

More Homeowner Information

MCC Program

Most borrowers who qualify for the HOP program also qualify for the Mortgage Credit Certificate (MCC) program, which offers the first time homebuyer a federal income tax credit. This credit reduces the amount of federal taxes the holder of the certificate would pay. The qualified homebuyer who is awarded an MCC may take an annual credit against their federal income taxes paid on the homebuyer's mortgage. If both the homebuyer and the new home are eligible, the participating lender fills out the MCC application forms for the homebuyer, and sends them to the County for review. If both the home and homeowner qualify, the County can then issue an MCC. There is a \$250 non-refundable application fee for an MCC. For more information on how to apply, contact the Los Angeles Community Development Commission's (CDC) MCC Program Specialist at (323)890-7034.

SCHFA

The Southern California Home Financing Authority (SCHFA) is a joint powers authority formed in June 1988 to issue tax-exempt mortgage revenue bonds for low and moderate-income first-time homebuyers. The SCHFA has helped thousands of individuals and families fulfill their dreams of owning their own home.

If you are ready to purchase a home and think you are qualified for the program, please contact a Participating Lender for additional information. The lender will determine if you actually qualify for the program. After you have been pre-qualified you may begin to shop for a home.

Funds may be reserved for you if you have been pre-qualified and have a properly executed purchase contract (subject to available funds). Income limits for a household of one or two persons is up to \$88,800; for a household of 3 or more persons, the income limit is up to \$103,132. Purchase price limit for an existing home is \$698,229. More information can be found at the agency's website, www.lacdc.org, or by calling the SCHFA Information line at (323) 890-7249.

Independent Cities Lease Finance Authority (ICLFA) Program

Covina participates with the Independent Cities Lease Finance Authority (ICLFA) in its Down Payment and Closing Cost Assistance programs.

These programs are offered in partnership with the National Homebuyers Fund (NHF). The ACCESS and NHF GOLD Second Loan Program funds may be used for down payment and closing costs in the form of a Second Mortgage. This mortgage has a 20 year term, at a specific fixed rate, paid monthly, and may assist up to 7% of the sales price.

ACCESS and NHF GOLD FHA funds are available to those qualified homebuyers with incomes of up to 120% of the area median income. The income limit for the conventional programs is up to 140% area median income. For FHA loans in Los Angeles County, the income limit is \$75,000; for conventional loans in Los Angeles County, the limit is \$87,500. Both income limits are regardless of family size. For further information, contact National Homebuyers Fund at (866) 643-4968., or get more information on the web at www.iclfa.org.