



**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

1010 10<sup>TH</sup> Street, Suite 3400, Modesto, CA 95354  
 Phone: 209.525.6330 Fax: 209.525.5911

**Stanislaus County  
 Down Payment Assistance Program  
 NEIGHBORHOOD STABILIZATION PROGRAM**

**Assistance Available (\$50,000 Max)**

- Up to \$25,000 at three percent (3%) interest per annum for 10 years (deferred for 55 years). (Up to 50% of DPA funding).
- Up to \$25,000 zero-interest with payment deferred for 55 years (DPL). (Up to 50% of DPA funding).
- These funds can cover initial costs: loan origination, points, title insurance, escrow fees, impounds, etc.

**Funding Source**

- Funds available through a Home Investment Partnership Program (HOME), and Stanislaus County Redevelopment Agency.

**Buyer Qualifications**

- Buyer must complete a HUD certified 8-hour Homeownership Counseling Class prior to the purchase of a home.
- Buyer must interview with DPA staff to determine program eligibility. Please call for an appointment.
- Household income must not exceed the amounts in the following chart per family size:

**2009 Income Limits**

<b>Family Size</b>	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
<b>Income Limit*</b>	\$50,050	\$57,200	\$64,350	\$71,500	\$77,200	\$82,950	\$88,650	\$94,400

**\*The above limits apply to the income of all members of the household over 18 years of age. The income limits are based on figures published by the U.S. Department of Housing and Urban Development (HUD).**

**Property Qualifications**

- A selection of NSP eligible properties will be available in the NSP eligible unincorporated areas of Stanislaus County.
- Foreclosed units at a price not exceed \$211,875.00. Limit will be based on household income.
- Only bank owned, unoccupied properties are eligible. A unit is ineligible if its purchase would result in a displacement of a tenant.

**Stanislaus County, Buyer Guidelines**

**Neighborhood Stabilization Program Down Payment Assistance**

**Primary Financing**

- No variable buy-down financing, primary financing will be fixed loans only.

Required Documents to be presented at interview with County DPA staff:

1. Income Tax Returns for the last 3 years
2. W-2's (most recent)
3. Last three (3) month's pay stubs
4. Bank statements for the last 3 months
5. Proof of completing a Certified Homeownership Counseling Class prior to the purchase of a home.
6. A credit check will be performed *by our staff*.

**\*\*\*NOTE:** Investor-owned properties may not participate:

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The following are the only areas of unincorporated Stanislaus County eligible for Neighborhood Stabilization Program Down Payment Assistance funding:

- |                       |                                   |
|-----------------------|-----------------------------------|
| -Airport Neighborhood | -Town of Salida                   |
| -Town of Empire       | -Shackelford/Butte-Glenn-Imperial |
| -Town of Keyes        | -West Modesto                     |
|                       | (Weed & Seed Area)                |

PLEASE REFER TO MAPS FOR ELIGIBLE AREAS OF ABOVE COMMUNITIES



**Equal Housing Opportunity**

**For More Information call 209.525.6330, TDD 209.525.5999**

**WEB ADDRESS:** <http://www.stancounty.com/planning/nsp.htm>