

EXHIBIT G- LONG-TERM EFFECT

The chief needs identified in Exhibit C are social distress and a preponderance of unhealthy and aging housing for LMI households. The dual components of SVdP's Project directly target these needs.

Ensuring Long-Term Housing Stability: The MHC accomplishes enduring long-term affordability (30+ years) through comprehensive planning from the outset, informed by SVdP's long-standing engagement in supportive services in the Project Area. The MHC's pro forma is in alignment with SVdP's non-profit mission which details the financial sustainability plan to ensure long-term affordability. Because the MHC's affordability is capitalized at the outset and its new MHUs are designed for long-term sustainability, it will not require future federal subsidy. SVdP may seek to acquire project-based housing vouchers from the housing authority for units and will accept tenant-based housing vouchers, but those activities are not necessary to maintain long-term affordability. The MHC is developed for 90 households and it will provide vitally needed affordable, healthy housing to many more than 90 households over the course of 30+ years.

The HLP program will help renters become homeowners in an innovative leverage of PRICE funds to access traditional, fixed-rate bank loans that would otherwise be inaccessible to LMI borrowers. The HLP debt to income (or total housing burden including loan payment, taxes and insurance) will not exceed 30% of borrower's income and remains affordable for the term of the loan. Modern manufactured homes are built to last with weather-appropriate materials, energy-efficient features, compliance with stringent building codes, effective moisture and pest control measures, and secure foundation and anchoring systems. These features provide long-term benefits of mitigation activities and weatherization. The HLP program provides permanent affordability.

The HLP offers numerous long-term benefits to underserved LMI households. Homeownership provides stability and wealth-building opportunities through equity accumulation and property value appreciation. Tax benefits, such as mortgage interest and property tax deductions, along with capital gains exclusions, further enhance financial advantages. Homeownership also ensures stable housing costs, especially with an HLP fixed-rate mortgage, to protect against rent increases and serve as an inflation hedge. Importantly, homeownership provides control and a sense of permanence, fostering stability. The HLP is designed for underserved communities to obtain these benefits and will be affirmatively marketed. The HLP also enables LMI households to move out of a substandard mobile home and purchase a new one.

Both the MHC and HLP enable underserved, protected neighbors to live in healthy, stable housing. This reaps intergenerational wellness and immediately inures benefit to the children in the home. Healthy, stable homes provide a conducive learning environment and enable consistent school attendance. Healthy housing averts dangerous exposure to hazards like mold and lead, cockroaches and rats. Mental health benefits all generations of the household from reduced stress and anxiety from unhealthy physical environments and high levels of social distress. A secure home enables children's social and emotional stability- they can play, form lasting friendships, and feel community pride and a sense of place. In these ways, the long-term effect of the Project includes mental, physical, and social resilience.