

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

- Down Payment Assistance Program- <http://www.nhsoc.org/nhsoc-downpayment.htm>
- WISH Program- http://www.nhsoc.org/pdf/WISH_information.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

The Mortgage Credit Certificate (MCC) Program

The MCC Program, administered by the County of Orange, enables first-time homebuyers to receive a federal income tax credit of up to 15% of the annual mortgage interest paid.

The MCC reduces federal income tax, increases take-home pay, and increases the qualifying loan amount for homebuyers.

- Program assistance is available only to income-eligible persons and families who have not owned a home in the last three years.
- The property must be a single-family detached home, condominium, or townhouse located within the County of Orange.
- Participants must occupy the home.

For more information, contact (714) 834-6009.

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

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
714-765-4300

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
714-671-4482

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
714-562-3590

Bank Community Lending Programs

Various banks will provide fee waivers or assistance programs to First Time Home Buyers on a case by case basis. Check with your lender to determine if assistance is available and if you qualify.