

Palo Alto Housing Corporation(PaHc)

The PAHC works to provide quality housing for low to moderate income families in the City of Palo Alto. Through its affiliated entities its activities involve administration of the City of Palo Alto's Below Market Rate (BMR) Program and the development and/or acquisition of rental properties.

Below Market Rate Purchase Program

PAHC Housing Services, LLC administers the City of Palo Alto's Below Market Rate (BMR) Housing Purchase Program, a program that provides homes in Palo Alto for low- and moderate-income buyers. BMR properties, which are principally condominium apartments and townhouses, are sold at prices that are significantly below the prevailing market rate. BMR units are located in market-rate condominium projects all across the City of Palo Alto. BMR purchasers are selected from a Waiting List maintained by the PAHC Housing Services, LLC and must meet special income and other eligibility requirements.

Contact Information

725 Alma Street
Palo Alto, CA 94301-2403
Phone:650-321-9709

City of Morgan Hill

Below Market Rate Purchase Program

The City of Morgan Hill's Below Market Rate (BMR) Purchase program assist low to moderate income first-time homebuyers purchase their first home. This program provides the opportunity to purchase a home below market rate prices.

Down Payment Assistance Program

The City of Morgan Hill's Down Payment Assistance Program (DAP) assists first-time homebuyers who meet the income qualifications to buy their first home within the City.

Contact Information

17575 Peak Avenue
Morgan Hill, CA 95037
Phone:408-778-6480
Website: www.morganhill.ca.gov

The Housing Trust of Silicon Valley

First-time Homebuyer Loans

The Housing Trust provides loans to low and moderate income homebuyers in Santa Clara County in the form of low-interest, second mortgages and down payment assistance. Some of programs the housing trust offers are:

- First-Time Homeowner Assistance Programs
- Sweat Equity
- Mortgage Assistance

Contact Information

Julie Quinn
Homeownership Program Associate
95 S. Market St., Suite 610
San Jose, CA 95113
Phone: 408-436-3450 ext 223
Website: www.housingtrustscc.org

City of San Jose

Building Equity & Growth in Neighborhoods (BEGIN)

The BEGIN program offers down payment assistance program in specific new construction developments for low- and moderate-income first-time homebuyer.

Neighborhood Stabilization Program (NSP)

The NSP homebuyer program offers mortgage assistance to income-eligible homebuyers of designated single-family homes in San Jose.

Teacher Homebuyer Program (THP)

This program is available full-time public-school teacher and credential staff. The goal is to attract and retain public school teachers and credentialed staff who are needed to provide equality education for San José youth. To assist in achieving this goal, the THP offers deferred-payment loan of \$35,000 or \$50,000 depending on applicants income.

Village Square Program

The Homebuyer Program at Village Square will offer a deferred repayment equity-share/shared appreciation loan for designated townhomes.

Welcome HOME

Down payment assistance program offers a loan up to \$25,000 at 3% simple interest for first-time homebuyers.

Contact Information

200 East Santa Clara Street,
San José, CA 95113
Phone: 408-535-3860 or 408-294-9337 (TTY)

Santa Clara County's City Specific Affordable Home Ownership Programs



513 Valley Way Milpitas, CA 95035
Email: apply@hfhsv.org
Phone:(408) 942-6444 x 311
Fax:(408) 942-6446
Website: www.habitatsiliconvalley.org



Homeownership Programs Offered in Santa Clara County

Cities and non-profit organizations within Santa Clara County offer a variety of affordable home ownership programs. Please contact the City if you have any questions about a particular program.

City of Santa Clara

Below Market Purchase Program

The City of Santa Clara partners with Neighborhood Housing Services to help low to moderate income first time homebuyers purchase their first homes. This program connects residents with below market rate homeownership assistance resources.

First Time Homeowner Financing Program

The Redevelopment Agency of the City of Santa Clara offers secondary mortgage loans up to \$75,000 (0% interest, deferred payments for first five years) offered by participating primary lenders

Contact Information

1500 Civic Center Drive
Santa Clara, CA 95050
Phone: 408-615-2490
Website: www.santaclaraca.gov

Santa Clara County

Mortgage Credit Certificate Program (MCC)

The MCC provides financial assistance to first-time homebuyers. The Santa Clara County MCC tax credit reduces the federal income taxes of qualified Borrowers purchasing qualified homes; thus having the effect of a mortgage subsidy.

Contact Information

Tracy Cunningham- Homeownership Program Manager
2310 No. First Street, # 100
San Jose, CA 95131
Phone: (408) 229-5765
Email: Tracy.Cunningham@ceo.sccgov.org

City of Milpitas

Please see the Housing Trust for information about homeownership for the residents of Milpitas.

City of Sunnyvale

First -Time Homebuyer Loan Program

The First-Time Home Buyer (FTHB) Loan Program provides silent second down payment assistance of up to \$50,000 for eligible first-time home buyers. Assistance may be used to purchase market-rate or below-market rate homes in Sunnyvale. The program is available to first-time home buy

Contact Information

Rachel DeBord, Housing Department
456 W. Olive Ave.
Sunnyvale, CA 94086
Phone:408-730-7456

Neighborhood Housing Services of Silicon Valley

Neighborhood Housing Services of Silicon Valley is a non-profit cooperation, Broker, Realtor and a Mortgage Banker. They offer homebuyer education seminars, credit and mortgage counseling and many other services to encourage homeownership within Santa Clara County.

Contact Information

156 North 4th Street
San Jose, CA 95112
Phone:408-279-2600
Website:www.ngssv.org

City of Cupertino

Below Market Rate Housing Program

The City of Cupertino required that 15% of all new construction be affordable to households below 120% of the County median income. Rental units are affordable to very low and low-income households while ownership units are affordable to median and moderate-income households.

The City of Cupertino contracts with West Valley Community Services (WVCS) to screen and place qualified households in most of the city's BMR units. WVCS maintains a waiting list of interested persons for these BMR units.

Contact Information

West Valley Community Services
Phone: 408 255-8033

City of Gilroy

Down Payment Assistance Program

This is a 20 year loan program offered to first time homebuyers. Residents of Gilroy who are purchasing a home within the city limits may be eligible for the program if they meet the income requirements. Exceptions to being a first time homebuyer or a city resident are available to employees of the City or Gilroy Unified School District

Contact Information

7351 Rosanna Street
Gilroy, CA 95020
Phone: 408-846-0440

City of Campbell

Below Market Rate Housing Project

(For sale & Rent) The Campbell Redevelopment Agency requires that within the Redevelopment project area, 15% of new ownership or rental units be affordable to households below 120% of the County household median. In December 2006, the Campbell City Council approved a citywide Inclusionary Housing Ordinance which mandates that 15% of developments with 10 or more residential units be affordable to low and moderate income households.

First Time Homeowners Program

The Campbell Redevelopment Agency approved \$250,000 for the first time homebuyer program for fiscal year 2010-2011. Each individual deferred loan has a maximum amount of \$25,000 or no more than 10% of the sales price.

Contact Information

Sharon Teeter, Housing Coordinator
Address: 70 North First Street
Campbell, California 95008
Phone: 408-88-6 2137