



SAN MATEO COUNTY  
COMMUNITY  
COLLEGE DISTRICT

*Cañada College • College of San Mateo • Skyline College*

## District Employee Housing Program

In response to regional housing costs that are among the highest in the country, the San Mateo County Community College District has undertaken initiatives to assist faculty and staff with high housing expenses. The District currently owns and operates 104 housing units at its College of San Mateo and Cañada College campuses, which are available to faculty and staff (who meet the definition of first-time homebuyers). Employees are eligible to live in these units for up to seven years and are strongly encouraged to save the money from their reduced rent to apply toward a down payment to buy housing in the area. The District also has a second loan program for first-time homebuyers that will supplement the employees' down payment savings up to \$150,000 and a closing cost grant for \$1,000.

### Locations

**College Vista**, located on the College of San Mateo campus, is a two and three-story complex with 44 units built on a 2-acre site with stunning views of the South Bay.

**Cañada Vista**, located at Cañada College, consists of two three-story residential buildings with 60 units on 3.3 acres overlooking mountain views.

**College Ridge** is in the planning and development stages and will be located at Skyline College. This development will have 30 units and is tentatively scheduled to open in late fall 2020.

**For the purpose of this program, employees must meet the definition of first time home buyer (FTHP) as stated below:**

- Have never owned a home, or have not owned a home in the past three years and received less than \$75,000 in equity when they sold their last home
- Divorced or separated in the past three years and vacated a primary residence and received less than \$75,000 in equity from sale
- Lost their home through short sale or foreclosure and received less than \$75,000 in equity from the sale
- Own a home outside the Bay Area and commute at least 50 miles each way to come to work at the District (certain restrictions apply)

Depending on availability and other conditions, employees may be placed on a waiting list. To receive information about the waitlist process, send an email to [housing@smccd.edu](mailto:housing@smccd.edu).

### Homebuyer's Loan

A loan can be given to an employee of \$50,000 (and up to \$150,000). An employee would have to: (1) Provide a dollar-for-dollar match for the amount above \$50,000 and (2) Purchase the home with at least a 20% down payment. There is no interest for the first 5 years of the loan and no closing cost fee for this loan.

To receive information about the loan program, send an email to [housing@smccd.edu](mailto:housing@smccd.edu).

## College Vista



## Cañada Vista



For more information, visit  
<http://www.smccd.edu/facstaffhousing/index.php>

### Questions?

Contact Mitchell Bailey, Chief of Staff, at  
[housing@smccd.edu](mailto:housing@smccd.edu)



## Second Loan Program for District Employees

To assist employees with the initial down payment to purchase a home in the Bay Area, the District offers a second loan program.

### Guidelines

- **Fifteen** year loan for second loans that are paired with FHA First Loans and **ten** years for conventional loans; restricted to owner-occupied homes.
- Loans are available for all regular employees and to adjuncts who teach 40% of a full time load and have been continuously employed for three years or six semesters.
- Employees who currently are under federal or state mandated wage garnishment or who are involved in progressive disciplinary procedures are not be eligible to participate in the program.
- The program prohibits the use of loans that have negative amortization, pre-payment penalties, and shorter term interest-only options. Variable rate loans are normally not allowed without the express written consent from the District.
- Each loan will charge interest and/or shared appreciation, depending on the restrictions of the first loan.
- The ten year loan will be interest and payment free for five years; interest in years six through ten will be calculated at the 11<sup>th</sup> District Rate of Funds (currently .668) plus 3%, payable monthly. Interest will be calculated based on a 25 year payback, which means there will be a balloon payment owed at the end of the ten year period. When the employee sells or refinances the home, leaves District employment or at the end of the ten year term of the loan, the employee is required to pay a "shared appreciation payment" that is calculated as:
  - Establish the sale or appraised value of the home.
  - Subtract from that amount the original sales price and the cost of improvements paid by the employee.
  - Multiply that by the District's share which is calculated as: District loan amount divided by purchase price.
- Second loans that are paired with FHA first loans must be fifteen years in length and they cannot charge both interest and shared appreciation. Therefore, for years one through five, the loan will be an interest only loan, based on the 11<sup>th</sup> District Rate of Funds plus 3%. Interest in years six through fifteen will be calculated based on a 25 year payback; there will be a balloon payment at the end of the 15 years.
- The loan can be called or converted to the current market rate (at the District's discretion) if the employee leaves College District employment.
- Employees must meet the following program underwriting matrix for loans:

FICO Score range	Employee Share of Down Payment Required	CLTV including SMCCD Loan
640 – 659	20%	80%
660 – 679	15%	85%
680 – 719	10%	90%
720 – 850	5%	95%

- For loans greater than \$50,000, the employee must provide a dollar for dollar match for amounts over \$50,000 and put at least 20% down.