

## DALP Info Session Q&A

#	Question:	Answer:
1	Will SFMOHCD look at only 2020 gross income? Or will they average multiple years (2019, 2020, 2021) to figure out the 33%-42% ratio?	MOHCD will use two methods to calculate household income. MOHCD will use the greater of: (1) Current total gross annual income (before tax and any deductions) from all sources projected 12 months forward; or (2) Total gross annual income from all sources earned in the immediate past tax year (2020). Please note that MOHCD will require a copy of the last three year federal income tax returns, and will not accept a filing extension. After 4/15/2021, a copy of 2020 tax returns will be required in order to determine the household's income eligibility.
2	Once selected will we be given a lottery number immediately or after the application closes?	After your application is submitted, we will email the lottery ticket number to the email address you provided in the application in 3-5 business days.
3	We just learned about this program and heard that you need a pre-qualified loan to apply. We have not yet applied for a pre-qualified loan. Two questions: Is it feasible to get a pre-qualified loan by the application deadline? If not, can I still apply now and get a pre-qualified loan approved after the deadline?	Yes, You must first complete the 10-hour first-time homebuyer education through one of the 5 agencies (register at HomeownershipSF.org). Upon completion, you will receive a First-time Homebuyer Education Verification form. Then you can work with a MOHCD-approved lender to obtain a pre-approval on the first mortgage loan and apply to the DALP program. This must be done prior to submitting your application to be entered into the lottery.
4	How is % of AMI calculated? Which tax year(s) are used?	MOHCD will use two methods to calculate household income. MOHCD will use the greater of: (1) Current total gross annual income (before tax and any deductions) from all sources projected 12 months forward; or (2) Total gross annual income from all sources earned in the immediate past tax year (2020). Please note that MOHCD will require a copy of the last three year federal income tax returns, and will not accept a filing extension. After 4/15/2021, a copy of 2020 tax returns will be required in order to determine the household's income eligibility.
5	Thank you for hosting this information session today. Is there an estimate on how many people will be applying for DALP funds?	No. We don't have an estimate as the application has yet to start. Based on the DALP funding balance, we expect to assist up to 80 households through this round of the DALP.
6	what if you are forced to sell at a loss? do you share in that equity loss or do you have to still pay what is borrowed in the loan	If there is no appreciation in the property value at the time of resale, the homeowner will be responsible for the DALP principal loan amount, but not shared appreciation.
7	Does title transfer trigger upon payoff of mortgage and the homeowner takes ownership of the deed? Is the loan due in full immediately after title transfer?	Yes. Title transfer will trigger repayment of the DALP loan unless the transfer has been approved by MOHCD.
8	For first time homebuyers, what date counts as the past 3 years? I.e. at date of application of the DALP?	To be considered a first time homebuyer, you may have not had any ownership interest in any property within the past 3 years prior to the application date.
9	Do all my house members need to obtain the homebuyer education certificate?	All the households members who will be on the title are required to complete the first-time homebuyer education.
10	If my homebuyer education certification expires in May, do I need to renew that before I submit my DALP application? Since the lottery isn't until June then if my application is chosen, it would have an "expired" certification	You can apply as long as your Verification of Homebuyer Education Completion form is still valid at the time you submit your lottery application. If you are selected through the lottery, you will be invited to submit a full application to MOHCD. MOHCD will not ask for a renewal Verification when reviewing your full application to determine your income eligibility. However, you will need to submit a valid Certificate to your lender for final approval to move forward with the purchase process. For this reason, we recommend that you reach out to your counselor in advance to confirm what steps you will need to take to renew your Certificate.
11	is for BMRs?	No, this is DALP used to purchase a market-rate property.
12	Is it possible to rent out a section of the property while living there as my primary resident ?	No. The DALP program does not allow renting any portion of the property.
13	Why is the household size compatibility only applied to the General pool? The bedroom compatibility makes it challenging to plan a family and stay long term in the same home.	This requirement applies to all of our affordable housing programs with an exemption to first responders and SFUSD educators.
14	Is there DALP annually?	Not always. It depends on the availability of funding.
15	Would the 175% allocation group just be anyone who makes more than the \$102k or 125% income?	The 175% AMI will be allocated to households that exceed 120% AMI funding limits.
