

Home Purchase Assistance Program (HPAP)



What is the HPAP?

- The Home Purchase Assistance Program (HPAP) provides 0% interest loans and closing cost assistance to qualified applicants to purchase single-family houses, condominiums, or cooperative units in the District. Applicants may receive up to \$80,000 in loan assistance as well as \$4,000 or a sum of 4% of the purchase price of the home to cover closing costs.

ELIGIBILITY REQUIREMENTS

THE BORROWER MUST:

- Be the head of the household and a first-time home buyer.
- Be a very-low to moderate-income resident, based on DCDHCD standards. (More Info Below)
- 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.
- Have a first trust loan that does not exceed \$510,400, the conventional conforming loan limit. This figure represents the FY20, check the DC Department of Housing and Community Development for the most up to date figures.

PRE-LOAN CONTRIBUTION AND POST-LOAN REPAYMENT

ALL APPLICANTS MUST CONTRIBUTE:

\$500 or 50% of liquid assets greater than \$3,000, whichever is greater.

FOR LOW OR VERY LOW INCOME APPLICANTS:

Contribution greater than \$500 may be waived. Visit the DC Department of Housing and Community Development website to find the HPAP Income Assistance Table and learn what income bracket you fall into.

BORROWERS WITH HOUSEHOLD INCOMES BELOW 80% OF MEDIAN FAMILY INCOME (LOW-INCOME):

Repayment is deferred until the property is sold, refinanced to take out equity, or is no longer their primary residence.

BORROWERS WITH HOUSEHOLD INCOMES BETWEEN 80-110% OF MEDIAN FAMILY INCOME (MODERATE INCOME):

Payments are deferred for five years with a 40 year principal-only repayment period.

INCOME BRACKETS

Visit the DC Department of Housing and Community Development website to find the HPAP Income Assistance Table and learn what income bracket you fall into. further information on how to apply for assistance from the HPAP program.

Further information regarding application is included on the final page of this document.