

HOMEBUYER ASSISTANCE PROGRAMS



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 offers 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.

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 standards. (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 of Columbia.
- Use that home as your primary residence.

How Does DHCD Prioritize Applications?

Applications are prioritized based on the following:

- Low-income, elderly, disabled or displaced District residents
- Other District residents
- Non-residents who have been employed in the District for one year before applying
- Non-residents who have lived in the District for three years as an adult

Please note: 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.

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.

How Much Assistance Is Available?

The maximum amount of financial assistance provided to eligible households is \$80,000, 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.

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 \$1,500 and a deferred loan of up to \$10,000.

Am I Eligible?

Eligibility criteria for EAHP assistance is below:

- Employees at all District government agencies, including the Metropolitan Police Department and DC public and public charter schools.
- Employed in good standing for one year. However, public school and public charter school teachers, police officers, fire fighters, and emergency medical technicians are eligible at the time of appointment.



Does EAHP Disqualify Me from HPAP?

Applicants can receive funding from HPAP and EAHP as long as they meet the eligibility requirements for both programs.

How Can I Apply?

To apply for home buyer program assistance, please contact one of the following DHCD-funded community-based organizations.

Housing Counseling Services, Inc.	2410 17th Street NW, Suite 100, Adams Alley Entrance Washington, DC 20009 (202) 667-7006
Latino Economic Development Center	641 S Street NW, Washington, DC 20001 (202) 540-7401
Lydia's House	4101 Martin Luther King Jr. Avenue SW, Washington, DC 20032 (202) 373-1050
University Legal Services	<ul style="list-style-type: none">• Far NE Lloyd E. Smith Center, 3939 Benning Road NE Washington, DC 20019 (202) 650-5631• NE Office, 220 I Street NE, Suite 130, Washington, DC 20002 (202) 547-4747• SE Office, 1800 Martin Luther King Jr. Avenue SE 1st Floor, Washington, DC 20020 (202) 889-2196