16	If I apply with an elderly parent who is filed as dependent under my tax return. Do they need to take the first time homeowner program as well?	If you have filed the last 2 year's federal tax returns with your elderly parent as a dependent and they are living with you, they will be considered a dependent of your household and are not required to take the first-time homebuyer education courses.
17	Does a child count as an individual?	If a child is under the age of 18 and is a part of the household, yes they will count as a member of your household.
18	Is the AMI calculated according to 2020 tax return? And is it Annual Gross Income?	MOHCD will use two methods to calculate household income. MOHCD will use the greater of: (1) Current total annual income from all sources projected 12 months forward; or (2) Total Gross Annual Income from all sources earned in the immediate past tax year.
19	How do you decide how much of the \$375,000 a household will receive from the down payment?	Being awarded the maximum DALP amount of \$375,000 is dependent on each household's financial need.
20	What income are you looking at? 2019 taxes? Current paystubs?	MOHCD will use two methods to calculate household income. MOHCD will use the greater of: (1) Current total gross annual income (before tax and any deductions) from all sources projected 12 months forward; or (2) Total gross annual income from all sources earned in the immediate past tax year (2020). Please note that MOHCD will require a copy of the last three year federal income tax returns, and will not accept a filing extension. After 4/15/2021, a copy of 2020 tax returns will be required in order to determine the household's income eligibility.
21	sorry also in addition to the question of filing with someone else, will they need to take the same program as me? cause there's several different 1st time homebuyer programs	Not sure about your question. Please email us at sfhousinginfo@sfgov.org.

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22	How is the ami determined? 2020 taxes or 2021 taxes?	MOHCD will use two methods to calculate household income. MOHCD will use the greater of: (1) Current total gross annual income (before tax and any deductions) from all sources projected 12 months forward; or (2) Total gross annual income from all sources earned in the immediate past tax year (2020). Please note that MOHCD will require a copy of the last three year federal income tax returns, and will not accept a filing extension. After 4/15/2021, a copy of 2020 tax returns will be required in order to determine the household's income eligibility.
23	As an educator it seems like I have a better chance entering the general lottery?	As a SFUSD educator, you will automatically be entered in both the Educator's DALP pool and the General DALP pool. This gives you 2 opportunities.
24	Why is the AMI limit for the General pool 175% instead of 200%? It is expensive to live in SF for anyone making 200% AMI regardless of profession.	Sorry, the funding source for the general DALP allows income up to 175%.
25	I missed the beginning, will we get a copy of this deck?	The DALP Info Session recording is available at <a href="https://sfmohcd.org/dalp">https://sfmohcd.org/dalp</a> .
26	How do I pick an MOHCD-approved lender?	MOHCD gives the applicant the choice to work with any lender from the MOHCD-Approved lender list. If you have any concerns, you may discuss with your housing counselor during the 2-hour individual counseling session.
27	What are the factors to determine how much I can borrow?	The DALP amount will depend on several factors such as the purchase price, your first mortgage loan amount, and your pre- and post-purchase assets. We will determine the DALP
28	If I qualify under the 120%AMI, will my name also qualify for the 175% AMI, so my chances are twice as good to get funding?	No. We only have one lottery pool for general DALP. Households applying for the general DALP will be placed in the same pool regardless of their income limit.
29	I wanted to apply to the DALP in 2020 but it seemed like there were no funds available last year. Why were there no funds in 2020?	The DALP program was postpone to 2021 due to the 2020 COVID 19 health ordinance limitations.
30	Is this an annual program? Or just a one-time opportunity?	It depends on the availability of funding. At this time, we're not exactly sure when we will have the next one after this 2021 DALP.
31	Hi. If my name is on my parents' house deed and will be removed in the next month, am I still qualified as a first time home buyer?	Sorry, you won't be eligible under the first-time homebuyer requirement.
32	So many homes are bidding wars what if it takes more than 90 days to get approval on a home purchase?	If the household has not entered into contract after 90 days of home searching, the household may request a one-time 30 day extension. The detailed information will be available in the new DALP manual, which will be published on our website in a few weeks.
33	How many applicants typically apply to the DALP? How many applicants were there in 2019?	It varies annually. In 2018, There were approximately 266 applicants that applied to the DALP program lottery. In 2019, there was no DALP offered.
