

Orange County Home Buying Assistance Programs

California Housing Finance Agency

- Affordable Housing Partnership Program (AHPP)
A joint effort by CalHFA and cities, counties, redevelopment agencies and housing authorities whereby a deferred payment subordinate loan from a locality is utilized by the first-time homebuyer to assist them with down payment and/or closing costs.
- California Homebuyer's Downpayment Assistance Program (CHDAP)
Offers a deferred-payment junior loan of an amount up to the lesser of three percent (3%) of the purchase price or appraised value.

100 Corporate Pointe Ste. 250
Culver City, CA 90230
310-342-1250

Neighborhood Housing Services of Orange County

- Orange County Housing Trust (OCHT)- <http://www.nhsoc.org/pdf/OCHT-dap.pdf>
- WISH Program- <http://www.nhsoc.org/pdf/wish-dap.pdf>

198 W. Lincoln Ave. 2nd Floor
Anaheim, CA 92805
714-490-1250

Orange County Mortgage Assistance Program

- The County's MAP provides silent second loans to assist low income first-time homebuyers, with annual incomes not to exceed 80% of the Area Median Income.
- The loans are designed to help pay for down payment and/or closing costs to purchase a home.
- The 3% simple interest, deferred payment loan has a term of 30 or 45 years depending on the funding source, and a maximum loan amount of \$40,000.

23861 El Toro Road, Suite 401
Lake Forest, CA 92630
949-859-9255

City of Anaheim Second Mortgage Assistance

- The City provides silent second loans to assist low income first-time homebuyers, with annual incomes not to exceed 80% of the Area Median Income.
- The 3% simple interest, deferred payment loan has a term of 30 years, and a maximum loan amount of \$40,000, for the purchase of a unit located within the City of Anaheim.

201 S Anaheim Blvd.
Anaheim, CA 92805
714-765-4340

City of Brea Homebuyer Assistance Program

- The City provides no interest second mortgages to assist lower income homebuyers, with annual incomes not to exceed 80% of the Area Median Income.
- The 3% down payment is required, and unlike most programs homebuyers do not need to be purchasing their first home.

1 Civic Center Circle
Brea, CA 92821
714-671-4421

City of Buena Park First Time Home Buyer Program

- The City's program provides silent second loans to assist low income first-time homebuyers, with annual incomes not to exceed 80% of the Area Median Income, purchase homes within Buena Park.
- The loans are designed to help pay for down payment and/or closing costs to purchase a home, over the purchaser's contribution of 3% of the home cost.
- The 3% simple interest, deferred payment loan has a term of 30 and a maximum loan amount of \$100,000.

6650 Beach Blvd.
Buena Park, CA 90622
714-562-3586

City of Costa Mesa First Time Home Buyer Program

- This program provides down-payment assistance up to \$40,000 for first-time homebuyers with incomes up to 120% of Orange County Area Median Income. The purchase price limit is \$515,00.

77 Fair Drive – 5th Floor
Costa Mesa, CA 92626
714-754-5635

City of Fountain Valley First Time Home Buyer Program

- The City offers loans up to \$40,000 for first-time homebuyer down payment assistance.
- The income limit is up to 120% of the Orange County Area Median Income adjusted for household size.
- The loan is silent for the first ten years and payments begin in the eleventh year.

10200 Slater Avenue
Fountain Valley, CA 92708
714-593-4511

City of Garden Grove American Dream Down Payment Assistance Program

- Up to \$10,000
- Must be low-income
- Down payment requirement – 3% of total purchase price
- No ownership interest in a principal residence in the past 3 years.

11222 Acacia Parkway
Garden Grove, CA 92840
714-741-5140

City of Orange First Time Home Buyer Program

- This program provides down payment assistance loans for low- and moderate-income first-time homebuyers.
- The income limit is up to 120% of the Orange County Area Median Income adjusted for household size.
- Applicants must have a good credit history, cannot have owned a home in the past five years, and must be approved for the program prior to entering into escrow.

230 East Chapman Avenue
Orange, CA 92866
714-288-2580

City of Westminster First Time Home Buyer Program

- The loans are designed to help pay for down payment and/or closing costs for lower income households, not to exceed 80% of the Area Median Income, purchase of a home.
- The owner must also have sufficient equity (at least 30% or more) to cover the amount of the loan.
- The maximum loan amount is \$35,000 at 0% interest rate if the owner's income is below 60% of the Orange County Area Median Income, and 3% simple interest rate if the owner's income is between 68-80% of the Orange County Area Median Income.

8200 Westminster Blvd.
Westminster, CA 92683
714-898-3311

Independent Cities Finance Authority Down Payment Program

- The Independent Cities Finance Authority down payment program will advance a qualified first time homebuyer their federal income tax credit, which can be used toward the down payment and closing costs of a home that is financed with a FHA mortgage.
- This program is only temporary. The federal tax credit to first time home buyers ends November 30, 2009; therefore, all homebuyers must complete purchases by that date in order to receive assistance.

Clearinghouse CDFI
23861 El Toro Road, Suite 401
Lake Forest, CA 92630
888-202-4439