



Dream for All Program Overview

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What is Shared Appreciation?

A shared appreciation loan is a loan that is repaid through an established share of the appreciation in home value.

Simple Example

- Dream for All fund provides a loan for 20% of the home purchase price.
- The homeowner pays back the original loan amount plus 20% of any appreciation in the value of the home.

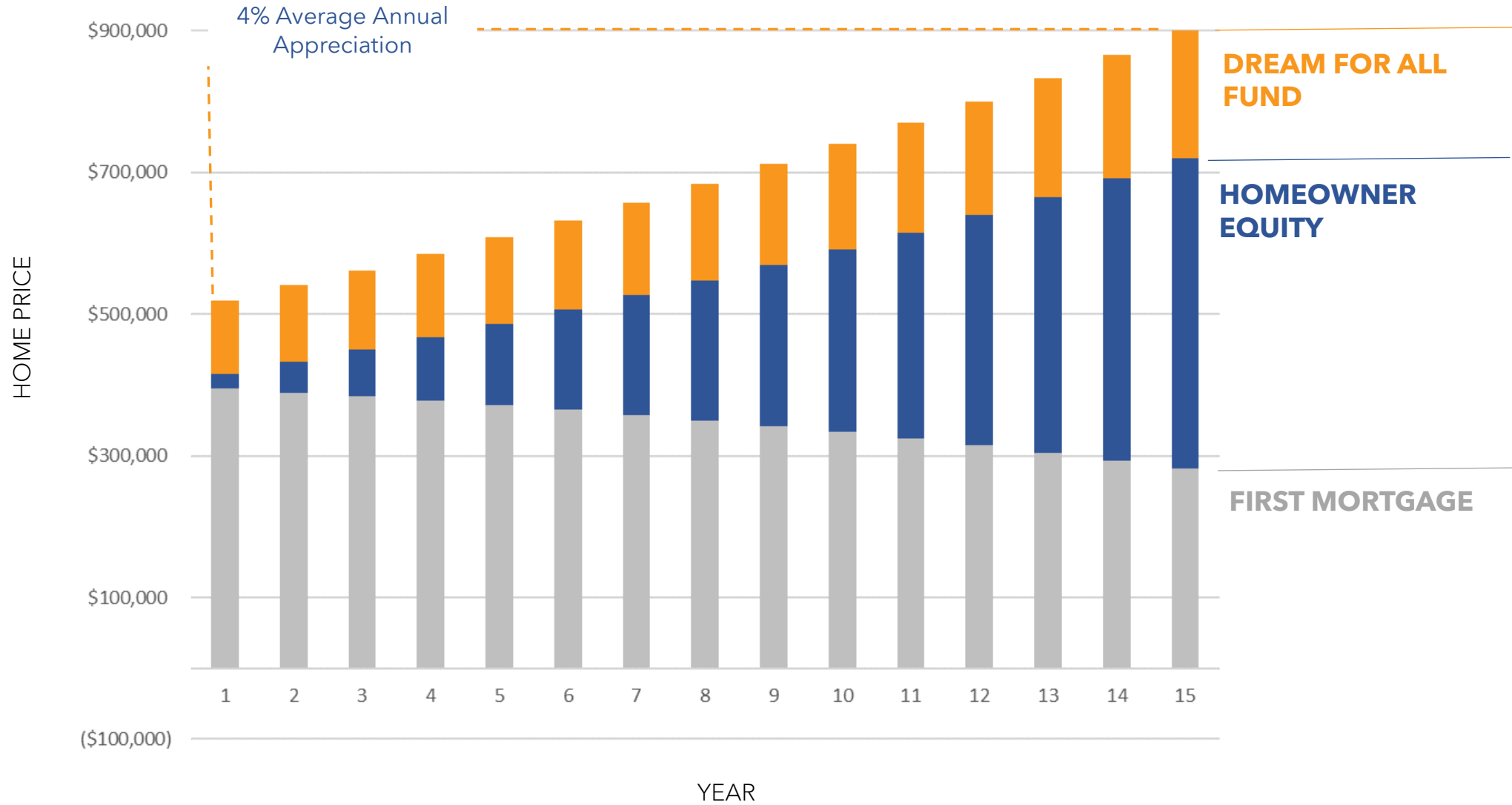
Typical Features

- Subordinate second mortgage
- Down payment and closing cost assistance
- Homebuyer does not make payments until they sell, refinance, or transfer the property
- Effective interest rate on loan is equal to the average annual appreciation in the home's value





