



HOME BUYER ASSISTANCE

PROGRAMS FROM 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.

Is it True that up to \$84,000 in Assistance Is Available?

Yes. 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.

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.
- 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

District Residents Are the Priority

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.

Continued on back page

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 **\$5,000** and a deferred loan of up to **\$20,000**. EAHP also provides additional assistance to eligible First-responders of matching down payment funds of up to **\$15,000** and a deferred, recoverable grant of **\$10,000**.



Am I Eligible?

Eligibility criteria for EAHP assistance is below:

- **Employees at all District government agencies**, including DC public and public charter schools.
- **First-responder additional assistance** for police officers, corrections officers, firefighters, paramedics and emergency medical technicians.
- **Employed in good standing for one year.** However, First-responders and public school and public charter school teachers, are eligible at the time of appointment or acceptance of an offer of employment.
- **Have no ownership interest** in a primary residence in the District in the prior three years.

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?

Please contact one of the following DHCD-funded community-based organizations (CBOs).

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

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