34	Seems like there's a loophole, or there is more fine print. There's no required monthly repayment of the loan. And we're required to repay the full amount at the time of selling the property. What if we choose to not sell?	You are not required to pay back the DALP loan if you're not selling and in compliance with the program guidelines. See more at <a href="https://sfmohcd.org/dalp">https://sfmohcd.org/dalp</a> .
35	Hi, thanks for having this session. Will you upload/share these slides after the presentation?	Yes, The DALP Info Session recording is available at <a href="https://sfmohcd.org/dalp">https://sfmohcd.org/dalp</a> .
36	I recently inherited a property due to a death in my family. I am a first time homebuyer and this inherited property does not serve as my primary residence. Can I still qualify and apply for the General DALP?	Sorry, you won't be eligible under the first-time homebuyer requirement.
37	What's the definition of Educator? Does it have to be within SFUSD?	Yes, the educator must be currently employed with SFUSD. Definition: United Educators of San Francisco (UESF) members, including teachers, paraprofessionals, counselors, deans, nurses, speech pathologists, psychologists, behavioral analysts, social workers, special education, content specialists, librarians. This includes those who work in the SFUSD Early Education Department.
38	Can the property ever be rented? Or, does the property have to be the primary residence of the owner for the duration of ownership of the property?	The property must be the household's primary residence, No part of the property may be rented at anytime as long as you are participating in the program.
39	Does each person in the household submit a DALP application separately or together?	Only one DALP application per household. You will have an opportunity to include the number of people in your household at the time of application.
40	Is the General DALP (175% AMI) amount of \$15,944,194 inclusive of the \$6,380,297 reserved for the 120% AMI? Or are they separate amounts?	The 175% AMI allocation and the 120% AMI allocation are two separate funding sources that will serve households that meet income limits under those percentages.
41	To qualify for the educator loan, do all working adults in the household need to be qualified SFUSD employees?	No. Only one household member (who must be an applicant as well) must be a SFUSD educator to qualify for the Educator DALP.
42	If selected for the lottery, do you have an example of what is needed for the full application so we can plan ahead?	Yes, You may visit the DALP webpage at <a href="http://www.sfmohcd.org/DALP">www.sfmohcd.org/DALP</a> . Click on the link "About applying for the DALP" and it will list all the documentation you will need to gather prior to the application date.
43	How many applicants are you expecting from each pool, based on past years?	It varies annually. In 2018, There were approximately 266 applicants that applied to the DALP program lottery. Of 266, 5 were first responder households, and 16 were educator households.
44	Historically how many applications do you get each year for general DALP?	It varies annually. In 2018, There were approximately 266 applicants that applied to the DALP program lottery. Of 266, 5 were first responder households, and 16 were educator households.
45	What if you are approved and can't find a place within the 90 days?	If the household has not entered into contract after 90 days of home searching, the household may request a one-time 30 day extension. The detailed information will be available in the new DALP manual, which will be published on our website in a few weeks.
46	Are we limited to the properties listed on the MOHCD website?	No, you may apply to any home on the open market.
47	do people who work in SF get any preferences?	There are no preferences in the DALP.
48	Is the AMI looking for total gross income or adjusted gross income? Thanks.	The AMI calculation includes all sources of income of ALL household members age 18 or older that will occupy the property, regardless of dependency or ownership status.

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49	I have a certificate for BMR, is the certificate good for DALP?	Yes. The first-time homebuyer education completion form can be used for both BMR and DALP program applications.
50	Are City employees that are not teachers in the General Group	Yes
51	Is a retirement account included as a liquid asset? 2. I took the MOHD course several years ago. Do I need to take it again? Thank you.	A retirement account is not considered liquid assets; instead, they are considered non-liquid assets. At time of application, you must submit a verification of FTHB form dated within 12 months of the application date.
52	Does the time submitted impact our placement in the lottery?	No, it does not.
53	Hi Asking again, if it did not come up, How is % of AMI calculated? Which tax year(s) are used?	MOHCD will use two methods to calculate household income. MOHCD will use the greater of: (1) Current total gross annual income (before tax and any deductions) from all sources projected 12 months forward; or (2) Total gross annual income from all sources earned in the immediate past tax year (2020). Please note that MOHCD will require a copy of the last three year federal income tax returns, and will not accept a filing extension. After 4/15/2021, a copy of 2020 tax returns will be required in order to determine the household's income eligibility.
