



André Sayegh
Mayor

CITY OF PATERSON
DEPARTMENT OF COMMUNITY DEVELOPMENT
FIRST TIME HOMEBUYER PROGRAM

The City of Paterson's First Time Homebuyer Program currently provides assistance in the form of a deferred loan payment in the amount of \$14,500.00 to qualified homebuyers purchasing their first home in the City of Paterson, NJ. The City is responsible for conducting a full underwriting and loan-to-value analysis, prior to the release of funds.

ELIGIBLE PARTICIPANTS: Prospective homebuyers must meet **seven (7)** requirements to be eligible for HOME funds. The participants must:

1. Be a first-time homebuyer (meaning not having owned a home in the last **three (3)** years).
2. Be a qualified low-income or very low-income household; which is determined by the City (see income chart below).
3. The property must pass a HOME Housing Property Standards (**HPS**) Inspection; which will be conducted by the City.
4. Be the owner of the property after purchase.
5. Occupy the property as their principal residence after the purchase.
6. Attend HUD-certified housing counseling classes offered locally or on the web; and obtain the homebuying course completion certificate with the date of expiration.
7. Obtain a fixed-rate mortgage with a Lender for the remaining cost of the property.

Applicants who do not meet all seven (7) requirements as listed above are not eligible for assistance through this program.

HOME INCOME LIMITS. The prospective homebuyer's household must have an annual income equal to or less than 80% of the median income for the target area. The HOME Program uses the HUD Uncapped Income Limit for Bergen and Passaic areas. These limits are based on 80% of the area median income with adjustments for household size. These figures are revised annually by HUD. See chart below:

CITY OF PATERSON, N.J. HOME INCOME LIMITS

Effective Date: **July 1, 2020**

HOUSEHOLD SIZE

Income Level (\$\$)	1Person	2Persons	3Persons	4Persons	5Persons	6Persons	7Persons	8Persons
80% Median (Low Income)	\$58,300	\$66,700	\$75,050	\$83,350	\$90,050	\$96,700	\$103,400	\$110,050

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