

Are you asking yourself...

**“How can I afford to buy
a home in Portland?”**



**First-Time Buyers -
Now you can with
the Mortgage Credit
Certificate Program!**

The Mortgage Credit Certificate (MCC) Program is a homebuyer assistance program for first-time homebuyers in Portland. An MCC provides homebuyers an annual tax credit which reduces their federal income tax for the life of the loan and increases their purchasing power. The MCC tax credit equals 20 percent of the annual mortgage interest paid by the homebuyer.

**The Mortgage
Credit Certificate
program helps you:
Increase your purchasing power!
Lower your federal taxes!
Own a home of your own!**



- A federal tax credit program to help first-time homebuyers own a home of their own
- Maximum price of \$361,125 in most parts of Portland
- Annual household income of \$67,500 for 1-2 person households and \$77,625 for 3 or more person households

For more information ask your loan officer for details.



Down Payment Assistance Loan

A homebuyer assistance tool for first-time buyers in many of Portland's Urban Renewal Areas.



Features/Benefits

The Down Payment Assistance Loan (DPAL) is a homebuyer assistance tool designed exclusively for first-time homebuyers that are purchasing a home in one of Portland's Urban Renewal Areas. It is a second mortgage loan used in conjunction with a first mortgage loan from the Portland Development Commission (PDC). DPAL helps homebuyers:

- Avoid the cost of mortgage insurance!
- Increase their purchasing power!
- Enjoy lower monthly house payments!
- Obtain funding for immediate or future repairs and improvements!

Essentially, DPAL is gap-financing that makes up the difference between what a borrower's income will support and the higher sales price of a property.

Eligibility Requirements

Eligible Homebuyer

- First-time homebuyer (defined as not having owned a home in the past three years)
- Owner-occupied residences only
- Annual household income at or below 80% or 100% of Portland's Median Family Income (MFI), adjusted for family size depending on the number of bedrooms in the home as follows:

<u>Household Size</u>	<u>Two or less Bedrooms</u>	<u>Three or more Bedrooms</u>
	<u>80% MFI (2008) *</u>	<u>100% MFI (2008) *</u>
1	\$38,000	\$47,250
2	\$43,450	\$54,000
3	\$48,900	\$60,750
4	\$54,300	\$67,500

* Higher household income limits apply for households of five or more persons

- Must meet standard first mortgage criteria for credit and down payment
- Combined liquid assets (cash and equivalent, stocks, bonds and bank deposit, excluding retirement accounts) cannot exceed six months of PITIMI payments at closing
- Must be a US citizen or legal resident
- Must complete a homebuyer education workshop provided by a US Department of Housing and Urban Development (HUD) Certified Home Buyer Counseling Program

Eligible Property

- Residential properties located in a PDC Urban Renewal Areas (URA) subject to available funding; for maps of these areas visit www.pdc.us/nhp-ura
- Single-family units only, including condos and town homes
- Maximum purchase price not greater than the Federal Housing Authority (FHA) maximum loan amount, currently \$304,950

Loan Terms

- 4.00% simple interest per year with an Annual Percentage Rate of 4.08% (assumes a loan amount of \$50,000)
- 30-year loan forgiven once the term expires provided the borrower has maintained the property as owner-occupied for the life of the loan
- Maximum loan amount, 25% of the purchase price, including 5% of the purchase price (20% of DPAL) must be used for "immediate renovations" or to fund a "Home Improvement Fund"
- Payments are deferred until the sale of unit, refinance of the first mortgage, or when no longer occupied as primary residence; at such time, the entire principal plus accrued interest is due and payable
- Must be used in with a PDC-approved first mortgage loan
- \$350 loan origination fee; \$350 construction management fee; other third party fees apply

Home Improvement

To complete the required renovation borrower must choose between:

Immediate Renovations – A minimum 20% of DPAL and a maximum 50% of the after-improved value must be deposited in a PDC-controlled account to pay for improvements made within six months of loan closing; appraisal is based on an "after-improved" value; maximum Combined Loan-To-Value is 100%

Or

Home Improvement Fund - A minimum 20% of DPAL must be deposited in a PDC-controlled Home Improvement Fund; home improvement funds must be spent within 24 months of loan closing; appraisal is based on an "as is" value; maximum Combined Loan-To-Value is 105%

**For more information call 503-823-3400,
e-mail nhp@pdc.us or visit www.pdc.us/nhp**



Your partner for home purchase, repair & renovation

PDC Neighborhood Housing Program

tel: 503-823-3400 • fax: 503-823-3435

5591 NE Sandy Blvd
Portland, OR 97212
(503) 282-7744



You don't have to wait
to own a home.

