

# Washington, D.C. DOWN PAYMENT

## ASSISTANCE PROGRAMS

<b>HOME PURCHASE ASSISTANCE PROGRAM (HPAP)</b>	<b>DC OPEN DOORS</b>
DCHFA's HPAP provides first-time homebuyers with up to \$202,000 for a down payment and up to \$4,000 for closing costs, packaged as a separate 0% loan. Bankrate For borrowers with incomes below 80% of AMI, the loan is deferred until the property is sold, refinanced to take out equity, or is no longer their primary residence. Moderate-income borrowers earning between 80% and 110% AMI will have payments deferred for five years with a 40-year principal-only repayment period.	Offered through the DC Housing Finance Agency (DCHFA), this program provides deferred repayable loans for a homebuyer's minimum down payment requirement in addition to below-market interest rates for first trust mortgages. The down payment assistance loan (DPAL) carries 0% interest with no monthly payments, and is due upon sale, transfer, refinance, or when the property is no longer the primary residence, or after 30 years. Dchfa Both first-time and repeat homebuyers are eligible
<b>DC4ME (DC FOR ME)</b>	<b>EMPLOYER-ASSISTED HOUSING PROGRAM (EAHP)</b>
This DCHFA program provides a reduced mortgage interest rate for qualified D.C. government employees, plus the option to get 3% of the home price in down payment assistance as a 0% deferred loan. At least one borrower must be an eligible D.C. government employee and must complete a homebuyer education class.	Loans down payment and closing cost assistance to eligible District government employees who are first-time homebuyers. Loans are interest-free, up to \$20,000, plus a matching-funds grant of up to \$5,000. DDS First responders and educators may qualify for extra assistance.
<b>NEGOTIATED EMPLOYEE AFFORDABLE HOME PURCHASE PROGRAM (NEAHP)</b>	<b>DC TAX ABATEMENT PROGRAM</b>
Offers down payment and closing cost assistance for eligible District government employees whose positions are covered by collective bargaining. Assistance ranges from \$3,000 to \$26,500 in the form of a grant, forgiven after ten years if the employee meets the terms of the agreement.	A program for first-time buyers in Washington, D.C. that reduces closing costs through property tax relief. It is primarily income-based, but income limits are waived in underserved areas like low-to-moderate census tracts
<b>VELLUM ADVANTAGE / COMMUNITY REINVESTMENT MORTGAGE</b>	<b>INCLUSIONARY ZONING (IZ) PROGRAM</b>
A specialized low-down-payment mortgage that eliminates private mortgage insurance (PMI), offers below-market 30-year fixed rates, and includes closing cost credits. It can be stacked with HPAP, DC Tax Abatement, or other grants for maximum upfront savings.	A housing lottery for affordable IZ homes for sale (as well as rentals) in most new and some renovated developments in D.C.

# Maryland PROGRAMS

## 1 SITEWIDE MARYLAND PROGRAMS

These are offered through the Maryland Mortgage Program (MMP) and can be used anywhere in the state with approved lenders.

<b>MMP 1ST TIME ADVANTAGE</b> <ul style="list-style-type: none"> <li>30-year fixed loan for first-time buyers</li> <li>Down payment help:               <ul style="list-style-type: none"> <li>\$6,000 OR</li> <li>3%, 4%, or 5% of loan amount</li> </ul> </li> <li>0% interest deferred loan (no payments until sale/refi)</li> </ul>	<b>MMP FLEX LOANS</b> <ul style="list-style-type: none"> <li>For first-time OR repeat buyers</li> <li>30-year fixed rate</li> <li>Includes down payment and closing cost assistance</li> <li>Often paired with additional grants</li> </ul>	<b>MMP HOMESTART</b> <ul style="list-style-type: none"> <li>For low-income buyers</li> <li>Assistance up to 6% of the loan amount</li> <li>0% deferred loan repayable when home sells/refinances</li> </ul>
<b>MMP SMARTBUY 3.0</b> <ul style="list-style-type: none"> <li>Helps buyers with student loan debt</li> <li>Pays off up to 15% of purchase price (max \$20k) toward student loans while buying a home</li> </ul>	<b>MMP HOMEABILITY</b> <ul style="list-style-type: none"> <li>For buyers with disabilities</li> <li>Up to \$45,000 down payment assistance</li> <li>Deferred 0% loan</li> </ul>	<b>MMP PARTNER MATCH PROGRAM</b> <ul style="list-style-type: none"> <li>If an employer or nonprofit gives you assistance, the state matches up to \$2,500 in additional funds</li> </ul>

## 2 COUNTY & CITY DOWN PAYMENT PROGRAMS

These are location-specific and can often be layered with the state program.

