



First-Time Homebuyer Loans

HOW IT HELPS

Empower Homebuyers SCC (Empower) is the County of Santa Clara's first-time homebuyer down payment assistance program. Funded through the 2016 Measure A Affordable Housing Bond and administered by Housing Trust Silicon Valley, the program is expected to assist households with incomes that do not exceed 120% of the Area Median Income. With down payment assistance of up to 30% of the purchase price not to exceed \$250,000, the Empower program makes buying a home more affordable.

WHAT YOU NEED TO KNOW

Empower is a thirty year deferred loan, plus a share of the home's appreciation that matches what you borrow. Because the loan is a shared appreciation loan, no monthly payments of any kind are required. Payment is deferred until your loan reaches its maturity date, you decide to sell your home, you move out of your home, or you refinance your mortgage.

Empower Loan Snapshot:

- 30% of purchase price
- Not to exceed \$250,000
- Homebuyer Household with income up to 120% AMI
- Home purchase in Santa Clara County



FOR MORE INFORMATION VISIT:

housingtrustsv.org/empower

CONTACT US:

(408) 703-3837 ext. 301

EmpowerHomebuyersSCC@housingtrustsv.org

Hong Ngo • NMLS# 1271738



STEP 1 Intake

Complete an online interest form and submit it to Housing Trust staff for pre-screening

STEP 2 Find a Lender

Contact an approved lender for pre-approval. Housing Trust works with all approved lenders

STEP 3 Application

With lender pre-approval, complete a Program Eligibility Application and contact Housing Trust staff for appointment

YOU CAN QUALIFY IF...

- ▶ You are a first-time homebuyer purchasing a primary residence in Santa Clara County
- ▶ You live or work in Santa Clara County
- ▶ You have pre-approval from an approved lender (done prior to submitting application)
- ▶ Your household income is within the designated limits
- ▶ You have completed a HUD-certified 8 Hour Homebuyer Education class through a designated agency



Maximum Gross Household Income by Household Size (2024)

Household Size	1	2	3	4	5	6	7	8
Income Limit	\$154,800	\$176,900	\$199,050	\$221,150	\$238,850	\$256,550	\$274,250	\$291,900

Empower Homebuyers is the 2016 Measure A funded down payment assistance program for first-time homebuyers in Santa Clara County. It is administered by Housing Trust Silicon Valley, an Equal Housing Opportunity Agency.

Disclaimer: This is not a commitment to lend. Guidelines and minimum requirements are subject to change without notice. Subject to review of credit and/or collateral; not all applicants will qualify for financing. Equal Housing Opportunity. Housing Trust is a California Community Lender licensed by the Department of Business Oversight. State of California CFL Lender License #6053356. NMLS License #287840.