

**COUNTY OF SONOMA  
HOUSING ASSISTANCE COMMITTEE (HAC)  
FIRST-TIME HOMEBUYERS PROGRAM  
INFORMATION SHEET**

**LOAN**

- Thirty (30) year second loan with fully amortized payments. The loan balance is due at maturity, upon refinance without an approved subordination, sale, transfer of title, or conversion to a rental property.
- 3% simple interest per annum.
- Up to a \$50,000 maximum loan amount.

**EMPLOYEE:**

- Must have 2088 hours of contribution to Housing Fund.
- Must be in a SEIU Local 1021 represented job classification.
- Cannot have owned a principal residence within the past 3 years or have a current ownership interest in any real property. A single parent, who, under a decree of dissolution of marriage or legal separation, has custody of one or more minors need not be a first time homebuyer to be eligible for assistance.
- Must be full time, part time or extra help county employee.
- Must contribute a minimum of 5% of total purchase price in cash from personal resources (this may be applied to the down payment and/or closing costs)
- Cannot have more than \$50,000 in personal property. (**includes** motor homes and boats, **excludes** cars for transportation, home furnishings, life insurance, deferred comp. assets, IRAs, and any funds to be used for down payment and/or closing costs for the home purchase.)

**PROPERTY**

- Must be located in Sonoma County.
- Single Family Residence, Condo, PUD or mobile home on a permanent foundation or own property.
- Maximum primary mortgage amount is single-family loan limit set annually by FNMA/FHLMC. Contact the CDC for current amount.
- Currently, as a pilot program only, loans for the purchase of legally sited mobile homes are allowed. The loan amount is 6% of the sales price up to a maximum \$10,000, at 3% interest. The loan will be fully amortized over 15 years.