<b>PRINCE GEORGE'S COUNTY</b> <p><b>Pathway to Purchase</b></p> <ul style="list-style-type: none"> <li>Up to \$10,000–\$25,000</li> <li>0% interest loan</li> <li>Often forgiven after several years</li> </ul>	<b>HOWARD COUNTY</b> <p><b>Settlement Down Payment Loan Program (SDLP)</b></p> <ul style="list-style-type: none"> <li>Up to \$40,000 assistance</li> <li>Deferred repayment loan</li> </ul>	<b>FREDERICK COUNTY</b> <p><b>Homebuyer Assistance Program</b></p> <ul style="list-style-type: none"> <li>Up to \$12,000</li> </ul>	<b>GAITHERSBURG</b> <p><b>GHALP Program</b></p> <ul style="list-style-type: none"> <li>\$12,000–\$25,000 assistance</li> </ul>
<b>BALTIMORE CITY</b> <p><b>B-HIP Program</b></p> <ul style="list-style-type: none"> <li>Up to \$10,000 forgivable assistance</li> </ul>	<b>HAGERSTOWN</b> <p><b>Home Store Program</b></p> <ul style="list-style-type: none"> <li>Up to \$6,000 assistance</li> </ul>	<b>TAKOMA PARK</b> <p><b>Home Stretch Program</b></p> <ul style="list-style-type: none"> <li>Around \$10,000 assistance (income-restricted)</li> </ul>	<b>HARFORD COUNTY</b> <p><b>Settlement Expense Loan Program</b></p> <ul style="list-style-type: none"> <li>Up to \$10,000–\$20,000 depending on location</li> </ul>

# Maryland PROGRAMS

## 3 EMPLOYER / PROFESSION PROGRAMS

These programs vary depending on employer partnerships.

HOUSE KEYS 4 EMPLOYEES	FEDERAL HOME LOAN BANK GRANT (FHLB)
<ul style="list-style-type: none"><li>• Employer contributes funds</li><li>• State may match up to \$2,500</li></ul>	Typical Benefit: <ul style="list-style-type: none"><li>• \$10,000–\$30,000</li><li>• For teachers, first responders, healthcare workers, etc.</li><li>• Funds usually open once per year.</li></ul>

## 4 LENDER OR PRIVATE GRANT PROGRAMS

These change often and depend on lender partnerships.

### EXAMPLES:

- Fairway \$7,500 grant
- Chase Homebuyer Grant
- Bank of America down payment grants
- Builder incentives

## PROGRAMS BUYERS CAN STACK

A buyer in Maryland can sometimes stack multiple programs like this:

### Example stack:

- MMP Advantage → \$6,000
- Prince George's Pathway → \$10,000
- FHLB Grant → \$15,000

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Total assistance: **\$31,000**

# Virginia DOWN PAYMENT ASSISTANCE PROGRAMS

## 1 STATEWIDE PROGRAMS

<p><b>VIRGINIA HOUSING (FORMERLY VHDA)</b></p>	<p><b>VIRGINIA HOUSING — PLUS SECOND MORTGAGE</b></p>
<p>A true grant, meaning it never needs to be repaid. It can be paired with other non-Virginia Housing assistance, but may only be used with eligible Virginia Housing loans. Virginia Housing It provides 2 to 2.5% of the purchase price and can be used with VHDA Fannie Mae, VHDA FHA, and VHDA Conventional Bond loan products.</p>	<p>This program helps qualified first-time and repeat homebuyers eliminate the down payment by pairing a Virginia Housing first mortgage with a second mortgage. It's a 30-year fixed-rate loan available for 3–5% of the purchase price, and allows buyers with credit scores of 680 or higher to finance part of their closing costs.</p>
<p><b>VIRGINIA DHCD — HOMEOWNERSHIP DOWN PAYMENT &amp; CLOSING COST ASSISTANCE (DPA)</b></p>	<p><b>VIRGINIA DHCD — VIRGINIA PILOT DOWN PAYMENT ASSISTANCE PROGRAM</b></p>
<p>Provides assistance to first-time homebuyers at or below 80% of the area median income (AMI). An eligible homebuyer may receive up to 10% or 15% (within established approved areas) of the sales price, plus up to \$2,500 for closing costs. The maximum assistance is \$40,000. The assistance comes as a deferred loan with no payments or interest during the affordability period.</p>	<p>Provides assistance to first-time homebuyers up to 60% of AMI, also structured as a deferred loan.</p>
<p><b>VIRGINIA HOUSING — SPARC (SPONSORING PARTNERSHIPS &amp; REVITALIZING COMMUNITIES)</b></p>	<p><b>VIRGINIA HOUSING — MORTGAGE CREDIT CERTIFICATE (MCC)</b></p>
<p>This program provides a 1% mortgage interest rate reduction for buyers purchasing in participating localities such as Alexandria.</p>	<p>Through Virginia Housing, first-time buyers can obtain a mortgage loan, a down payment grant, a mortgage credit certificate, and a free homebuyer education course all in one bundle.</p>

# Virginia DOWN PAYMENT ASSISTANCE PROGRAMS

## 2 LOCAL/REGIONAL PROGRAMS

CITY OF ALEXANDRIA — FLEXIBLE HOMEOWNERSHIP ASSISTANCE PROGRAM (FHAP)	LOUDOUN COUNTY — DOWN PAYMENT/CLOSING COST ASSISTANCE (DPCC) PROGRAM
<p>Buyers may be eligible for a City shared equity loan of up to \$75,000 in down payment and closing cost assistance.</p>	<p>First-time homebuyers can borrow up to 10% of the sales price or \$70,000, whichever is less. Loans are forgivable over a 15-year period with no interest. Applicants must currently live and/or work in Loudoun County for a minimum of six months</p>
LOUDOUN COUNTY — DPCC PLUS PROGRAM	LOUDOUN COUNTY — PUBLIC EMPLOYEE HOMEOWNERSHIP GRANT (PEG)
<p>One of four loan assistance programs in Loudoun County for moderate-income, first-time homebuyers, alongside the DPCC, Public Employee Homeownership Grant (PEG), and SPARC.</p>	<p>A grant specifically available to public employees purchasing a home in Loudoun County.</p>