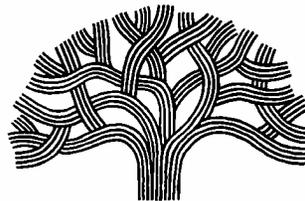


# Directory of Housing Programs

Housing Development  
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April 2006

*City of Oakland, Community and Economic Development Agency*

[www.oaklandnet.com/government/hcd](http://www.oaklandnet.com/government/hcd)

## Housing Development Programs

<u>NAME</u>	<u>PURPOSE</u>	<u>MAXIMUM</u>	<u>LOAN TERM</u>	<u>ELIGIBILITY/APPLICANT</u>	<u>PROPERTY</u>	<u>COMMENTS</u>
1) HOUSING DEVELOPMENT PROGRAM (510) 238-3502	To preserve and expand the supply of affordable housing for low and moderate income households.	Up to 40% of total development costs.	55 years, 3% interest, payments due if cash flow permits for rental projects. The earlier of 4 years or date the property is sold or refinance, 3% interest for ownership projects	For profit and nonprofit developers that meet the City's minimum standards for developer experience and qualifications.  Additional information available from the Housing Development unit.	New construction and substantial rehabilitation of existing property. Generally restricted to properties of 10 or more units.	Funds are allocated through periodic competitive funding rounds. Rents and tenant incomes (for rental properties), or sales prices and buyer incomes (for ownership properties) will be restricted through regulatory agreements or resale restrictions.
2) PREDEVELOPMENT LOAN PROGRAM (510) 238-3502	To provide loans and grants to non-profit housing developers to cover pre-development costs (feasibility analyses and preparation of loan applications) and to cover costs of preparing projects for syndication.	\$35,000 per project, but actual amount is limited to amount needed to prepare applications for projects financing.	18 months at 6% interest rate; repayment of interest and principal will be deferred until receipt of project financing or the end of the 18-month period.	Nonprofit organizations with stable administrative structure and previous housing development experience. Applicants must secure finding from other non-City sources for an amount equal to one-half the requested loan amount.	Projects must be located in Oakland and have at least 20% of units ear-marketed for lower income persons.	Priority will be given to projects with substantial community support, and which have a high probability of obtaining funding.
3) CENTRAL DISTRICT PREDEVELOPMENT LOAN PROGRAM (510) 238-3502	To provide loans and grants to non-profit housing developers to cover pre-development costs (feasibility analyses, some design work, and preparation of loan applications) and to cover costs of preparing projects for syndication.  Additional information available from the Housing Development unit.	\$75,000 per project, but actual amount is limited to amount needed to prepare applications for projects financing.	18 months at 6% interest rate; repayment of interest and principal will be deferred until receipt of project financing or the end of the 18-month period.	Nonprofit organizations with stable administrative structure and previous housing development experience. Applicants must secure finding from other non-City sources for an amount equal to one-half the requested loan amount.	Projects must be located in the Central District Redevelopment Project Area in Oakland and have at least 20% of units ear-marketed for lower income persons.	Priority will be given to projects with substantial community support, and which have a high probability of obtaining funding.

### First Time Homebuyer Programs

<u>NAME</u>	<u>PURPOSE</u>	<u>MAXIMUM</u>	<u>LOAN TERM</u>	<u>ELIGIBILITY/APPLICANT</u>	<u>PROPERTY</u>	<u>COMMENTS</u>
4) FIRST- TIME HOMEBUYERS MORTGAGE ASSISTANCE PROGRAM (MAP) (510) 238-6201	To assist low income, first-time homebuyers to purchase homes in the City of Oakland.	Loan amount is up to \$75,000.	<p>No payments while the homebuyer lives in the home.</p> <p>Loan is due at the end of the 30 year term or if borrower sells, refinances, or rents the property.</p> <p>3% annual simple interest due when loan is repaid.</p> <p>Loan is secured with a Deed of Trust.</p>	<p>Applicant(s) must be a first-time homebuyer (have not owned their principal residence for the past 3 years). Some exceptions may apply</p> <p>Total household income must be at or below 80% of the area median income. See attached income limit table.</p> <p>Applicants must occupy the property purchased.</p> <p>Applicants must have 3% of the purchase price from their own funds to pay downpayment or closing costs</p> <p>Applicants must attend a first-time homebuyers workshop</p>	<p>Single-family dwellings only, including condos, townhouses, live/work units, and manufactured housing.</p> <p>Must be owner-occupied.</p> <p>Property may be located anywhere within the City of Oakland.</p> <p>Maximum purchase price: \$456,000</p>	<p>In conjunction with participating lenders, the City of Oakland offers free Home Buyer Education workshops for first-time homebuyers.</p> <p>Applications are submitted through our participating lenders. Contact our office for a list of the participating lenders.</p>
5) AMERICAN DREAM DOWNPAYMENT INITIATIVE PROGRAM (510) 238-6201	To assist low income, first-time homebuyers with down-payment to purchase homes in the City of Oakland.	Loan amount is the greater of \$10,000 or 6% of the purchase price.	<p>No payments while the homebuyer lives in the home.</p> <p>Loan is due at the end of the 30 year term or if borrower sells, refinances, or rents the property.</p> <p>3% annual simple interest due when loan is repaid.</p> <p>Loan is secured with a Deed of Trust.</p>	<p>Applicant(s) must be a first-time homebuyer (have not owned their principal residence for the past 3 years). Some exceptions may apply</p> <p>Total household income must be at or below 60% of the area median income. See attached income limit table.</p> <p>Applicants must occupy the property purchased.</p> <p>Applicants must have 3% of the purchase price from their own funds to pay downpayment or closing costs</p> <p>Applicants must attend a first-time homebuyers workshop</p>	<p>Single-family dwellings only, including condos, townhouses, live/work units, and manufactured housing.</p> <p>Must be owner-occupied.</p> <p>Property may be located anywhere within the City of Oakland.</p> <p>Maximum purchase price: \$456,000</p>	<p>This downpayment program can be combined with the Mortgage Assistance Program.</p>