PHC MAP 100

Excited to be a homeowner? We are excited too. PHC has the tools to help you buy a home now. If you are interested in buying a home in Multnomah County and your annual household income is \$63,800 or less, PHC can help. With only \$500 as your down payment, you can purchase a house with the use of our MAP 100 Mortgage Assistance Program. The Portland Housing Center can help you with:

- A low, stable fixed interest rate loan
- Loans up to \$50,000 for down payment and closing costs
- Trained, experienced staff to guide you through the process
 - \$500 minimum down payment

Why wait? Contact us today!



PORTLAND HOUSING CENTER
putting the pieces together

NeighborWorks
CHARTERED MEMBER

Jim Wilson
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820 Hill Street
Portland, OR 97202
503.282.7744



We have the help you
need to make your
homeownership
dreams a reality.

PHC MAP 80

If you are interested in buying a home in Multnomah or Washington County, PHC can help. With only \$500 as your down payment, you can purchase a home with the use of our MAP 80 Mortgage Assistance Program.

The Portland Housing Center can help you with :

- A low, stable fixed interest rate loan
- Loans up to \$50,000 for down payment and closing costs
- Trained, experienced staff to guide you through the process
 - \$500 minimum down payment

Why wait? Contact us today!



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PDC Oregon Bond Loan

A home loan program for first-time homebuyers in Portland.



Features/Benefits

If you're considering buying a first home in Portland, the Portland Development Commission (PDC) can help. PDC's Oregon Bond Loan can even help you finance renovation work - like updates to the kitchen, bathroom, or roof repairs - all in a single loan!

PDC's Neighborhood Housing Program (NHP) has partnered with Oregon Housing and Community Services (OHCS), a state agency, to offer the Oregon Bond loan for first-time buyers. A key feature of the Oregon Bond Loan is its lower-than-market interest rate, which increases your purchasing power.

PDC specializes in offering the Oregon Bond Loan combined with renovation funds to help you buy and make improvements to a home of your own. In addition, a PDC construction specialist is assigned to you during the renovation process to ensure all the improvements are completed properly and in a timely manner.

Eligibility Requirements

Eligible Homebuyer

- First-time homebuyer (defined as not having owned a home in the past three years)
- Must have a minimum of 3% for down payment
- Annual household income at or below the State's guidelines according to areas as follows:

	<u>Non-Targeted Areas</u>	<u>* Target Areas</u>
1-2 Persons	\$79,190	\$81,480
3 or more persons	\$91,068	\$95,060

- Must meet standard first mortgage criteria for credit and down payment
- Must complete an approved homebuyer education class

Eligible Property

- Must be located within the Portland city limits
- Must be owner-occupied during the life of the loan
- Single-family units only, including condos and town homes
- Maximum purchase price - \$361,125 city-wide, \$441,375 in * Target Areas

Loan Terms

- Below-market interest rate
- Minimum down payment requirement - 3% of the total acquisition costs
- Appraisal performed based on an "as is" or "after-improved" value of the property
- Maximum loan-to-value (LTV) - 97%; the appraisal must support the total of the purchase price plus the cost of improvements
- Private mortgage insurance (PMI) required on loans with LTV above 80%
- Renovation amount determined by actual bids/cost estimates; minimum renovation amount is \$5,000
- Property improvements must address code violations; most permanent improvements and repairs qualify
- Work must be completed within six months of signing loan documents
- A PDC construction specialist is assigned to every loan to ensure all improvements are completed properly and in a timely manner

* Target Areas

OHCS has identified certain areas of Portland as "Target Areas" according to federal census tracts. In these specific census tracts, the program's first-time homebuyer requirement is waived, there are higher household income limits, and higher purchase price limits. For more information, call PDC or visit www.oregonbond.us for details.

Oregon Bond Disclosure

The Oregon Bond Loan includes a federal Recapture Tax provision that is applicable if the property is sold within the first nine years of ownership, but only if the owner's income has increased above the State's income limitation at that time.

**For more information call 503-823-3400,
e-mail nhp@pdc.us or visit www.pdc.us/nhp**



Your partner for home purchase, repair & renovation

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