



FIRST-TIME HOMEBUYER PROGRAMS

Program	Program Area	Down Payment Assistance	Closing Cost Assistance	Sales Price Limit	Minimum Required Buyer Down Payment	DTI	FICO	Asset Limit	Loan Terms	Closing Cost Terms
SDHC - City of San Diego Low Income < 80% AMI	City of San Diego	25%	4% up to \$10,000	Attached: \$603,250 Detached: \$1,030,750	1%	Min 30% Max 50% See Program Guidelines for requirements to go to 50% DTI. Borrowers that don't meet the specific requirements are limited to 45% DTI	<45% DTI - 640 45% - 50% DTI - 720	\$25,000	3% Interest Deferred Payment - 30 Year. Due upon sale, non-owner occupancy, end of term.	Grant - Forgiven at COE
BIPOC Program 80% - 150% AMI	City of San Diego	\$20,000 Loan OR \$20,000 Grant for down payment &or closing costs	up to \$20,000 Grant	\$1,250,000	1.5%	Max 50% (when applying for loan)	640 (when applying for loan)	\$50,000 reserves Maximum liquid assets within 2 months of opening escrow - \$90,000	1.5% Interest - Loan is deferred with no monthly payments required for years 1 through 7. Beginning in year 8, the outstanding principal and interest will be converted to an amortized loan with fixed monthly payments of \$230.21 for a period of 96 months.	Grant - Forgiven at COE when received w/ loan. When applying for only the grant, forgiven after 3 years if the property remains owner occupied.
County of San Diego Low-Income < 80% AMI	Unincorporated County of San Diego, Carlsbad, Coronado, Del Mar, Encinitas, Imperial Beach, La Mesa, Lemon Grove, Poway, San Marcos, Santee, Solana Beach, Vista	22%	4% up to \$10,000	Attached: \$676,000 Detached: \$676,000	3% (County loan starts to reduce if down payment exceeds 8%. Buyers down payment + County loan not to exceed 25%)	Min 30% Max 45%	640	\$25,000 for first household member + \$500 for each additional household member.	3% Interest Deferred Payment - 30 Year. Due upon sale, non-owner occupancy, end of term.	Included in total loan from County of San Diego.
County of San Diego Moderate-Income 80% - 120% AMI CURRENTLY OUT OF FUNDING	Unincorporated County of San Diego, Coronado, Del Mar, Imperial Beach, Lemon Grove, Poway, Solana Beach	17%	None	As posted on the California Association of Realtors (C.A.R.) website at: https://www.car.org/en/marketdata/data/countysalesactivity	3% (County loan starts to reduce if down payment exceeds 8%. Buyers down payment + County loan not to exceed 25%)	Min 30% Max 45%	640	\$25,000 for first household member + \$500 for each additional household member.	3% Interest Deferred Payment - 30 Year. Due upon sale, non-owner occupancy, end of term.	N/A
City of Chula Vista Low Income < 80% AMI	City of Chula Vista	22% up to \$120,000 Can be used toward down payment and closing costs.		Attached: \$570,000 Detached: \$826,500	3% Max \$50,000 gift toward DP	Min 30% Back 45%	640	\$25,000	3% Interest Deferred Payment - 30 Year. Due upon sale, non-owner occupancy, end of term.	Included in total loan from Chula Vista.
City of El Cajon Low Income < 80% AMI	City of El Cajon	Condo: 22% up to \$100,000 SFR, Townhome, Manufactured Home: 22% up to \$150,000 Can be used toward down payment and closing costs		Attached: \$444,600 Detached: \$760,000	2% toward down payment or closing costs	Min 30% Max 45%	650	\$25,000	Shared Equity Deferred Payment - 30 Year, Due upon sale, non-owner occupancy, end of term. Equity share forgiven after end of affordability period	Included in total loan from El Cajon.

Income Limits	80% AMI	120% AMI	150% AMI
1 person	\$77,200	\$98,100	\$122,650
2 people	\$88,200	\$112,100	\$140,150
3 people	\$99,250	\$126,150	\$157,700
4 people	\$110,250	\$140,150	\$175,200
5 people	\$119,100	\$151,350	\$189,200
6 people	\$127,900	\$162,550	\$203,250
7 people	\$136,750	\$173,800	\$217,250
8 people	\$145,550	\$185,000	\$231,250

Homebuyer Education

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.

Approved Providers	Phone	Email	Website
Credit.org	(800) 294-3896	education@credit.org	https://credit.org/
Money Management International	(866) 934-9436		https://www.moneymanagement.org/homebuyer-counseling
Urban League of San Diego County	(619) 266-6256	housing@sdul.org	https://www.sdul.org/homeownership-affordable-housing

For more information, see the Homebuyer Education Providers List available for download on our website: <https://www.sdhc.org/housing-opportunities/first-time-homebuyers/>