<u>NAME</u>	<u>PURPOSE</u>	<u>MAXIMUM</u>	<u>LOAN TERM</u>	<u>ELIGIBILITY/APPLICANT</u>	<u>PROPERTY</u>	<u>COMMENTS</u>
<p>6) PUBLIC SAFETY EMPLOYEE AND O.U.S.D TEACHERS DOWN PAYMENT ASSISTANCE PROGRAM (510) 238-6201</p>	<p>To assist City of Oakland sworn Police and Fire Services officers and Oakland Unified School District Teachers to purchase homes in the City of Oakland.</p>	<p>Up to \$20,000.</p>	<p>10-year term with 6% interest; no payments or interest due during first 5 years. Monthly payments of principal and interest must be made during years six (6) through ten (10). Remaining balance due after 10 years, or when home is sold or refinanced.</p>	<p>Applicants must be City of Oakland Public Safety Officials (Sworn Police Officer, Police Dispatcher, Sworn Firefighter, or Oakland Unified School District Certified K-12 Teachers) .</p> <p>Applicant(s) must be a first-time homebuyer (have not owned their principal residence for the past 3 years). Some exceptions may apply</p> <p>Total household income must be at or below 120% of the area median income. See attached income limit table.</p> <p>Applicants must occupy the property purchased.</p> <p>Applicants must attend a first-time homebuyers workshop</p>	<p>Single-family homes, condos, townhomes live/work units and manufactured housing, citywide.</p>	

## Housing Rehabilitation Programs

<u>NAME</u>	<u>PURPOSE</u>	<u>MAXIMUM</u>	<u>LOAN TERM</u>	<u>ELIGIBILITY/APPLICANT</u>	<u>PROPERTY</u>	<u>COMMENTS</u>
7) HMIP DEFERRED PAYMENT LOAN (510) 238-3909	To provide no interest or low interest loans to low and moderate income owner-occupants of 1-4 unit dwellings.	Loans of up to \$75,000 for single-family unit plus \$5,000 for each additional unit up to 4 units.	0%-3% simple interest. No monthly payments. Secured by a Deed of Trust.  Due and payable when house is sold or title is transferred. t.	Low and moderate income homeowners meeting income guidelines per attached Income Limits on page 6	Located in one of the seven Community Development Districts.	The primary purpose of this loan is to correct code violations and abate health and safety hazards, but other home repair needs can be financed. May include access modifications.
8) MINOR HOME REPAIR PROGRAM (Alameda County) (510) 670-5404	To provide grants for emergency home repairs for homeowners.	Maximum grant is \$2,499.	Grant	Homeowners who are 62 years or older or disabled and meet income guidelines on page 6.	Owner-occupied and located in one of the seven Community Development Districts.	The program is administered through the County of Alameda.
9) ACCESS IMPROVEMENT PROGRAM (510) 238-3909	To provide grants for accessibility modifications for rental and owner occupied properties.	Grants of up to \$15,000. A maximum \$4,000 grant is available toward <u>construction of new</u> accessible units in buildings of 3 or fewer units.	Grant	Property owners of existing owner-occupied or rental housing. Property owners of new construction housing projects.	Property must be located in one of the seven Community Development Districts.	Property owner agrees to the removal of architectural barriers and to rent property to disabled tenant for 5 years. Owner occupied residents must agree to continue to reside in unit.
10) EMERGENCY HOME REPAIR PROGRAM (510) 238-3909	Provides loan funds for home repairs that threaten the health and safety of the occupants.	Up to \$15,000	No interest; no monthly payments. Loan must be repaid when house is sold or refinanced.	Borrowers must be owner-occupants of a single family home and must meet income criteria (at or below 50% of area median income) on page 6.	Property must be located in one of the seven Community Development Districts.	Loan funds can only be used for <i>major</i> emergencies such as roof repairs, sewer repairs or other major mechanical systems, i.e., electrical, plumbing.
11) LEAD SAFE HOMES PROGRAM (510) 238-3909	To address lead paint hazards and code violations for deteriorated exterior paint of owner occupied homes.	Based on cost of lead abatement	Grant	Owner-occupied properties. Borrower income cannot exceed limits on page 6 for 50% of median income. Some funds are available to households where there are children under age 6 living in the home.	Property must be located in one of the seven Community Development Districts	

