

EXHIBIT F-G

Terms for Declaration of Restrictions for Workforce Units

1. **Sale Units.** The Declaration of Restrictions for Sale Workforce Units shall be consistent with the following:

a) **Sale Within 2 Years.** If the Owner/Occupant desires to sell a Workforce Unit before twenty-four (24) months from the date of initial rental or sale of such Workforce Unit, then for a period of one hundred twenty (120) days the Owner/Occupant shall market the Workforce Unit to qualified purchasers. If the Owner/Occupant does not receive an offer within such one hundred twenty (120) day period from a qualified purchaser that is equal to or greater than the Current Workforce Price in effect as of the date of receipt thereof, then the Owner/Occupant may sell the Workforce Unit to a qualified purchaser at a purchase price that is equal to or lower than the Current Workforce Price in effect as of the date thereof. In either event, the entirety of Workforce Gain shall be paid to the Workforce Administrator.

b) **Sale Within 3 Years.** If the Owner/Occupant sells a Workforce Unit on a date that is on or after twenty four (24) months and before thirty six (36) months from the date of initial rental or sale of such Workforce Unit, then the Owner/Occupant may sell the Workforce Unit to any purchaser with no price restriction on the sale but the entirety of the Workforce Gain shall be paid to the Workforce Administrator.

c) **Sale Within 4 Years.** If the Owner/Occupant sells a Workforce Unit on a date that is on or after thirty six (36) months and before forty eight (48) months from the date of initial rental or sale of such Workforce Unit, then the Owner/Occupant may sell the Workforce Unit to any purchaser with no price restriction on the sale but two-thirds (2/3) of the Workforce Gain shall be paid to the Workforce Administrator.

d) **Sale Within 5 Years.** If the Owner/Occupant sells a Workforce Unit on a date that is on or after forty eight (48) months and before sixty (60) months from the date of initial rental or sale of such Workforce Unit, then the Owner/Occupant may sell the Workforce Unit to any purchaser with no price restriction on the sale but one-third (1/3) of the Workforce Gain shall be paid to the Workforce Administrator.

e) **Workforce Administrator; Use of Proceeds.** Upon the listing of any Workforce Unit for sale, the Owner/Occupant shall notify the Workforce Administrator and shall market the Workforce Unit to qualified purchasers in good faith in consultation with the marketing program established by the Workforce Administrator. Upon sale of the Workforce Unit, the proceeds paid to the Workforce Administrator pursuant to the above shall be used as follows: first, to the Workforce Administrator to pay for the costs of implementing, administering and monitoring the development of Workforce Units and the remainder paid to the Agency to be used for the development of Agency Affordable Units within the Project Site, with fifty percent (50%) of such amount being used as an off-set against any Agency Subsidy then or thereafter due.

f) Termination of Workforce Resale Declaration. The Declaration of Restrictions for Sale Workforce Units shall automatically terminate on the date that is five (5) years following the initial sale of the Workforce Unit.

2. Rental Units. The Declaration of Restrictions for Rental Workforce Units shall provide that the rental charges for Workforce Units shall be the Current Workforce Price until the earlier of the date (i) that the applicable Redevelopment Plan terminates, (ii) that is thirty (30) years following the initial rental of such Workforce Unit, or (iii) that the Agency Director Approves such termination under the provisions of section 3.7(b) of the Below-Market Rate Housing Plan.

3. Definitions.

“**Current Workforce Price**” means, as of a particular date, the purchase price or rental charge, as applicable, of a Workforce Unit that is Affordable with an AMI Percentage that is equal to that applicable to the Workforce Unit at the time of initial rental or sale thereof.

“**Workforce Gain**” means all of the sales proceeds received by the Owner/Occupant for a Workforce Unit less the sum of (i) the purchase price paid by that Owner/Occupant for the Workforce Unit, (ii) broker, escrow and closing costs and any additional third party costs reasonably approved by the Workforce Administrator in connection with the sale of the Workforce Unit, and (iii) the amortized cost of any capital improvements made by the Owner/Occupant during his or her period of ownership of the Workforce Unit, as documented by the Owner/Occupant and approved by the Workforce Administrator.