
DEPUTY CITY ATTORNEY
OFFICE OF THE CITY CLERK
OAKLAND

2005 OCT 13 PM 6:59

OAKLAND CITY COUNCIL

RESOLUTION No. 79568 C. M. S.

INTRODUCED BY COUNCILMEMBER _____

A RESOLUTION MODIFYING THE MORTGAGE ASSISTANCE PROGRAM GUIDELINES FOR FIRST-TIME HOMEBUYERS TO INCREASE THE MAXIMUM LOAN TO VALUE REQUIREMENT FROM THE CURRENT 97% TO 100%

WHEREAS, the Mortgage Assistance Program (MAP) for first-time homebuyers assists low income first time homebuyers at or below 80% of area median income to purchase homes in Oakland by providing deferred loans that generate private mortgage lending and provide homeownership opportunities; and

WHEREAS, Resolution No. 76302 C.M.S. authorized modifications to the program guidelines for the MAP that, among other things, established a maximum loan-to-value ratio of 97%; and

WHEREAS, changes in the Oakland housing market have limited the range of households the program can currently serve; and

WHEREAS, several loan products are available that allow for 103% financing in high-cost markets that provide downpayment assistance and closing costs and increase the borrower's ability to purchase; and

WHEREAS, the City wishes to modify the program and increase the maximum loan to value requirement from 97% to 100% to be more effective in the current housing market by providing access to home mortgage loan assistance to more households; now, therefore, be it

RESOLVED: That the City Council hereby approves a modification to the program guidelines for the Mortgage Assistance Program to increase the maximum loan-to-value requirement from the current 97% to 100%; and be it further

RESOLVED: That borrowers will be required to maintain a minimum investment of 3% of the purchase price to cover either downpayment or closing costs, with the following exceptions: (1) borrowers who are at or below 50% of area median income, (2) borrowers whose source of income has asset restrictions, or (3) borrowers who participate in the Section 8 Homeownership Program or comparable program; and be it further

RESOLVED: That the City Council hereby appoints the City Administrator and her designee as agent of the City to take any actions necessary to execute documents, administer the

Mortgage Assistance Program, and take any other necessary actions consistent with this Resolution and its basic purpose.

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IN COUNCIL, OAKLAND, CALIFORNIA, _____, 2005

PASSED BY THE FOLLOWING VOTE:

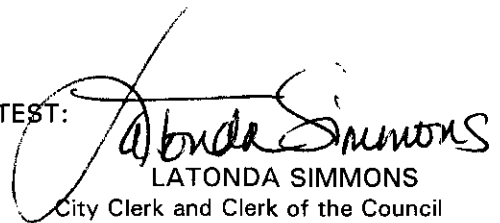
AYES- BROOKS, BRUNNER, CHANG, KERNIGHAN, NADEL, QUAN, REID, AND PRESIDENT DE LA FUENTE -8

NOES- 0

ABSENT- 0

ABSTENTION- 0

ATTEST:



LATONDA SIMMONS
City Clerk and Clerk of the Council
of the City of Oakland, California