## Miscellaneous Housing Programs and Services

<u>NAME</u>	<u>PURPOSE</u>
12) CENTER FOR INDEPENDENT LIVING (510) 763-9999, TDD (510) 763-9998	The City provides funding to the non-profit organization, Center for Independent Living, to provide the disabled population with housing search, counseling and a variety of referral services regarding housing.
13) CODE ENFORCEMENT RELOCATION PROGRAM (CERP) (510) 238-2541	The Code Enforcement Relocation Ordinance provides for payment of relocation benefits to tenants by rental property owners when the property owner has effectively displaced tenants due to non-compliance with Housing Code requirements to provide a minimum standard of safe housing.
14) EMERGENCY HOUSING PROGRAM <b>(Oakland Department of Human Services)</b> (510) 986-2721	To provide emergency shelter and essential services to the homeless population in Oakland, the City annually funds local shelters, emergency housing programs, and a legal advocacy program for the homeless. In addition, the City provides funding for transitional housing.  The City also provides assistance for housing for low-income and homeless persons with HIV/AIDS.
15) FAIR HOUSING SERVICES (510) 836-2687 (Sentinel Fair Housing)	The city provides funding to Sentinel Fair Housing to offer Fair Housing Services to landlords, tenants and families with children. Sentinel provides landlord-tenant counseling and investigate legal remedies for housing discrimination.
16) HOME EQUITY CONVERSION (510) 271-7931	The City provides funds to a non-profit organization, Eden Council for Hope and Opportunity (ECHO), to provide reverse mortgage program services to seniors. Reverse mortgages allow seniors to generate income by borrowing against the accumulated equity in their homes.
17) HOUSING COUNSELING (Consumer Credit Counseling Services of the East Bay) (510) 729-6966	Provides counseling and assistance to homeowners with mortgage default and delinquency situations, and counseling services for persons interested in low and moderate-income homeownership opportunities.
18) LOAN SERVICING (510) 238-3909	Responsible for all matters regarding subordination or payoff of City/Redevelopment Agency housing loans.
19) RENT ADJUSTMENT PROGRAM 238-3721	The Rent Adjustment Program acts as a legal mechanism to prevent excessive residential rent increases. It also works to encourage open communication and to foster a climate of understanding between Oakland landlords and tenants. If a landlord increases rents by more than the allowable amount in less than a 12 month period, the tenant may file a petition. Tenants have 30 days to file after receiving the written notice from their landlord. Upon receipt of the petition, City staff notifies the landlord of the tenant's complaint. Landlords are asked to bring supportive information showing justification for the additional increase. The justifications that will establish rental increases above the annual rental increase limits are: 1) capital improvement costs; 2) increased housing service costs; 3) past history of rent increases; 4) increased debt service costs; and 5) other relevant factors.
20) RELOCATION SERVICES (510) 238-2541	This program provides services to families who live in housing scheduled for demolition or rehabilitation and who are forced to relocate due to City or Redevelopment Agency action. Relocation Services provides (1) referrals to available comparable replacement housing, (2) relocation payments for those meeting eligibility conditions, (3) counseling and other services. Recipients of public funds are strongly encouraged to meet with Relocation Services Staff to assure compliance with relocation laws.
21) RENTAL ASSISTANCE PROGRAM (510) 836-4826	The Rental Assistance Program (RAP) is designed to help people who have fallen behind in rental payments or who need money for a security deposit. The City provides money to a non-profit organization, ECHO, which draws up contracts between tenants and landlords to pay the amount owed in installments. The agreement is co-signed by ECHO.

**INCOME LIMITS FOR HOUSING PROGRAMS**

<b>HOUSEHOLD SIZE</b>	<b>MINOR HOME REPAIR EMERGENCY HOME REPAIR HMIP DEFERRED LOAN PROGRAM (1)</b>	<b>HMIP AMORTIZED LOAN LEAD-SAFE HOMES FIRST-TIME HOMEBUYERS MORTGAGE ASSISTANCE PROGRAM (2)</b>	<b>PUBLIC SAFETY OFFICIALS AND O.U.S.D. TEACHERS DOWNPAYMENT ASSISTANCE PROGRAM (3)</b>
1	\$29,350	\$46,350	\$70,440
2	\$33,500	\$53,000	\$80,400
3	\$37,700	\$59,600	\$90,480
4	\$41,900	\$66,250	\$100,560
5	\$45,250	\$71,550	\$108,600
6	\$48,600	\$76,850	\$116,640
7	\$51,950	\$82,150	\$124,680
8	\$55,300	\$87,450	\$132,720

- (1) Low Income (income at or below 50% of Area Median Household Income)
- (2) Moderate Income (income at or below 80% of Area Median Household Income)
- (3) 120% of Area Median Household Income

Income Limits are revised periodically.  
 Check with CEDA’s Housing and Community Development Department for current limits.  
 These limits are current as of March 2006.