54	What is the average number of applicants for a DALP lottery?	It varies annually. In 2018, There were approximately 266 applicants that applied to the DALP program lottery. Of 266, 5 were first responder households, and 16 were educator households.
55	If you are selected for the lottery on June 1, how many days is the quickest you're able to put an offer on a house and close date wise?	Application processing will begin in June. Depending on where you rank in the lottery, it can take several months to be contacted.
56	If I am applying by myself am I limited to 1-bedroom units?	Yes. The number of people in the household must match the bedroom size of the property.
57	i was late, but are there any income requirements to apply for dalp	Yes, the household income must meet the income limits: General DALP up to 175% AMI; First Responders DALP and Educators DALP up to 200% AMI. More information can be found at <a href="https://sfmohcd.org/dalp">https://sfmohcd.org/dalp</a> .
58	Do we need to have a property in mind by the time we might be accepted into the program?	No. At the time of program eligibility, the applicant will be given a reservation up to the maximum DALP loan which will be good for 90 days to search for a property.
59	Is CA unemployment considered income?	Yes, all sources of household income are considered in the qualifying income calculation
60	How many applications have been received in years past for each category (Ed, FR, General)?	In 2018, There was 266 Households applied to the General DALP, 7 Households applied to the Educator's DALP, 16 Households applied to the FRDALP.
61	How many people are expected to apply for the DALP lottery?	There were 266 households who applied to the DALP program in 2018. MOHCD is expecting more applicants to apply in 2021 with the ease of the new online application.
62	What if I apply for the DALP and got selected but wasn't lucky enough to get selected for the BMR listings I apply for?	The DALP is purchase of a Market Rate property and BMR is for purchase of Below Market Rate properties. They are separate programs. You can apply to both programs if you meet AMI limits.
63	Do all my house members need to obtain the homebuyer education certificate?	All the households members who will be on the title are required to complete the first-time homebuyer education.
64	Can this kind of house pass to next generation?	Transferring the title of the property to a child will trigger the DALP loan payoff. Once the DALP loan is paid off, your property will no longer be restricted. At that time, you can pass it onto next generation.
65	hello - thank you for the presentation. will this powerpoint be available on mohcd's website?	Yes. It is available on our website at <a href="https://sfmohcd.org/dalp">https://sfmohcd.org/dalp</a> .
66	Are you saying that it can take months after finding out that you are eligible/won the lottery to actually get the go ahead to purchase a house?	Correct. It depends on the applicant's lottery rank number.
67	about how many have entered the lottery in previous years?	It varies annually. In 2018, There were approximately 266 applicants that applied to the DALP program lottery. Of 266, 5 were first responder households, and 16 were educator households.
68	How long can the funds be held until they need to be returned if approved?	If selected and income qualified, the applicant will have 90 days to enter into a sales contract. The sales contract typically allows a 60-day closing.
69	Are TICs considered this cycle?	TICs are not allowed.
70	Is DALP only available once a year? Are there other programs for first time home buyers that are available later in the year?	It depends on the availability of funding. The last DALP round was in 2018. There are other first time homebuyer programs available, such as BMR and the City Second Loan Programs. Please visit the MOHCD website for more details: <a href="https://sfmohcd.org/bmr-ownership">https://sfmohcd.org/bmr-ownership</a> . AND <a href="https://sfmohcd.org/city-second-details">https://sfmohcd.org/city-second-details</a> .
71	For a family of four - Married with two kids... We will look for 3 bedroom house or 4 bedroom house?	As a household of 4 you may purchase up to a 4 bedroom home.
72	Can you repay the loan before you sell the house?	You may repay your DALP loan prior to selling your property. At the time of repayment you must payback the loan with the share of appreciation used to originally purchase your home.
73	If you are in the general dalp then it could take several months to here? The other groups will be first? Is that correct?	Applications are processed in lottery rank order by the following : 1.SFUSD Educators (from Educators-DALP funding pool) 2. First Responder (from FRDALP funding pool) and 3. General DALP applications. It could take months before General DALP applications are reviewed.
