



PRICE CHARITIES

Housing Rehabilitation Home Loan Program

For property owners in City Heights

TRANSFORM THIS....



... INTO THIS !



Who qualifies ?

- City Heights residents making 100% of the Area Median Income (see chart).
- Owners of occupied single family homes and condominiums.
- Homeowners living within specified boundaries of City Heights.

How it works ?

- Interested owners first contact Price Charities to determine eligibility for the program.
- An appointment is made to meet with a construction manager to discuss types of repairs and improvements desired.
- A preliminary scope of work is provided.
- Upon completion of the loan application process, the construction manager will help you solicit bids from qualified contractors to perform the work.
- A construction contract is signed by the homeowner and the contractor. Inspection of the work will be made to assure the work is performed in a reasonable time and manner.
- Once construction is completed, payment will be made by Price Charities.

FIXING UP THE HOME YOU OWN AND LIVE IN

If you own your home in the City Heights Neighborhood and would like to fix it up, Price Charities offers a housing loan program called PITCH.

P.I.T.C.H. stands for: Participate in Transforming City Heights. The PITCH housing rehabilitation loan program offers a competitive loan up to \$25,000 to make repairs and improvements to your home or condominium.

This unique program allows eligible borrowers and household members age 14 and older to "pay" interest owing on this loan in full by performing qualified community service to specified non-profit organizations located in City Heights. These organizations include local schools, YMCA, Parks & Recreation Programs, Neighborhood Associations and others.

HOW TO CONTACT US

For applications or information about the City Heights rehabilitation program, call Price Charities at **(619) 795-2018** or visit the web site, www.pricecharities.com.

PRICE CHARITIES
4305 University Avenue, Suite 600
San Diego, CA 92105
(619) 795-2000

CITY HEIGHTS PROJECT AREA



MAP OF CITY HEIGHTS

LEAKING ROOF? CLOGGED PLUMBING?

PITCH could be the answer to your rehabilitation and repair concerns. With a PITCH loan you can replace faulty wiring and plumbing, remodel the kitchen, install windows, new floors and paint...interior and exterior. You might qualify for our housing rehabilitation loan program. Assistance is available for City Heights residents to fix up their homes. Loans up to \$25,000 may be used to make repairs and improvements.

- Loans for owner-occupied homes, including condominiums.
- Repairs and improvements may be for interior or exterior.

Income Guidelines for Housing Rehabilitation Loan Program

Household Size	Gross Annual Income
1 Person	\$45,000
2 Person	\$51,000
3 Person	\$58,000
4 Person	\$64,000
5 Person	\$70,000
6 Person	\$75,000
7 Person	\$80,000
8 Person	\$85,000

All loans are subject to approval. Additional restrictions may apply. Price Charities does not discriminate on the basis of race, color, religion, national origin, sex, marital status or age.

THE BASIC FACTS:

Participate in Transforming City Heights (P.I.T.C.H.) Home Loan Program*

WHAT: A \$50,000 down-payment assistance loan offered by Price Charities to provide first-time homebuyers with a competitive interest rate loan to finance the purchase of homes within specified boundaries within City Heights.

WHO QUALIFIES:

- City Heights' residents making up to 100% of the area median income (for example: less than \$63,400 for a family of four).
- Public employees or employees of non-profit organizations based in City Heights
- All applicants must meet minimum qualifying ratios.

HOW IT WORKS:

- A commercial bank partner provides a competitive first mortgage to qualified applicant.
- The PITCH Program finances a \$50,000 deferred second mortgage. Price Charities allows the accumulated interest on the PITCH loan to be paid by performing qualified community service in City Heights.
- Buyers may purchase any single-family home or condominium within specified boundaries in City Heights.

RESTRICTIONS:

- Maximum purchase price based on HUD guidelines/local market
- Must be owner-occupied (borrower must live in the property)
- HUD- approved Homebuyer Education Certificate required.

FIRST STEPS:

- Contact Pat Rose Calloway at SDRC (619) 795-2018
- Enroll in a Homebuyer Education course.
- Schedule an appointment with a banker or mortgage lender to decide if you're ready to purchase.
- If you're ready, complete the application and look for a home within City Heights.

*All loans are subject to approval. Additional restrictions may apply.

Helping
People
Live in
San
Diego

Community Housing-
Works is a San Diego
non-profit that helps
people and neighbor-
hoods move up in the
world by providing a
full range of housing
options combined with
training and support.



San Diego Office
and
Homeownership
Center

4305 University
Avenue
Ste 550
San Diego, CA 92105

Phone: 619-282-
6647 ext. 301
Fax: 619-640-7119
Web: www.chworks.org
E-mail: info@chworks.org



HomeBuyer Education

This 8-hour, HUD-certified class for first-time homebuyers will be eligible for reduced rates with some lenders, for Community HousingWorks down payment loans and counseling, and for a down payment deferred loan from CalHFA.

Topics:

1. Budgeting & Credit
2. Shopping for a home
3. Financing a home
4. Maintaining a home

Location: The Meeting Room *
4305 University Avenue
San Diego, Ca 92105

Time: 9AM-5PM

Fee: \$40.00

2007

Dates: October 6th—English
October 20th—English
October 27th—Spanish

November 3rd—English
November 10th—English
November 17th—Spanish

December 1st—English
December 8th—English
December 15th—Spanish

(booklet, continental breakfast and lunch provided)

Seating is limited, Please call: (619) 282-6647 x301

Please call to reserve your spot. You must complete all eight hours in order to receive a certificate of completion and a pre-qualification appointment for our programs.

**The Meeting Room is located at the lowest level of the parking structure. The parking structure must be entered on 43rd Street and it is FREE parking.*

If you are a Section 8 Recipient, or City Heights resident the class fee is waived. You must bring proof (copy of Section 8 award letter), proof of residency. Ask when you sign up!