



**FIRST-TIME HOMEBUYER PROGRAMS**

CITY OF SAN DIEGO <i>(For zip codes beginning with 921..)</i>						
Programs	Income Limit <i>See Chart on page 2</i>	Available Assistance	Maximum Purchase Price	Buyers Downpayment Requirement	Liquid Asset Reserve/ Limitations	Terms And Conditions
City of San Diego Deferred Payment Loan	80% AMI	Up to 22% of purchase price or appraised value; whichever is less.  Loan amount will be based on verified need, and will be calculated based on a 45% DTI.	Attached: \$603,250 Detached: \$1,030,750  <i>Effective Dec. 2022</i>	Minimum: 3% of the purchase price  Maximum: None <i>Debt To Income restrictions apply</i>	Minimum Reserve: \$1,000  Maximum Reserve: \$10,000 for first household member and \$500 for each additional household member.	<ul style="list-style-type: none"> <li>3% interest. No monthly payments are required.</li> <li>Principal balance, plus all accrued interest must be repaid in 30 years; or upon sale, cash-out refinance or no longer owner occupied.</li> <li><b>Property must be owner occupied.</b></li> </ul>
City of San Diego Closing Cost Grant	80% AMI	Up to 4% of purchase price or appraised value whichever is less, up to \$10,000  <b><i>Must be applied for with City of San Diego Deferred Loan.</i></b>	Attached: \$603,250 Detached: \$1,030,750  <i>Effective Dec. 2022</i>	None	Minimum Reserve: \$1,000  \$10,000 for first household member and \$500 for each additional household member.	<ul style="list-style-type: none"> <li><u>Forgiven</u> at the close of escrow</li> <li><b>Property must be owner occupied.</b></li> </ul>
City of San Diego Stand-Alone Forgivable Closing Cost Loan	100% AMI	Up to 4% of purchase price or appraised value whichever is less, up to \$10,000  \$200 application fee	Attached: \$603,250 Detached: \$1,030,750  <i>Effective Dec. 2022</i>	None	Minimum Reserve: \$1,000  \$10,000 for first household member and \$500 for each additional household member.	<ul style="list-style-type: none"> <li>Forgiven at the end of 6 years if the property remains owner occupied and there are no future encumbrances.</li> <li>Stand-alone program. DTI &amp; employment guidelines do not apply.</li> <li><b>Property must be owner occupied.</b></li> </ul>
COUNTY OF SAN DIEGO <i>(For all Unincorporated areas of the County of San Diego and participating Cities. See complete County Program Area List on SDHC website)</i>						
Programs	Income Limit <i>See Chart on page 2</i>	Assistance Amount	Maximum Purchase Price	Buyers Downpayment Requirement	Liquid Asset Reserve/ Limitations	Terms And Conditions
County of San Diego Down Payment & Closing Cost Assistance Loan	80% AMI	Down Payment: 17% of the purchase price or appraised value whichever is less,  PLUS  Closing Costs: 4% of the purchase price or appraised value whichever is less, up to \$10,000	Attached: \$589,000 Detached: \$589,000  <i>Effective June 2022</i>	Minimum: 3% of the purchase price  Maximum: 8% <i>Debt To Income restrictions apply</i>	Minimum Reserve: \$1,000  Maximum Reserve: \$10,000 for first household member and \$500 for each additional household member.	<ul style="list-style-type: none"> <li>3% interest. No monthly payments are required.</li> <li>Principal balance, plus all accrued interest must be repaid in 30 years; or upon sale, cash-out refinance or no longer owner occupied.</li> <li><b>Property must be owner occupied.</b></li> </ul>
County of San Diego Moderate Income Down Payment Assistance Loan	120% AMI	Down Payment: Up to 17% of the purchase price or appraised value whichever is less.  **No closing cost assistance available**	As posted on California Association of Realtors (C.A.R.) website at: <a href="https://www.car.org/en/marketdata/data/countysalesactivity">https://www.car.org/en/marketdata/data/countysalesactivity</a>	Minimum: 3% of the purchase price  Maximum: 8% <i>Debt To Income restrictions apply</i>	Minimum Reserve: \$1,000  Maximum Reserve: \$10,000 for first household member and \$500 for each additional household member.	<ul style="list-style-type: none"> <li>3% interest. No monthly payments are required.</li> <li>Principal balance, plus all accrued interest must be repaid in 30 years; or upon sale, cash-out refinance or no longer owner occupied.</li> <li><b>Property must be owner occupied.</b></li> </ul>