74	I join late because of technical difficulties, can I get a copy of this meeting or is it recorded?	The DALP Information Session recording can be found on the website: <a href="https://sfmohcd.org/dalp">https://sfmohcd.org/dalp</a> .
75	Can charter school teachers apply as educators who are UESF members but don't work for SFUSD? If we're a two teacher household, can we both apply?	As UESF members you can apply for an Educators-DALP. Only one application per household may be submitted.
76	What kind of information and supporting documents should we have ready if selected in the lottery?	Please refer to the <b>After you apply</b> section on the website for details: <a href="https://sf.gov/apply-downpayment-loan-buy-market-rate-home">https://sf.gov/apply-downpayment-loan-buy-market-rate-home</a> .
77	Will this presentaton be available on the MoHCD site after?	The DALP Information Session Recording can be found on the website: <a href="https://sfmohcd.org/dalp">https://sfmohcd.org/dalp</a> .

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78	If my adult daughter or senior parent are part of my household but one either passes and/or leaves the household. How does this impact my status with owning the home?	Not sure about your question. Please email us at <a href="mailto:sfhousinginfo@sfgov.org">sfhousinginfo@sfgov.org</a> .
79	Clarification. You hope to fund 80 applications. If educators and 1st responders are in the 80, they go first regardless of their number and then you go to general applications?	Applications are processed in lottery rank order by the following: 1.SFUSD Educators (from Educators-DALP funding pool) 2. First Responder (from FRDALP funding pool) and 3. General DALP applications. Once the funds in FRDALP and Educators DALP pool have been reserved, we will then move to the general DALP pool. To see the available balance under each funding pool, please visit our website at <a href="https://sfmohcd.org/dalp">https://sfmohcd.org/dalp</a> .
80	Your minimum income must be 107,000?	There are no minimum income requirements, but there are maximum income requirements depending on your household size. Please refer to the After you apply section on the website for details: <a href="https://sf.gov/apply-downpayment-loan-buy-market-rate-home">https://sf.gov/apply-downpayment-loan-buy-market-rate-home</a> .
81	Am I correct in understanding that the two income limits (120% and 175%) only come into play when you are accessing funds? So, income level doesn't have any influence in the lottery?	Correct. We only have one lottery pool for general DALP. Households applying for the general DALP will be placed in the same pool regardless of their income limit.
82	If you do not get selected this year, can you reapply next year?	You may apply for the DALP lottery until you successfully obtain a DALP loan.
83	I understand there is a \$300,000 in liquid asset maximum to qualify for the DALP program and that retirement accounts do not count towards the liquid asset total. Do 529s (college accounts for kids) or Trusts that there is little/no access to count as liquid?	Funds in college accounts (such as 529s) are counted as non-liquid assets. Assets in trust accounts that are accessible to the applicant will be counted as liquid assets.
84	If we don't make it this year - win the lottery... Will there be a DALP in 2022?	We hope so. Please subscribe our email alert to get the most current information: <a href="https://sfmohcd.org/contact-us">https://sfmohcd.org/contact-us</a> .
85	If your lottery number is selected, what is the process for calculating how much down payment assistance your household is eligible to receive out of the maximum \$375,000?	The DALP amount will depend on several factors such as the purchase price, your first mortgage loan amount, and your pre- and post-purchase assets. We will determine the DALP amount once we have completed our review of your full application after the lottery.
86	What is the amount of financial support given to applicants at 200% AMI?	The maximum DALP amount is \$375,000. The DALP amount will depend on several factors such as the purchase price, your first mortgage loan amount, and your pre- and post-purchase assets. We will determine the DALP amount once you have completed our review of your full application after the lottery.
87	Does my spouse and I have to take our homebuyer education with the same agency in order to receive counseling together? What happens if we signed up for classes that has been offered by different agencies?	It is not necessary to take your homebuyer education classes at the same agency, although it's usually recommended.
88	How is AMI calculated? My AMI has changed from 2020 (over the limit) to 2021, where I now qualify.	MOHCD will use two methods to calculate household income. MOHCD will use the greater of: (1) Current total gross annual income (before tax and any deductions) from all sources projected 12 months forward; or (2) Total gross annual income from all sources earned in the immediate past tax year (2020). Please note that MOHCD will require a copy of the last three year federal income tax returns, and will not accept a filing extension. After 4/15/2021, a copy of 2020 tax returns will be required in order to determine the household's income eligibility.
