



## HAMPTON ROADS LOAN FUND PARTNERSHIP 2016 PROGRAM SUMMARY

The [Hampton Roads Planning District Commission \(HRPDC\)](#) is a regional administrator for down payment and closing cost assistance (DPA) funds from the Virginia Department of Housing and Community Development (DHCD). These funds are part of the HUD HOME program, and their use is conditioned by federal regulations as well as DHCD program policies.

### Buyer Eligibility

- U.S. citizen or legal resident
- No ownership interest in primary residence for past 3 years unless home is in a VHDA-designated area
- Household income at or below [80% AMFI](#)
- Buyers cannot exceed the housing and debt to income ratios of 33%/43%
- Must qualify for first mortgage and have sufficient cash on hand to contribute at least 1% of sales price to home purchase. (Buyers under 50% AMI may contribute \$500)
- Approved loan products are VHDA, USDA-Rural Housing, FHA, and VA from a [VHDA approved lender](#). In-house loan products are not eligible.
- Must complete an *in-person* homeownership education class or counseling. [VHDA](#) or Neighborworks® courses are accepted. Online courses will not fulfill the requirement of homeownership counseling.

### Property Eligibility

- There **must not** be a sales contract on an existing property prior to requesting assistance.
- Property must meet minimum property standards at the time of closing, and be free of any deficiencies in accordance with UPCS (Uniform Physical Condition Standards) as established by HUD pursuant to 24 CFR 5.703 Certificate of Occupancy Certificates are acceptable on new construction.
- Condominium or manufactured units subject to VHDA restrictions
- Properties built before 1978 will be subject to a visual lead inspection.
- Properties must undergo and clear an Environmental Review (Flood hazards, Coastal Barriers, Airport Runway Clearance, Military Installation Clear Zones, etc.)

### Loan Terms

- Award amounts are based on need. For entitlement jurisdictions, the **maximum** DPA loan amount can be awarded up to \$5,000. Non-entitlement localities may reserve up to 10% of sales subject to funding availability.
- There must not be assistance available through the local entitlement locality in order to apply for HOME Funds through HRPDC. Priority will be given to reservations from non-entitlement areas.
- HOME assistance from HRPDC will not be given to projects or properties already receiving HOME funds for downpayment/closing cost assistance or construction.
- Loan term is 5 years for amounts less than \$15,000, 10 years above \$15,000-\$40,000 and 15 years for over \$40,000. Payments deferred.
- The entire grant loan amount is due in full if the property is sold or refinanced within the affordability period.

### Applicable Fees

For existing properties, a buyer may be charged \$250 HUD HQS Inspection Fee or Lead Inspection Fee (inspection initiated by HRPDC and/or charged to closing).

### Contact

For more information and complete program guidelines contact:

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