

## HomeOwnership Center

Community HousingWorks' HomeOwnership Center® provides education and counseling services in conjunction with creative financial and lending solutions to make the American Dream of homeownership a possibility.

As a certified Community Development Financial Institution or, CDFI, our HomeOwnership Center is the only non-profit, non-governmental lender in San Diego county and we leverage a loan pool of over \$8 million.

The HomeOwnership Center® also administers two neighborhood revitalization programs called FaceLift and Project Clean, which have mobilized thousands of volunteers, removed hundreds of tons of debris, and painted over 300 homes.

Each year, we make it possible for tens of millions of dollars to be invested back into our communities, strengthening families and changing lives.

Community HousingWorks is a member of the National Council of La Raza and the national NeighborWorks Network®, putting 150 families on the road to homeownership every day.

Our HomeOwnership Center® serves the entire County of San Diego, and can work with any financial or loan program, property type, real estate professional, or city to make homeownership possible. Call us today and see what we can do to help make your dreams a reality!

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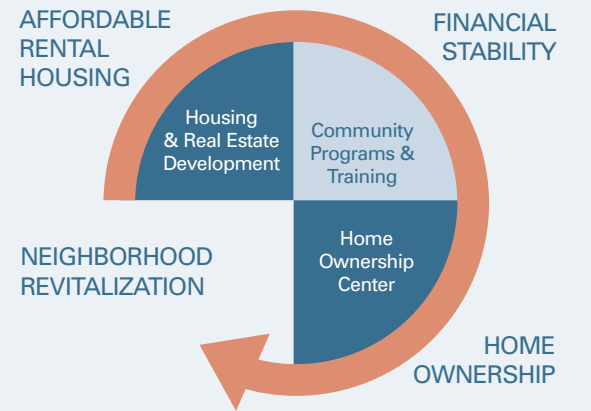


H O M E O W N E R S H I P  
 C E N T E R

## Helping People Live in San Diego

Community HousingWorks is a San Diego non-profit that helps people and neighborhoods move up in the world by providing a full range of housing options combined with training and support. We:

- Build and own beautiful affordable apartments
- Provide unique first-time homebuyer loans
- Provide support and training that strengthens communities and helps families build a wealthier future.



Community HousingWorks  
 BUILDING COMMUNITIES  
 CHANGING LIVES



## THE HOME BUYING PROCESS



- Take HBE if you think you are almost ready, or take Financial Fitness first, then HBE later if you think that you have some work to do before buying a home.
- Get pre-purchase counseling until you are mortgage ready.
- Get pre-approved for your purchase loan(s).
- Search for a suitable property to buy.
- Close loans and become a homeowner.

### EDUCATION

Community HousingWorks is a HUD Certified Education and Counseling Agency. We conduct our workshops and classes in our San Diego office as well as on-site at our affordable housing complexes, or at your location. Studies show that education results in prospective homebuyers who will be better and more successful homeowners, and are more likely to retain and maintain their homes over the years.

#### Orientations

This is a 30 to 60 minute presentation on the community, education, and loan programs offered by Community HousingWorks. We welcome invitations from all over San Diego County and are happy to bring the presentation to your group!

#### HomeBuyer Education (HBE)

This 8-hour, HUD-certified class for first-time homebuyers qualifies graduates for reduced rates with some lenders, CHW loan products, counseling, and deferred down payment loans. In English or Spanish, the class answers common homebuyer questions, going over the entire process of buying a home as well as the steps that must be taken to become a homeowner. Classes are offered several times a month at our San Diego office or at workplaces and community group meeting locations. Invitations welcomed!

#### Financial Fitness

This class offers a starting point for people who are 6 months or more away from homeownership and/or greater financial goals. In English or Spanish, this program helps people to get even smarter about budgeting, credit/credit repair, savings, tax breaks, banking, and investing. For a schedule of classes, check our website: [www.chworks.org](http://www.chworks.org).

### COUNSELING

#### Pre-Purchase Counseling

Pre-purchasing Counseling offers one-on-one support for individual needs in the areas of budgeting, credit, and financing solutions.

#### Post-Purchase Counseling

This program provides one-on-one counseling regarding the new responsibilities and opportunities that come with being a homeowner. This counseling covers debt management, budgeting, home repairs, tax benefits, and delinquency/foreclosure prevention. We'll even review any future refinance transactions to ensure that our clients continue to receive the best possible financing.

### UNIQUE FIRST-TIME HOMEBUYER LOANS

Community HousingWorks provides low-cost, downpayment, and mortgage assistance loans to first-time homebuyers making 120% or less of the area median income (AMI). Check out our website to see if you are eligible to receive our special financing programs.

#### Cost Assistance Support for Homebuyers (CASH)

Down payment and/or closing costs assistance loan for first-time homebuyers. This loan has a 3% interest rate and payments are deferred for five years.

#### HomeOwnership Opportunity Program (HOOP)

Provides financing assistance in the form of a second mortgage of up to 20% of the purchase price. This low cost, low interest rate second mortgage is combined with a first mortgage from a CHW lender partner to provide the homebuyer with 100% financing.

#### Home in the Heights

A partnership with the Redevelopment Agency and the Project Area Committee (PAC), providing additional homeownership loan assistance to City Heights renters and relocates from new school construction, as well as City employees, teachers, police, fire, and non-profit employees working in City Heights. The Home in the Heights program is a fully deferred and fully forgivable loan, for up to \$30,000.

#### CalHome

State-funded CalHome loan funds allow first-time homebuyers (earning less than 80% AMI) to obtain fully deferred mortgage assistance loans at a 3% interest rate

*Other programs may be available at the time of your application. Our loan staff will help put you into the best possible programs to meet your needs.*



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