

Middle-Income Downpayment Assistance Program

Savings Bank of Mendocino County is partnering with the Federal Home Loan Bank of San Francisco to help middle-income first-time homebuyers overcome the most challenging barriers to homeownership — down payments and closing costs — with matching grants. The homebuyer must contribute at least \$10,000, which may include household savings or gift funds. The maximum grant is \$50,000 per eligible homebuyer.



- Program funds are limited and are available on a first-come, first-served basis.
- Escrow must close by October 1, 2025.
- Income as reported on the first mortgage application is used to qualify the borrowers for this program.
- Borrowers must complete a homebuyer counseling program provided by an experienced organization.
- Eligible households can earn between 80.01% and 140% of the HUD area median income limits where the home is being purchased. For Mendocino County that means households earning between \$72,329 and \$126,560 for a family of four. For Lake County that means households earning between \$70,328 and \$123,060 for a family of four.
- Eligible properties include single-family homes, condominiums, cooperative housing, and manufactured homes. Housing with two to four units (with at least one owner-occupied unit) is also permissible.
- No retention requirement or associated repayment for the grant.

For more information please contact:

Lisa Doster

(707) 463-6045

ldoster@savingsbank.com

NMLS #762929

Renee Elliott

(707) 463-6046

relliott@savingsbank.com

NMLS #762930

Leslie Felkins

(707) 234-6487

lfelkins@savingsbank.com

NMLS # 762933

Or visit our website at: www.savingsbank.com



Savings Bank
OF MENDOCINO COUNTY
Member FDIC

FHLBank
San Francisco

Rev 03/2025



NMLS #472412



WISH Grant Program

(Workforce Initiative Subsidy for Homeownership)

WISH is a grant program through the Federal Home Loan Bank of San Francisco

It helps low-to-moderate income, first-time homebuyers overcome the most challenging barriers to home ownership — down payments and closing costs.

- The program matches \$4 for every \$1 a homebuyer contributes toward the purchase of a home. Grants can be as much as \$32,000.
- Borrower contributions can come from household savings, gift funds, or sweat equity.
- Income eligibility is determined by the bank on behalf of the customer. Income from all adults over the age of 18 (that will be living in the home) can be used to qualify the borrowers for this program.
- A qualifying income needs to be 80% or less of the county's Area Median Income (AMI) at the time of application for a WISH grant. This varies by household size. Please contact us to find out what the AMI is for your county and household size.
- WISH funds are based on a first-come, first-served basis to assist homebuyers who are expecting to close or be in escrow on a home purchase by March 31, 2026.
- Applicants must complete a homebuyer counseling program provided by an experienced organization.
- Grant funds can be forgivable under certain circumstances.

For more information please contact:

Lisa Doster

(707) 463-6045

ldoster@savingsbank.com

NMLS #762929

Renee Elliott

(707) 463-6046

relliott@savingsbank.com

NMLS #762930

Leslie Felkins

(707) 234-6487

lfelkins@savingsbank.com

NMLS # 762933

Or visit our website at: www.savingsbank.com



Savings Bank
OF MENDOCINO COUNTY
Member FDIC

FHLBank
San Francisco



NMLS #472412