89	I am not married or in a domestic partnership but want to apply with my partner. Can we apply as a household of 2 or would we need to send separate applications as a household of 1 each?	You may apply as a household of 2, even if you are not married or in a domestic partnership. Please note that all members of the household must remain owner occupants for as long as you have a DALP loan.
90	I understand that I owe DALP a lump sum if I were to turn the property over but what if I stay in that property the entire duration of my life?	If you continue to owner occupy your property, and adhere to the DALP guidelines there is no term for your DALP loan to be due.
91	Do all household members 18 years & over have to do the 1st time home buyer education workshop (ex college student over 18 that does not work)? Or is it just members who make an income?	All the households members who will be on the title are required to complete the first-time homebuyer education.
92	Will this presentation be available on the MOHCD site?	The DALP Information Session Recording can be found on the website: <a href="https://sfmohcd.org/dalp">https://sfmohcd.org/dalp</a> .
93	can the DALP loan be combined with other loans?	That's possible if the household meets the requirements on all of the programs.
94	Can you refinance the loan?	The first mortgage loan can be refinanced if it meets MOHCD's subordination requirements. No cash out refinance is allowed.
95	Is it correct that we have only 90 days to purchase a home and close after being approved for the dalp?	If selected and income qualified, the applicant will have 90 days to enter into a sales contract. The sales contract typically allows a 60-day closing.
96	timing-wise, should i have a property already in mind when submitting my DALP application?	It's up to the applicant. However, the seller usually requires loan pre-approvals from the buyer to demonstrate the buyer's ability to purchase.
97	Example: Educator = #70, 1st Responder = 55 and General Public = #25. You will take Educator and 1st Responder first for DALP?	In this case, the applicant will be offered for General DALP. Based on the funding balances, we may only fund up to 11 first responders, and 4 educators. See the funding balance at <a href="https://sfmohcd.org/dalp">https://sfmohcd.org/dalp</a> .
98	SFUSD educator? Does that mean a teacher? or can a principal apply?	Yes, educators currently employed with SFUSD, including Early Education Dept. This includes United Educators of SF (UESF) members like Teachers, Paraprofessionals, Counselors, Deans, Nurses, Speech pathologists, Psychologists, Behavioral analysts, Social workers, Special education, Content specialists, Librarians.
99	can we apply for housing while we wait for the lottery result?	Yes, applicant may apply to other lottery listings.
100	I'm just testing the question asking feature. Is there a problem with it? Or is it working?	Yes, MOHCD experienced technical difficulties during the presentation and did not have access to the questions. Our apologies for the inconvenience.
101	Does it delay escrow or look unappealing in an offer with DALP?	It depends on the delay situation and transaction. Purchasing, review, and closing may take 5 months or longer.

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102	what does share of appreciation mean?	The City gains equity in direct proportion to the dollars it loaned at the time of purchase.
103	Q1: Is it possible to apply for DALP and BMR properties at the same time? Q2: if DALP is granted, can the funds be used to purchase a BMR property or only a regular market value property?	Yes to Q1. No to Q2, the funds must be used to purchase only a regular market rate property.
104	Can you waive inspection contingencies during your contract?	No, a general home inspection and pest control inspection are required for all properties purchased under the DALP program.
105	I have selected by a property lottery and on wait list #5 out of 4 available unit in last Oct. but still waiting the agency to contact me because the property still under construction. Can I still apply DALP in 2/26?	Yes, if selected for DALP lottery at time of final approval, the sales contract for any other property will need to be cancelled.
106	Will this presentation post online?	Yes, at <a href="http://sfmohcd.org/dalp">sfmohcd.org/dalp</a>
107	Will this information session be posted to the public so that we can review it?	Yes, at <a href="http://sfmohcd.org/dalp">sfmohcd.org/dalp</a>
108	what is the interest rate of the DLAP program?	DALP is no-interest, no-monthly-payment, deferred loan.
109	If my spouse co-signed with her mother on a house in Los Angeles. Does she still qualify as a first time buyer? How does that impact my qualification as a first time buyer?	No, if the spouse's co-signing involved being a titleholder. For General DALP all adult household members must not have any ownership interest in a residential unit for the last three years. For FRDALP or Educators-DALP adult household members must not have any ownership interest in a residential unit in San Francisco for the last three years.
