

DIRECT HOMEOWNERSHIP ASSISTANCE PROGRAM

INTRODUCTION:

Welcome! You are taking an important step toward realizing the dream of many St. Lawrence County households..... owning a home of your own. Due to low income levels combined with high rents, transportation and utility costs, many households feel that they will never achieve this goal. In 1993, the county launched an effort to provide people with assistance in purchasing a home.

Using grant funding, the County can provide a first-time homebuyer with assistance toward the purchase of an existing home. A first-time homebuyer participating in the program will need to have an income sufficient enough to support a mortgage with a local bank, taxes and insurance.

There is a first-time homebuyer workshop that is a mandatory requirement for those who wish to participate in this program. The purpose of the workshop is to provide an overview of the whole homeownership process and how this process can work in conjunction with the County's Direct Homeownership Assistance Program.

Who is eligible for funding assistance?

- Applicants who are first-time homebuyers. You are considered a first-time homebuyer, if you have not owned a home (or a single or double wide mobile home) in the past or had a residential land contract. If you are a single parent or displaced homemaker and have not received compensation from the sale of a home, you may be considered a first-time homebuyer.
- Applicants who have stable incomes below 80 percent of the County's Median Household Income Limits (see attached income guidelines).

Applicants who can demonstrate the capacity to secure a mortgage loan from a local lending institution, as well as, carry the cost of homeownership (taxes, insurance, utilities and maintenance). While the Housing Council can make some very broad generalizations regarding the capacity of funding assistance applicants to carry these costs, the Housing Council relies heavily on the decision-making of local lenders regarding eligibility for mortgage financing.

There are no priorities for providing funding assistance. The Housing Council will review applications and provide funding commitments without regard to an applicant's race, color, religion, national origin, gender, age, family composition or disability.

Within prudent limits, the County and Housing Council are committed to providing funding assistance to the lowest income households possible.



What Type of Assistance Can the County's funding Provide to the Buyer?

- Funding assistance can provide down payment assistance of at least 20 percent of an existing FOR-SALE home's purchase price.
- Funding assistance can provide up to \$4,000.00 in assistance for settlement charges related to the mortgage loan for an existing for-sale home. Eligible homebuyers of existing FOR-SALE homes will be able to secure a total funding assistance grant between \$7,500.00 & \$35,000.00. This is based on affordability, and the amount of the first position mortgage. The grant will never be more than what is needed, or larger than the first position mortgage.

What are the Restrictions on a Home Purchased With Funding Assistance?

- The home cannot have more than 2 acres of land.
- The home cannot be waterfront property.
- The home cannot have a swimming pool (built in ground).
- The home cannot be converted from a camp or other seasonal residence.
- The home cannot cost more than \$90,000.00
- The home cannot be new construction. It must be a pre-existing for-sale property.
- The home cannot be a single-wide or double-wide manufactured mobile home.

What Type Of Security Will the County Take On Assisted Projects?

- The successful candidate will be required to sign a note and mortgage that will carry a term of 10 years. If an assisted household sells, transfers title to the property, ceases to occupy the home as their principle occupant or defaults on their first position mortgage, all or a portion of the grant will become immediately due to the County.
- St. Lawrence County supports fair housing laws and does not discriminate on the Basis of race, religion, color, age, national origin, sex, family status or disability.



St. Lawrence County New York State Home
 Income Guidelines 2017

FY 2017 Income Limit	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	13,150	16,240	20,420	24,600	28,780	32,960	37,140	40,230
50%	21,900	25,000	28,150	31,250	33,750	36,250	38,750	41,250
60%	25,200	28,880	32,400	35,940	38,820	41,700	44,580	47,460
80%	35,000	40,000	45,000	50,000	54,000	58,000	62,000	66,000
100%	43,800	50,000	56,300	62,500	67,500	72,500	77,500	82,500



First Time Homebuyer Grant Requirements

- Must be income eligible
- Must be able to obtain a mortgage with a local bank
- Purchase price cannot exceed \$90,000.00
- Property cannot exceed 2 acres
- No waterfront property
- No inground pools
- No manufactured houses
- Must pass our assessment process
- Must attend Homeownership Preservation class within six months from closing date on the property purchased

Responsibilities/Requirements of Homebuyer

- Must have \$100.00 at time of signing purchase offer
- First years' worth of homeowners' insurance
- Any proration of fuel
- Closing cost above \$4000.00
- A completed home inspection by Licensed Home Inspector with copy to NCHC prior to submission to committee for final approval (due at time of inspection)

