



For more information or to  
obtain an application, contact:

**San Benito County  
Housing & Economic  
Development Division**

**831.636.1763 (Phone)**

**831.636.2803 (Fax)**

**3224 Southside Road**

**Hollister, Ca. 95023**

E-mail:  
[cvalenzuela@planning.co.san-benito.ca.us](mailto:cvalenzuela@planning.co.san-benito.ca.us)

Website:  
[www.san-benito.ca.us](http://www.san-benito.ca.us)

**San Benito County Housing & Economic Development Division**  
3224 Southside Road  
Hollister, Ca. 95023  
(831) 636.1763 (Phone)  
(831) 636.2803 (Fax)

**San Benito County  
Housing & Economic  
Development Division**

**Inclusionary Housing  
First-Time Homebuyer (FTHB)  
Program**



**3224 Southside Road**

**Hollister, CA 95023**

**831.636.1763 (Phone)**

**831.636.2803 (Fax)**

**SUMMARY OF THE INCLUSIONARY HOUSING FIRST-TIME HOMEBUYER (FTHB) PROGRAM**

The San Benito County Housing & Economic Development Division offers an Inclusionary Housing First-Time Homebuyer (FTHB) Program which requires that all existing for sale Inclusionary housing program units be resold at an affordable price to low or moderate-income households.

Individuals who currently live or work in the County will receive priority. The household must have sufficient income, assets, and credit-worthiness to obtain mortgage financing, and pay the balance of closing costs. The existing Inclusionary housing program units are currently located within two separate subdivisions (Riverview Estates and Oak Creek). To request availability, addresses or a map of eligible program units please contact the Housing Division. The household must occupy the home as its principal residence. If you are interested, please follow these steps:

1. **Fill out a Program Application.**
2. **Return the completed Application to the Housing & Economic Division.**
3. **You will receive a letter notifying you whether or not you are eligible for the program.**

**WHO IS ELIGIBLE TO APPLY?**

Any household which includes an individual who currently lives or works in the County, with a household income not exceeding 120% of the San Benito County Area Median Income (AMI), is eligible to apply.

<b>2009 Income Limits (120% AMI)*</b>	
<b>Household Size</b>	<b>Maximum Income</b>
1	\$67,550
2	\$77,200
3	\$86,850
4	\$96,500
5	\$104,200
6	\$111,950
7	\$119,650
8	\$127,400

**\*Subject to change**

An applicant must be a first-time homebuyer and, in general, must not have owned a home within the last three years. Annual income is based on the gross amount of income expected for the year by all adults in the household. Household income is verified by review of federal Income Tax Returns, W-2 forms, Form 1099's, recent pay stubs, and other information as described in 24 CFR Part 92.203(b)(1-3).

**WHAT TYPE OF HOME CAN BE PURCHASED?**

A household is eligible to purchase an existing inclusionary program unit located within the two separate subdivisions (Riverview Estates and Oak Creek) upon availability.

**WHAT ARE THE TERMS?**

A Resale Restriction Agreement which governs the resale price of the program unit will be recorded against the subject property and remain in place for **thirty (30) years**. The Resale Restriction Agreement is designed to promote and ensure long-term affordability for the program.



*The San Benito County Housing & Economic Development Division is committed to providing equal access to its housing programs by all eligible households, without consideration for race, creed, color, national origin, gender, disability, or other classification.*