



# HOME BUYER ASSISTANCE

## PROGRAMS FROM THE DC DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

DHCD is committed to providing homeownership opportunities for the District's low-to-moderate income residents. The District also encourages those who work for the District government to live in the city they serve. As part of this commitment, DHCD provides two homebuyer assistance programs.

### Home Purchase Assistance Program

The Home Purchase Assistance Program (HPAP) provides down payment and closing cost assistance for the purchase of single-family homes, condominiums' or cooperative units in the District.

Is it True that up to \$202,000 in Assistance Is Available?

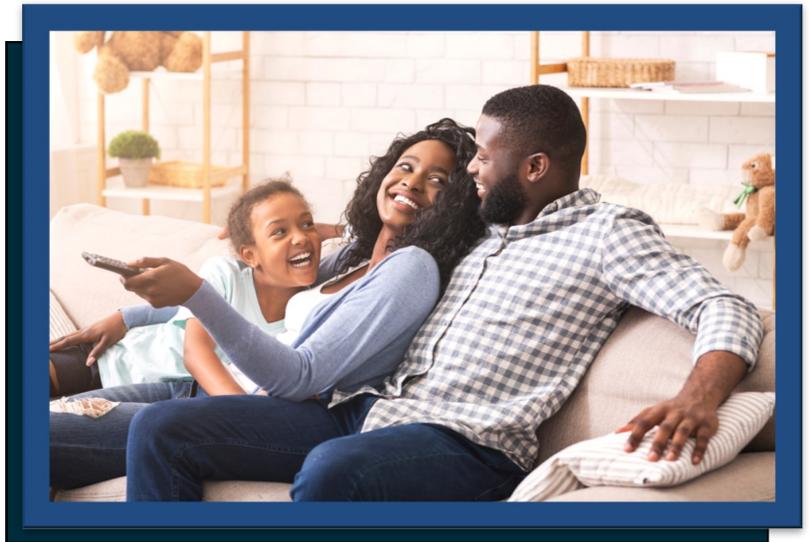
Yes. The maximum amount of financial assistance provided to eligible households is **\$202,000** based upon household income, need, and fund availability.

Closing cost assistance is provided separately, and is calculated at 4 percent of the home purchase price or **\$4,000**, whichever is less.

Am I Eligible?

To be eligible for HPAP assistance, you must meet the following criteria:

- Be the head of the household and a first-time homebuyer.
- Be a very-low to moderate-income resident, based on DHCD's HPAP Homebuyer Assistance Table. (See the separate [HPAP Homebuyer Assistance Table](#).)
- Have a good credit rating.
- Have no ownership interest in any residential real estate within three years before applying.
- Purchase a home within the District.
- Use that home as your primary residence.
- Non-residents who have lived in the District for three years as an adult



How Much Will I Need to Contribute to Qualify?

HPAP applicants contribute \$500 or 50 percent of liquid assets greater than \$3,000, whichever is greater.

For very low- and low-income applicants, any contribution in excess of \$500 may be waived by the DHCD Director if there is demonstrated need and the applicant is elderly, disabled, or displaced.

### District Residents Are the Priority

District residents always are the priority for HPAP assistance. We will accept applications from non-residents, but they only will be processed when there are no pending applications from District residents.

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## How Is the Loan Repaid?

- **For moderate income eligible households:** Payment on loans is deferred for the first five years. Monthly principal-only payments begin in the sixth year of the loan, amortized over a 40-year period.
- **For very low income and low income eligible households:** Loans will have no monthly payments.
- **When all loans become payable:** Regardless of household income, the entire loan amount becomes immediately due and payable if the borrower transfers the property, the property is refinanced (unless the refinance meets certain conditions), or the property ceases to be the borrower's primary residence.

## Employer- Assisted Housing Program

The Employer-Assisted Housing Program (EAHP) provides assistance to District government employees who are first-time homebuyers in the District. Eligible employees can receive matching down payment funds up to \$5,000 and a deferred loan of up to \$20,000. EAHP also provides additional assistance to eligible First-responders and educators of matching down payment funds of up to \$15,000 and a deferred, recoverable grant of \$10,000.

### Am I Eligible?

Eligibility criteria for EAHP assistance is below:

- **Employees at all District government agencies, including DC public and public charter schools.**
- **First-responder and educators additional assistance for police and corrections officers, firefighters, paramedics, emergency medical technicians, teachers, principals, and paraprofessionals.**
- **Employed in good standing for one year. However, First-responders and educators are eligible at the time of appointment or acceptance of an offer of employment.**
- **Have no ownership interest in a primary residence in the District in the prior three years.**



## How Can I Apply?

Please contact one of the following DHCD-funded community-based organizations (CBOs):

Housing Counseling Services, Inc.	2410 17th Street NW, Suite 100, Adams Alley Entrance; (202) 667-7006
Latino Economic Development Center	1401 Columbia Road NW Unit C-1 ; (202) 540-7363
Lydia's House	4101 Martin Luther King Jr. Avenue SW; (202) 373-1050
Manna	6856 Eastern Ave, Suite NW 100; (202) 559-2792 614 S Street, NW; (202) 559-2792 3425 A Street, SE; (202) 559-2792
Marshall Heights Community Development Organization	3939 Benning Road, NE; (202) 396-1200
University Legal Services	3939 Benning Road NE; (202) 527-7070 220 I Street NE, Suite 130; (202) 547-4747 1800 Martin Luther King Jr. Avenue SE, 1st Floor; (202) 889-2196

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