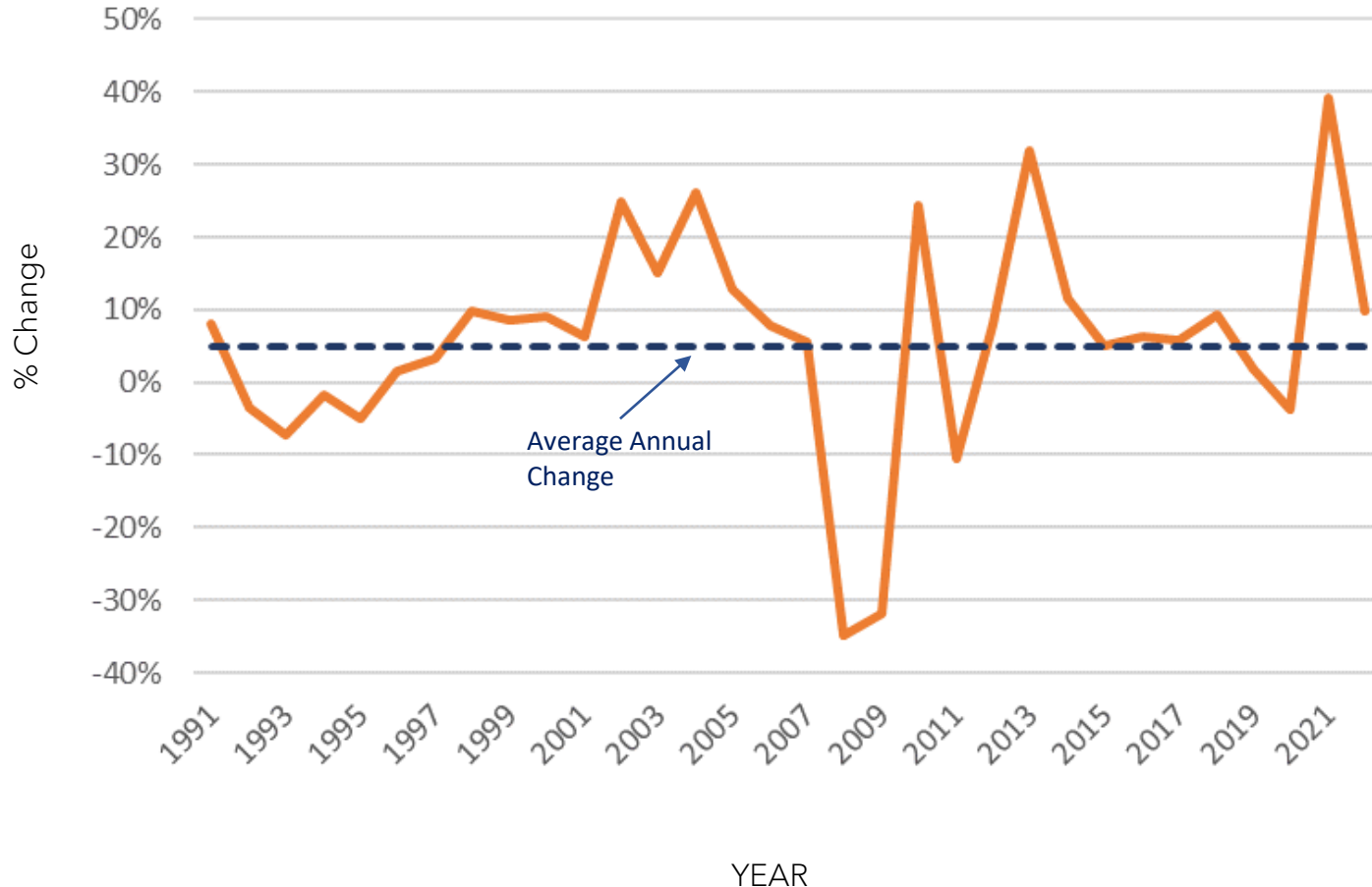
Shared Appreciation Example





Key Program Design Objectives

ACTUAL YOY HOME PRICE APPRECIATION



Increase access to home ownership for low- and moderate-income Californians



Provide opportunities for wealth accumulation through home ownership



