

Affordable Housing and First Time Home Buyers Programs

The Santa Clara County Association of REALTORS® is committed to providing housing opportunities for all. SCCAOR coordinates outreach to housing related non-profits in Santa Clara County and works with industry groups to creatively address the housing opportunity needs in Santa Clara County. Each program has its own requirements, not all of which are listed here. The definition of "first-time" home-buyer can vary. Many of these can be utilized simultaneously. *Programs eligibility is subject to change without notice and are subject to availability of funding.*

City or Agency	Program Description and web address
AmeriDream California	https://www.ameridream.org
California Housing Finance Agency	California Housing Finance Agency offers below-market interest rates on first mortgages and down-payment assistance through specific lenders. Information: www.chfa.ca.gov or (916) 322-3991.
CAR Sponsored	"Steps to the American Dream" Financing Information http://www.car.org/library/media/papers/pdf/Steps2000.pdf
CASA (Community Assisted Shared Appreciation Program)	CASA Hotline: 888-403-2272
CalHFA	HiCAP Loans \$25,000 dererred repayment loans CHAP Loans Extra Credit Teachers Home Purchase Program Multifamily and Mortgage Insurance Programs www.chfa.ca.gov 916-322-3991 Spanish Site: www.calhfa.ca.gov/homeownership/spanish
City of Campbell	Affordable Home Ownership Program Offers Home Ownership Opportunities in the City of Campbell http://www.ci.campbell.ca.us/cityservices/buildingdept/affordhouseprogram.htm
City of Cupertino	http://www.cupertinocommunityservices.org/housing.html http://www.cupertino.org/city_government/departments_and_offices/housing/index.asp

Los Gatos	Los Gatos Below Market Program http://www.losgatosca.gov/services/4d.html
City of Morgan Hill	http://www.morgan-hill.ca.gov/html/citysvc/comm/house.asp
City of Mountain View	http://www.ci.mtnview.ca.us/citydepts/cd/np/housing.htm
City of San Jose	View and Print the <i>First Time Homebuyers' Quick Reference Guide</i> from the City of San Jose - Department of Housing http://www.sjhousing.org/downloads/6-03final.doc
City of Santa Clara	Obtain information about the City of Santa Clara's <i>First Time Homebuyer's Financing Program</i> http://cho.ci.santa-clara.ca.us/40127.html Don Kwong: 408-615-2490 Its SuperFlex program provides a first and second mortgage together. The deferred-payment, reduced-rate second lowers the amount of mortgage insurance and provides funds toward down payment or closing. Information at www.mccprogram.com , or call (408) 299-5142.
City of Sunnyvale	http://sunnyvale.ca.gov/Departments/Community+Development/Housing+Division/Affordable+Housing/
Fannie Mae and Freddie Mac	Fannie Mae and Freddie Mac set guidelines for many large lenders. Buyers should ask lenders what kinds of Fannie- or Freddie-sponsored programs they offer. Information: www.fanniemae.com and http://www.freddie.com/homebuyers/ . Fannie Mae Location Efficient Mortgage: www.locationefficiency.com Home buying basics information booklet http://www.fanniemaefoundation.org/publications/pdf/CatalogOfPublications.pdf
HomeBricks	HomeBricks helps catalog below-market-rate homes for sale for moderate and low-income buyers. Information: www.homebricks.com or (510) 588-5152.
Housing clearinghouse	The Housing clearinghouse has more than 200 programs directed towards housing needs: http://www.hcd.ca.gov/clearinghouse/ Web site sponsored by HUD and provides information on a variety of first time home buyers programs.
Housing Trust of Santa Clara County	The Housing Trust of Santa Clara County has several housing programs. Go to www.housingtrustscc.org . It offers a loan program of as much as \$6,500 to cover closing costs or a down payment for low-income buyers.
Mortgage Credit Certificate Program	Mortgage Credit Certificate Program provides a credit on federal income tax for low-income buyers. For more: www.mccprogram.com or (408) 299-5160.
Neighborhood Housing Services Silicon Valley	Neighborhood Housing Services Silicon Valley offers no-interest second mortgages, mostly in San Jose, that require no payments in the first five years. Information: www.nhssv.org or (408) 279-2600.

Northern California
Housing Coalition

www.forhousing.com sponsored by the Northern California Housing Coalition. Directory of housing assistance programs for all of Northern California.

Proposition 46
programs

California Housing and Development Department's Proposition 46 programs list:
<http://www.hcd.ca.gov/ca/prop46programs.xls>

Teacher
Homebuyer
Program

Teacher Homebuyer Program for full-time teachers in San Jose schools offers no-interest, no-payment loans. Go to www.sjhousing.org or (408) 277-8486 or (408) 277-2266.