CITY OF CHULA VISTA						
Programs	Income Limit <i>See Chart below</i>	Assistance Amount	Maximum Purchase Price	Buyers Downpayment Requirement	Liquid Asset Reserve/ Limitations	Terms And Conditions
City of Chula Vista	80% AMI	22% up to \$120,000 Can be used toward down payment and closing costs.	Attached: \$570,000 Detached: \$826,500  <i>Effective July 2022</i>	Minimum: 3% of the purchase price  Maximum: No max when using buyers savings, max \$50,000 from gift. <i>Debt To Income restrictions apply</i>	Minimum Reserve: \$1,000  Maximum Reserve: \$25,000	<ul style="list-style-type: none"> <li>Principal balance, plus all accrued interest must be repaid in 30 years; or upon sale, cash-out refinance or no longer owner occupied.</li> <li><b>Property must be owner occupied.</b></li> </ul>

CITY OF EL CAJON						
Programs	Income Limit <i>See Chart below</i>	Assistance Amount	Maximum Purchase Price	Terms And Conditions	Liquid Asset Reserve/ Limitations	Terms And Conditions
City of El Cajon	80% AMI	Single Family / Townhome = 22% up to \$150,000  Condo = 22% up to \$100,000  Can be used toward down payment and closing costs.	Attached: \$418,000 Detached: \$722,000  <i>Effective July 2022</i>	Minimum: 2% of the purchase price  Maximum: None <i>Debt To Income restrictions apply</i>	One (1) Gross Paycheck	<ul style="list-style-type: none"> <li>Shared Equity. No monthly payments are required.</li> <li>Principal balance, plus shared equity must be repaid in 30 years; due upon sale, cash-out refinance or no longer owner occupied.</li> <li><b>Property must be owner occupied</b></li> </ul>

2022 / 2023 Area Median Income (AMI) Limits <i>effective April 2022</i>							
<i>The combined income of all household members cannot exceed the limits listed below as adjusted by household size.</i>							
Household Size	80% AMI	100% AMI	120% AMI	Household Size	80% AMI	100% AMI	120% AMI
1	\$72,900	\$74,850	\$89,800	5	\$112,450	\$115,450	\$138,550
2	\$83,300	\$85,500	\$102,650	6	\$120,800	\$124,000	\$148,850
3	93,700	\$96,200	\$115,450	7	\$129,100	\$132,550	\$159,100
4	\$104,100	\$106,900	\$128,300	8	\$137,450	\$141,100	\$168,350

HOMEBUYER EDUCATION PROVIDERS		
Borrower(s) and any non-borrowing Spouse must completed a Homebuyer Education Class AND a Pre-Purchase Counseling Class. These are two different classes, both are required.		
Credit.org	Money Management International	Urban League of San Diego County
<b>Homebuyer Education</b> Registration: Online class <a href="https://intake.credit.org/">https://intake.credit.org/</a>   In-Person class call (800) 449-9818 or email <a href="mailto:education@credit.org">education@credit.org</a>  <b>Housing Counseling</b> Registration: <a href="https://credit.org/priority-appointment-ppc/">https://credit.org/priority-appointment-ppc/</a> or call (800) 294-3896  Phone No.: (800) 294-3896   Website: <a href="https://credit.org/">https://credit.org/</a>	<b>Homebuyer Education</b> Registration: <a href="https://firsthome.mmiuniversity.org/login/index.php">https://firsthome.mmiuniversity.org/login/index.php</a> OR <a href="http://mmi.frameworkhomeownership.org/">http://mmi.frameworkhomeownership.org/</a>  <b>Housing Counseling</b> Registration: Call (866) 889-9347 and request to complete the "One on One Pre-Purchase Counseling"  Phone No.: (866) 889-9347   Website: <a href="https://www.moneymanagement.org/homebuyer-counseling">https://www.moneymanagement.org/homebuyer-counseling</a>	<b>Homebuyer Education</b> Registration: <a href="https://sdul.frameworkhomeownership.org/">https://sdul.frameworkhomeownership.org/</a> OR <a href="https://www.sdul.org/hbe">https://www.sdul.org/hbe</a>  <b>Housing Counseling</b> Registration: call (619) 266-6237 or email <a href="mailto:housing@sdul.org">housing@sdul.org</a> and request to schedule "One on One Pre-Purchase Counseling"  Phone No.: (619) 266-6256   Website: <a href="https://www.sdul.org/homeownership-affordable-housing">https://www.sdul.org/homeownership-affordable-housing</a>

For a complete description of the First Time Homebuyer Programs visit our website at [www.sdhc.org](http://www.sdhc.org) (under the Housing Opportunities menu)

For questions please contact: [FTHB@sdhc.org](mailto:FTHB@sdhc.org)