110	Is there any advantage to applying earlier in the application period?	No, MOHCD will process applications based on lottery rank order.
111	is there a link somewhere to be able to review these presentation slides later?	Yes, at <a href="http://sfmohcd.org/dalp">sfmohcd.org/dalp</a>
112	Must the full homebuyer workshop be completed before submitting the application?	Yes, prior to applying, the applicant must complete the 10-hour first-time homebuyer education.
113	I'm on the DALP website and I'm wondering if you can go over the borrowing terms. Specifically in terms of the example provided on the website: For example, if the borrower receives the DALP loan in the amount of \$375,000 with the purchase price of \$950,000, the loan amount is 39% of the purchase price. Therefore, the share of appreciation would also be 39%.	The principal balance amount plus a share of the appreciation becomes due at the end of term or when the borrower sells, rents, or transfers title on the property. The appreciation is calculated by subtracting the original sales price from the current sales price or the current appraised market value. The share of the appreciation is computed as a ratio of the City loan amount to the purchase price.
114	Is there a limit on the number of people that can enter the lottery?	No.
115	i am in the process of applying for BMR housing purchase. can i apply for BMR and also apply for DALP? (I understand that DALP is for market rate properties)	Yes, DALP funds must be used to purchase only market rate properties.
116	During these times of employment uncertainty and COVID, what happens to the DALP if the home for which it was used goes into foreclosure?	Homeowners are encouraged to contact MOHCD as soon as possible if they are at risk of a loan default, or a foreclosure, or if HOA payments become unaffordable. MOHCD supports HUD-approved housing counseling agencies to help negotiate loan modification or explore options at no cost to homeowners.
117	Is this program offered every year?	It depends on the availability of funding.
118	How does it work for unmarried couples who currently reside in separate households and want to purchase a home together using DALP and one partner has 3 children and the other is pregnant?	All adult household members must appear on the application, title, and loan. All household members who are under 18 years of age must be the legal dependent of an adult household member, as listed on the two most recent tax returns. An unborn child will not be counted as a household member.
119	Can you use a bmr listing as an example and how we would go about applying for DALP? I just don't understand the timing. If I applied for BMR and got chosen but my DALP haven't made a selection yet then what happens? and vice versa what happens if I got chosen in the DALP lottery but I don't get selected from the BMR applications? Should I only start applying for the BMR listings once I get selected by DALP to ensure I can use the DALP money?	You may apply for both BMR and DALP. However, if you're selected, you will have certain time period to respond. At that time, you will need to decide if you want to proceed with the purchase of a BMR unit, or DALP. For example, if MOHCD issues a conditional approval that entitles you to enter into a sales contract on a BMR unit within 7 calendar days, you will need to notify MOHCD and the seller if you would like to proceed or not.
120	Can you use DALP for a house that unpermitted living space? For example, the owner has converted the basement into additional living space but without permits.	No, properties containing unpermitted living space in addition to the unit to be purchased are not eligible for a DALP loan.
121	Do we have to attend an orientation session before the workshop? Or can we attend the workshop before the orientation session?	For the best learning experience, applicants are recommended to take the 2 hour program orientation followed by the 6 hour homebuyer workshop. Applicants can take the workshop at the same place they did the orientation. Some agencies offer the workshop all in one day. Some agencies offer the workshop online.
122	Also, how do you know whether you fall under 120% or 175% AMI?	Applicant's housing counselor can help determine the estimated AMI prior to applying. MOHCD will determine the actual AMI at the loan reservation period.
123	will the slide deck be available to review?	Yes, at <a href="http://sfmohcd.org/dalp">sfmohcd.org/dalp</a>
124	who decides if i qualify for a first mortgage?	The applicant's mortgage lender.
125	Hi, I am an one-person household, can I buy a house with at least 2 bed rooms? Thanks.	No, the property size must be compatible with the size of the household. A minimum of one person per bedroom is required.
126	Where can we find this presentation	<a href="http://sfmohcd.org/dalp">sfmohcd.org/dalp</a>
127	What is the liquid asset limit?	Borrower must have no more than \$300,000 prior to purchase, and no more than \$60,000 after purchase.