Minimize financial risk to the State, Agency and the consumer



Ensure recyclability of funds so that more Californians can receive assistance

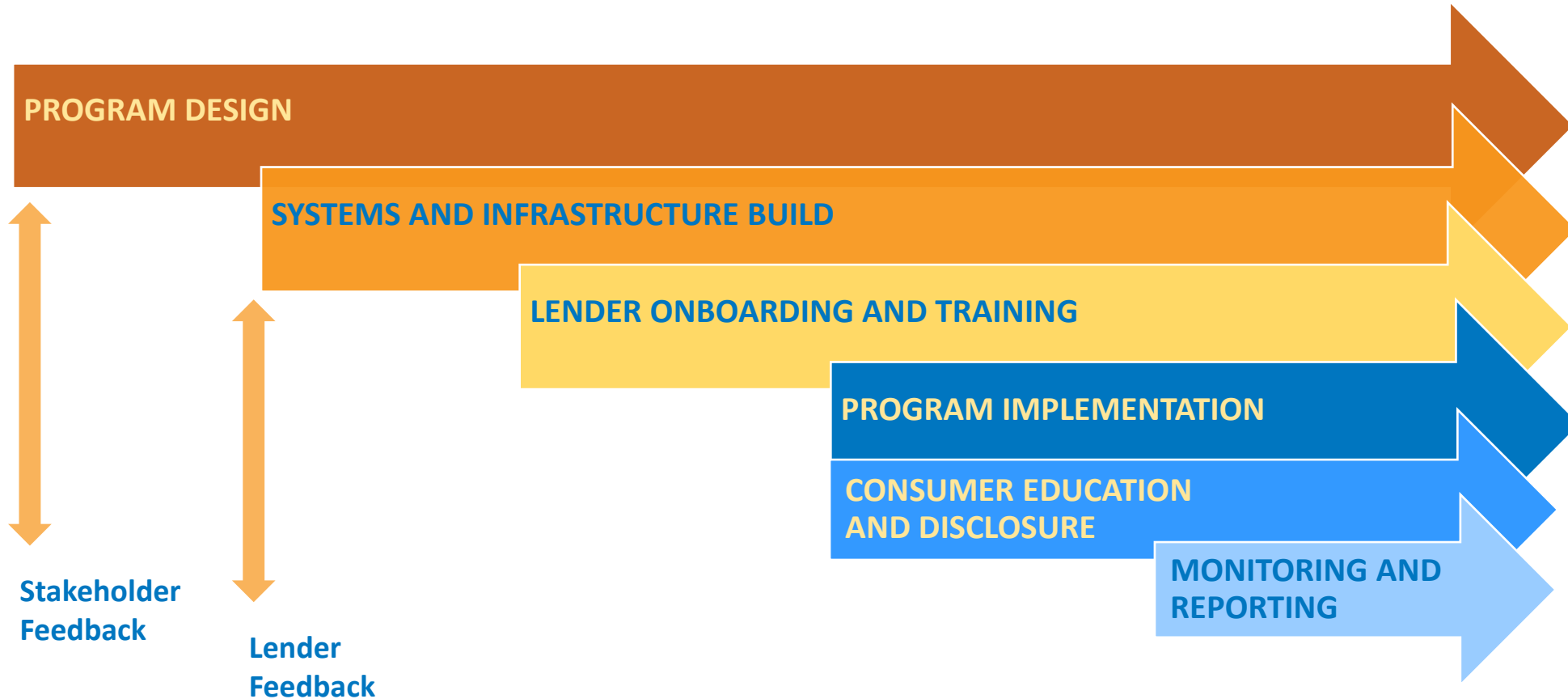


Embed significant consumer education and outreach



Ensure long term operational and administrative viability

Program Implementation Process





Questions