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FOR IMMEDIATE RELEASE
October 11, 2004

**SPECIAL HOME BUYER ASSISTANCE OFFERED
TO SACRAMENTO TEACHERS**

Free orientation sessions will discuss program which offers up to \$7,500 down payment and tax credits for teachers in eligible schools

Sacramento, California. A special program to help teachers and other credentialed staff at certain schools in Sacramento County with down payments to buy a home can learn more about the program at several free orientations. The Sacramento Housing and Redevelopment Agency in partnership with the Home Loan Counseling Center will hold orientations for its Expanded Teacher Home Purchase Program. The sessions will take place on Monday, October 18, Wednesday, November 10, and Wednesday, December 8, 2004, from 6 p.m. to 8 p.m., at the Sacramento Association of Realtors Auditorium, 2003 Howe Avenue in Sacramento. Participants may attend either of the sessions free of charge and may register by calling (916) 646-2005.

The orientation will inform participants about the Agency's Expanded Teacher Home Purchase Program which offers down payment assistance for teachers and other credentialed school district staff to buy their first home anywhere in Sacramento County. Eligible teachers may receive up to \$7,500 in down payment assistance, plus a mortgage credit certificate-tax credit.

Applicants may live anywhere in Sacramento County and must be a first time buyer, meaning not owning a principal residence in the last 3 years. Certain exceptions apply. Applicants must also be a fully credentialed staff member and teaching or working at a low performing school or low performing school district.

Maximum total household annual gross income must be no more than \$64,100 for a 1 or 2 person household or \$73,715 for a 3 or more person household. The purchase price limit for new or resale homes is \$332,446; for Target Area homes, \$406,348.

For more information, please contact the Sacramento Housing and Redevelopment Agency Expanded Teacher Home Purchase Program Administrator at (916) 264-1524. To learn more about the Agency's homebuyer assistance programs, log on to our website at www.shra.org.