

OPAL Added Value Policy and Process

OPAL's Master Ground Lease includes a provision that allows for an addition to (incentive) or deduction from (penalty or compensation to the buyer for soon-needed paint/roofing etc.) its resale formula based on non-square footage improvements and house condition. The intent of this provision is to recognize different values between otherwise comparable homes (either from exceptional care or deferred maintenance).

Since the sale price of a home may be increased to accommodate work done, it may also be reduced to address any issues of "general maintenance, weatherization, (and) condition of structural elements" as outlined in the resale formula.

OPAL has created a list of eligible items that qualify for Adjusted Value Credit. The intention of the list is to incentivize certain improvements that either:

1. Make the home more energy efficient.
2. Upgrade to a more durable item when replacing a building component.
3. Create additional indoor or outdoor living spaces where none existed.

To that end, OPAL has approved the following items as eligible for Adjusted Value Credit. Each item shall have a value and a depreciation schedule that will be used to determine the value of the credit at the time of resale:

1. Wood & Laminate floors
2. Replacing damaged vinyl flooring with more sustainable product such as tile or marmoleum
3. Propane stove
4. New Fencing
5. New Decks
6. Patios and hardscaping (outdoor living space)
7. Converted unfinished space to usable space
8. Sheds, exterior storage or other detached buildings
9. Energy efficiency upgrades
 - a. Solar hot water
 - b. Solar electricity
 - c. Heating source energy efficient upgrade.
 - d. Energy efficient window covering