

City of Hayward
Frequently Asked Questions
Opportunity to Purchase a Home Program (OPHP)
SR238 Project

What is the current timeline for property sales in the SR238 corridor?

- CalTrans cannot authorize the sale of SR238 properties until the federal courts dismiss the *La Raza Unida of Southern Alameda County, et al v. Samuel K. Skinner etc. et al.* court case. This process is underway, and is estimated by CalTrans that the case will be dismissed by early-to-mid October of this year. Home sales will begin approximately at that time.
- The City will contract with an appraisal firm and a home inspection firm over the next six weeks. It is expected that these services will be available in late September.
- 60-day notice will be issued to the tenants before sales of the units that they occupy commence.
- The City’s goal is to complete the interview and documentation process for tenants by late October.

When can I enter into the OPHP program?

- You can choose to participate in the OPHP at any time, but are advised to wait for Lump Sum Settlement (LSS) amount notices so that you can make an informed financial decision about buying a home. If you are interested in purchasing a home under the OPHP, your LSS payment amount will be held as a deposit for you with the City while you go through the home purchase process. If you cannot or decide not to complete a home purchase, LSS funds will be paid out to you minus funds that may have been paid on your behalf for home purchase deposits, etc. OPHP funds are distributed on a first-come first-served basis based on escrow closings, so time is of the essence for all eligible OPHP users.

How much assistance can I receive under the OPHP Program?

- The City’s First Time Homebuyer Program (part of OPHP) can lend up to \$40,000 for low income residents and \$30,000 for moderate income residents who wish to purchase a home within the city of Hayward. There may be additional funds available to pair with the City’s first Time Homebuyer funds, but there is no guarantee of availability. Income eligibility is currently as follows:

Household Size	1	2	3	4	5	6
2010 Low Income Limits	\$45,100	\$51,550	\$58,000	\$64,400	\$69,600	\$74,750
2010 Moderate Income Limits	\$75,900	\$86,700	\$97,500	\$108,400	\$117,000	\$125,700

- OPHP and Lump Sum Settlement funds cannot add up to more than 30% of the sales price or \$75,000 of the sales price, whatever is less.
- The City will fund a maximum of Six Million Dollars (\$6,000,000) for both LSS and OPHP settlements.

Where can I use OPHP?

- You can take your LSS and use it to purchase a home anywhere. Because of its funding source, the City's First time Homebuyer Program can only be used within the city limits of Hayward. Other funding sources may have different geographic criteria, but are not guaranteed to be available. You may also purchase homes within the County of Alameda using their Mortgage Credit Certificate (tax credit) program, but subsidy amounts may not match OPHP limits.

How can I use my Lump Sum Settlement in relation to OPHP?

- You may use your LSS for downpayment and closing costs and/or eligible and necessary home repairs. You can, for instance, use your LSS for home repairs, and borrow from OPHP for downpayment and closing costs. You can, alternatively, use all your LSS for downpayment and closing costs, and borrow additional funds as needed from OPHP to close escrow on a house. OPHP will never ask for your LSS funds back, however most of the additional funds from OPHP are treated as a low-interest deferred loans.

What are important things that I need to know about OPHP?

- You must qualify for traditional first mortgage loan at a fixed rate from a lender. Traditional mortgage approval and underwriting will apply;
- Most OPHP funds (other than the LSS) are a deferred loan at 3% simple interest that become payable on a monthly basis on the sixth year after you close escrow on a home (no interest accrues in the first five years);
- You must contribute 3% of the purchase price for a loan. This contribution can come from Lump Sum Settlement funds;
- You must attend a homebuyer workshop from a list of City-approved seminars before closing escrow on a home; and
- Homes cannot be financed with major health and safety problems. OPHP and most lenders will not lend on homes with major structural problems.

Where can I get more information?

- For general program inquiries or to reserve a place in a workshop, please contact Bay Area Homebuyer Agency/First Home, Inc. at:
e-mail: info@myhomegateway.com
(888) 572 – 1222 x 110
- Web-site: www.myhomegateway.com
- OR, the City of Hayward:
JoAnne D'Agostino at (510) 583-4244
Jeff McLaughlin at (510) 583-4258.