

## PURPOSE

The Homeownership Assistance Program provides financial assistance to eligible households for the purchase of a home. HOME funds may be used for:

- ◆ “GAP”\* Financing
- ◆ Down Payment
- ◆ Closing Costs

\* Difference between the market value of the prospective property and the sales price that is affordable to the purchaser.

## ASSISTANCE

Assistance is in the form of a deferred loan (Silent Second) and will be secured by a second trust deed.

## BENEFITS

Benefits of the Program include:

- ◆ No monthly payments
- ◆ 0% Interest
- ◆ Lower monthly housing payments
- ◆ Reduced debt-to-income ratio makes it easier to qualify for a home loan with a private lender
- ◆ Repayment due only upon the sale, refinance, or transfer of the property
- ◆ Tax write-offs in the form of interest deductions
- ◆ Property value appreciation and accumulation of equity
- ◆ A measure of security, stability and control over living situation

## ELIGIBILITY

### Applicant Criteria:

- ◆ Household annual gross income between 65% and 80% of the County median income level and purchasing a home within the following price range:

Family Size	Eligible Income*	Maximum Sales Prices Countywide	Maximum Sales Price East & West Valley Only**
1	\$21,100-\$26,050	\$90,000	\$100,000
2	\$24,200-\$29,750	\$100,000	\$110,000
3	\$27,200-\$33,500	\$110,000	\$120,000
4	\$30,200-\$37,200	\$122,000	\$132,000
5	\$32,600-\$40,150	\$132,000	\$142,000
6	\$35,000-\$43,150	\$140,000	\$150,000
7	\$37,500-\$46,150	\$150,000	\$152,000
8	\$39,900-\$49,100	\$152,000	\$152,000

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\* Households with annual incomes as low as 35% of the County median income level may qualify for a reduced subsidy and lower maximum sales price.

\*\* Any County unincorporated area or participating city south and west of the San Bernardino National Forest.

- ◆ Live or work in San Bernardino County one year prior to application
- ◆ Able to contribute at least 3% of the purchase price toward the down payment
- ◆ Arrange private lender financing for, and make full monthly payments on first loan

## ELIGIBILITY (Continued)

- ◆ Does not currently own a home (except as allowed by HUD)
- ◆ Arrange for 30-year fixed rate private lender financing in the form of an: FHA loan; FANNIE MAE Community Homebuyers loan with the 3/2 option; Farmers Home Loan; San Bernardino County Single Family Mortgage Revenue Bond Program 1997A; and other loan programs with prior County approval.

### Property Criteria:

- ◆ Applicant’s principal residence
- ◆ Single unit family home
- ◆ Condominium Unit\*
- ◆ Cooperative Unit\*
- ◆ Manufactured Housing \*\*
- ◆ Newly constructed or resale housing units that meet HUD Housing Quality Standards at close of escrow

\* Association dues may reduce maximum sales price

\*\* On its own lot and affixed to a permanent foundation

**Area:** The home may be located anywhere in San Bernardino County, ***except*** in the cities of Apple Valley, Fontana, Hesperia, Ontario, San Bernardino, and Upland. (*Contact these entitlement cities directly if you plan to purchase a home within their city limits.*)

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## HOMEOWNERSHIP

Homeownership is defined in the HOME Program as possessing any one of the following:

- ◆ Fee Simple Title
- ◆ 99-year leasehold interest
- ◆ Ownership or membership in a condominium or cooperative unit
- ◆ Other forms of ownership approved by the Department of Housing and Urban Development (HUD), such as land sales contracts, contracts for deeds, lease-purchase arrangement, and comparable ownership forms, may be considered on an individual basis, subject to prior County approval.

## RECAPTURE/ RESALE

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The Recapture Period will typically range from 10 to 30 years. During the Recapture Period, any sale, transfer, or refinance of the property will trigger repayment of the deferred loan amount.

## HOW TO APPLY

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Anyone interested in being pre-screened for HAP assistance may complete a brief pre-screening form. Based on the pre-screening application, the Department of Economic and Community Development will provide qualified applicants with an estimate of available HAP assistance and maximum sales price affordable to the individual household.

Actual loan applications and nominal application fee (payable to the County of San Bernardino) will be accepted only through County-approved lenders. To obtain a pre-screening form or list of approved lenders/loan officers, please call the San Bernardino County Department of Economic and Community Development.



*All County of San Bernardino Department of Economic and Community Development housing programs comply with Federal Fair Housing Laws.*

## SAN BERNARDINO COUNTY



**Board of Supervisors**  
*Presents the*  
**HOME**

**HOMEOWNERSHIP  
ASSISTANCE PROGRAM  
(HAP)**



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