

WHAT IS THE PROCESS?

- (1) Applicant requests and submits application packet to the City of Pomona—Housing Division. City undertakes preliminary income- qualification of Applicant.
- (2) Applicant goes to a Lender to be qualified for a first trust deed mortgage loan and inform lender about his/her interest in participating in the City's Manufactured Housing Mortgage Assistance Program. (If applicable)
- (3) Applicant attends HUD approved Homebuyer Education Course at Neighborhood Partnership Housing Services Inc. located at 9551 Pittsburg Ave. Rancho Cucamonga CA 91730, Tel. No. (909) 988-5979.
- (4) Applicant finds a mobile home unit within or to be located in one of the designated mobile home parks. Applicant opens escrow.
- (5) Lender or agent submits underwriting packet to the City of Pomona and requests reservation of funds. Reservation of funds is valid for 45 days.
- (6) Agent requests inspection of the manufactured housing unit, and provides a copy of the results of the homebuyer's inspection. Property is inspected by City inspector to ensure compliance with property standards.
- (7) Buyer meets with City Loan Coordinator to go over the Program requirements, terms and procedures.
- (8) If the property passes inspection, Lender requests City for final funding.
- (9) Escrow closes.



CITY OF POMONA

**505 S. Garey Avenue
Pomona, CA 91766
Phone (909) 620-2368
Fax (909) 469-2082**

HOUSING ASSISTANCE

MANUFACTURED HOUSING FIRST-TIME HOMEBUYER MORTGAGE ASSISTANCE PROGRAM

(MAP-MANUFACTURED HOUSING)



CITY OF POMONA

**Housing Division
(909) 620-2368**



***Manufactured Housing
First-Time Homebuyer Mortgage
Assistance Program
(MAP—Manufactured Housing)***

The Manufactured Housing Mortgage Assistance Program (MAP-Manufactured Housing) makes available a limited number of deferred payment, no interest, 20-year forgivable loan for low-income manufactured housing homebuyers. This program is designed to provide qualified families with a first or second silent loan to bridge the gap between the first mortgage a borrower can qualify for and the cost to purchase a new or “gently” used manufactured housing.

What is a MAP Loan?

- Provides up to **\$60,000** in financing for low-income first time homebuyers (see income charts). Up to \$3,000 of this amount may be used for “minor” home repairs.
- A primary or second mortgage, deferred payment loan
- Due and payable when the property is sold, refinanced with cash out, a change in title occurs
- 1/10th of the loan is forgiven starting at year 11 and each year thereafter. Loan is 100% forgiven after year 20. The buyer must continue to occupy the unit as their principal residence within this 20-year period.

Who is Eligible?

- Individuals or families interested in purchasing a mobile home in one of the designated parks in Pomona
- Had no ownership interest in a property in the past three (3) years
- Has qualified for a 1st Trust Deed (if applicable)

Income Requirement

The gross annual income of all persons age 18 or older residing on the property cannot exceed the 80% of the Los Angeles County Median Income, adjusted by household size, as published by the California State Department of Housing and Community Development (HCD) annually.

**CalHome Program
Low-Income Limits
Effective May 24, 2016**

| # of Persons | Maximum Income | # of Persons | Maximum Income |
|--------------|----------------|--------------|----------------|
| 1 Person | \$ 48,650 | 5 Persons | \$ 75,050 |
| 2 Persons | \$ 55,600 | 6 Persons | \$ 80,600 |
| 3 Persons | \$ 62,500 | 7 Persons | \$ 86,150 |
| 4 Persons | \$ 69,450 | 8 Persons | \$ 91,700 |

Property /Occupancy Requirements

- Manufactured housing units must be approved by City staff
- The manufactured housing must be occupied by the buyers as their principal residence
- Unit must be affixed to a non—permanent foundation.
- Manufactured housing must be located in the nine (9) eligible mobile home parks, as follows:

| Mobile Home Park | Address |
|--------------------------------|------------------------------|
| Big's | 1461 W. Mission Blvd., 91766 |
| Foothill Village | 301 E. Foothill Blvd., 91767 |
| Hi-Fi | 1010 W. Holt Ave., 91767 |
| Hillview Park | 3825 Valley Blvd., 91789 |
| Park Vista Estates | 1601 S. Garey Ave., 91768 |
| Pomona Islander | 3667 W. Valley Blvd., 91768 |
| Valley Central Trailer Estates | 1111 Price Ave., 91767 |
| Walnut Hills | 3745 Valley Blvd., 91789 |
| Westland Estates | 1401 W. 9th St., 91766 |

Cont'n. (Property Requirement)

- Property must be in compliance with all health & safety, plumbing, electric, and other applicable State and Federal codes (Independent Inspection must be conducted)

WHAT IS THE MAXIMUM HOME PURCHASE PRICE?

There is no maximum purchase price. However, the household cannot pay more than 30% of their total monthly income towards total housing cost. Total housing cost is the homebuyer’s monthly mortgage payment (PITI), reasonable utility allowance and space rent.



HOW DO I APPLY?

Visit the City of Pomona Housing Division for an application. The City will initially qualify the applicant based on income. Complete underwriting will be undertaken once a unit is found. Please contact the Housing Loan Coordinator at (909) 620-3631 if you have further questions.

OTHER REQUIREMENTS

Borrowers must contribute at a minimum 3% towards the purchase price of the unit. Applicants must attend an (8) eight hour Homebuyer Education Class