

BUY YOUR FIRST HOME!

Receive a
\$25,000
Forgivable
Grant



HOPE TO HOME – OXNARD PROGRAM
get help with the purchase of your first home and close in 30 days!



\$25K grant
forgiven after 10
years



80% Area Median
Income



For City of Oxnard
residents purchasing
in Oxnard



For More Information
vccdc.org/lending | 805-273-7800

VCCDC, in collaboration with the City of Oxnard, brings you the newly designed down payment assistance program for low-income households purchasing their first home in Oxnard.

PROGRAM FEATURES

- Up to \$25,000 for eligible households
- Can be used for down payment or closing costs
- **Loan is forgivable after 10 years of living in the home***
- Qualified applicants may use the funding towards the purchase of an attached or detached single-family property within Oxnard city limits
- Can be combined with VCCDC's other down payment assistance programs to maximize purchasing power



BASIC ELIGIBILITY REQUIREMENTS

- Be a first-time homebuyer (not owned a home in the past three years)
- Currently living in and buying a home within Oxnard city limits
- Qualify as a low-income household - **up to 80% Area Median Income (AMI)**
- Complete a City-approved first-time homebuyer education class
- Have the ability to be pre-approved for a fixed-rate first mortgage loan
- \$5,000 minimum contribution towards the purchase
- Other criteria and requirements will apply

INCOME ELIGIBILITY FOR THIS PROGRAM

| 2023 AREA MEDIAN INCOME - VENTURA COUNTY | | | | | | | | |
|--|----------|----------|----------|-----------|-----------|-----------|-----------|-----------|
| Number of Persons in Household | | | | | | | | |
| Income Category | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
| Low Income (>80% AMI) - Income not to exceed | \$74,400 | \$85,000 | \$95,650 | \$106,250 | \$114,750 | \$123,250 | \$131,750 | \$140,250 |

www.vccdc.org | ContactUs@vccdc.org | 805-273-7800 | VCCDC is a multi-county nonprofit organization with a mission of empowering families and individuals through financial education and homeownership. VCCDC is a Community Development Financial Institution (CDFI) as designated by the U.S. Department of the Treasury and a housing counseling agency approved by the U.S. Department of Housing and Urban Development (HUD). VCCDC is a mortgage broker licensed with the CA Dept. of Real Estate #01521885; NMLS #347041. As an Equal Housing Lender, we do business in accordance with Federal Fair Lending Laws. All loans subject to approval. Certain conditions & fees apply. This is not an offer to extend credit to any individual who may be entitled to a more complete disclosure per RESPA, TILA, HOEPA or any other more applicable federal, state, or local law or regulation. Rates, terms, fees, products, programs and equity requirements are subject to change without notice. Down payment assistance available for qualified and eligible borrowers. *Other criteria/requirements apply. See us for details.