that has certain deed restrictions recorded on the property which ensure the home remains affordable for future generations. These BMR homes are a result of a two year process where Hello Housing partnered with the City of Oakland and the Alameda County Treasurer-Tax Collector's Office to acquire formerly blighted and tax-defaulted properties for affordable housing.

### What restrictions am I signing up for?

The most important restriction to understand is that your future selling price is restricted to the price you pay for your home plus any percentage increase of the Area Median Income in Alameda County.

### Can I rent out my home after I buy it?

No. The creation of affordable housing requires significant public investment. These resources come with certain conditions that must be met once the homes are built. These homes were developed to be occupied by homeowners. In contrast, there are affordable developments in Oakland that can only operate as rental housing.

### Can I renovate my home after I buy it?

Yes. Any improvements you make to your home must meet all local and state building code requirements. However, please be aware that the maximum resale value of your home may not increase significantly with new renovations or improvements. Unlike the traditional housing market, all price adjustments must meet eligibility requirements and are subject to approval by the City of Oakland.

### Are there preferences given to certain applicants?

Yes, Applicants who live or work in Oakland receive one preference point. Applicants who live and work in Oakland receive two preference points. Priority will be given to applicants based on total preference points (from highest to lowest). More information about preference points can be found at [www.hellohousing.org/oaktownroots](http://www.hellohousing.org/oaktownroots).

### Can I refinance later and get cash out?

While you can refinance later to benefit from better loan terms, the program does not allow cash out until resale which should be taken into careful consideration when determining your down payment amount. Also, because BMR programs are unique, only certain lenders can lend on these homes.

### Do I have to be a first time homebuyer to qualify?

No. Oaktown Roots homes do not have a first time homebuyer requirement.

### More questions? ¿Tiene más preguntas? 有更多問題?

For questions about program eligibility as well as ongoing requirements of BMR homebuyers, please call (415) 930-4112 or email Hello Housing at [oaktownroots@hellohousing.org](mailto:oaktownroots@hellohousing.org).

Para preguntas sobre la elegibilidad para el programa, así como los requisitos continuos de los compradores de viviendas BMR, llame al (415) 930-4112 o envíe un correo electrónico a Hello Housing al [oaktownroots@hellohousing.org](mailto:oaktownroots@hellohousing.org).

如果您有關於購房資質或BMR購房者需滿足如何符合要求的任何問題，請致電 (415) 930-4112，或發郵件至Hello Housing房地產公司的郵箱 [oaktownroots@hellohousing.org](mailto:oaktownroots@hellohousing.org)。

