

County of Santa Cruz

Measure J Homebuyer Program

HOMEBUYER ELIGIBILITY CRITERIA

- Buyer's household size must meet the minimum size shown below for the size of home proposed for purchase.

Number of bedrooms	Minimum household size
Studio / 1	One
2	Two
3	Three
4	Four
5	Five

- Buyer's combined gross (pre-tax) household annual income, as adjusted for household size, cannot exceed the Moderate-Income limits below:

Household size	2019 Income Limit (effective 5/6/19)
1	\$82,300
2	\$94,100
3	\$105,850
4	\$117,600
5	\$127,000
6	\$136,400

<http://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits/docs/Income-Limits-2019.pdf>

- Buyer (head of household and/or co-buyer, if any) has lived or worked full time in the County of Santa Cruz for at least 60 days prior to application date, as further set forth in the Affordable Housing Guidelines.
- Buyer(s) must be a first-time homebuyer: has not owned, held any interest in, or purchased any residential real estate in the last three years. Manufactured homes without any associated real property are not considered "real estate".
- Buyer must have a sufficient credit score and income to qualify for a conventional, fixed-rate, fully amortized mortgage, subject to standard underwriting criteria. First mortgage shall be provided by an institutional residential mortgage lender. Down payment is typically 5% - 10% of purchase price.
- Buyer must complete a HUD-approved First-Time Homebuyer Class prior to close of escrow. Local classes are offered by the Watsonville Law Center. Call 831-722-2845 to schedule. Online classes are also available (be sure to select a HUD-approved course).

Contact Measure J Program Staff: (831) 454-2336 or 701 Ocean St., 4th Floor, Santa Cruz 95060

- *The above information is a summary of the Measure J eligibility criteria. Please review the [Affordable Housing Guidelines](#), available online, for further details.*
- *All Measure J homes are subject to resale price restrictions for the life of the unit.*