

INCOME REQUIREMENTS

Milwaukee, Waukesha, Racine,
Kenosha, Walworth, Washington and
Ozaukee Counties.

<u>Household Size</u>	<u>Income*</u>
1	\$43,300
2	\$49,500
3	\$55,700
4	\$61,850
5	\$66,800
6	\$71,750
7	\$76,700
8	\$81,650

*Income cannot be averaged

To qualify in Milwaukee, annual household income must fall below the amount above.

Income limits vary by county. Program guidelines and income limits are subject to change. Please contact your nearest Housing Resources office for details.

Housing Cost Reduction Initiative funds are provided through a grant from the State of Wisconsin, Department of Administration, Division of Housing. Funding is subject to availability, income targeting restrictions and provided on a first come first serve basis to qualified homebuyers.



**Housing Cost
Reduction
Initiative
(2017-2019)**

Housing Cost Reduction Initiative

funds provide **one-time** forgivable grants of up to \$10,000 to assist with upfront entry cost for the purchase of a primary residence in Waukesha, Kenosha, Racine, Milwaukee Walworth, Washington and Ozaukee Counties.

ELIGIBILITY REQUIREMENTS

- ◆ The household income must be at or below 80% of the county median income based on the family size and county. Potential rental income will be included.
- ◆ The property must be located in An eligible county and must be an owner-occupied single-family, condo, or duplex home.
- ◆ HCRI funds will be forgivable over a three-year period and will be recorded at closing as a lien. Owner occupancy is required during this period.

ELIGIBLE USES OF FUNDS

Down Payment , Closing Costs and/or Property Insurance

This grant **cannot** be paired with FHA financing.

PROGRAM REQUIREMENTS

- ◆ All homebuyers must receive homebuyer education and counseling provided by Housing Resources, Inc. prior to closing.
- ◆ A minimum of \$500 or \$1,000 contribution of the buyers funds is required towards the home purchase, based on income.
- ◆ Funds will be made available based on need. Buyers may have no more than 3 months PITI reserves or \$3,000 (whichever is greater) on hand after making their contribution to the purchase.
- ◆ No more than 10% down payment is allowed.
- ◆ Affordability will be determined by ensuring that the housing debt does not exceed 36% and the total debt does not exceed 41%.
- ◆ A home inspection (paid for by the homeowner) must be completed by a licensed inspector to ensure that the property is decent, safe, and sanitary prior to grant approval. Repairs must be completed prior to closing or occupancy unless they are escrowed. Re-inspections may be required at the buyer's expense.
- ◆ Homebuyers cannot receive cash back at closing.
- ◆ Interest rate of home loan can be no more than 1% above WHEDA's FTHB 30-yr fixed no MI. Loan origination, points and/or funding fees not to exceed 2% of the loan amount.

FOR ADDITIONAL INFORMATION PLEASE CONTACT:

Housing Resources, Inc.
Homeownership Center
7830 W. Burleigh Street
Milwaukee, WI 53222
(414) 461-6330 ph

Contact: **Theresa Scott**
Brenda Brown or Shirley Lowery

Housing Resources, Inc.- Racine
500 Wisconsin Avenue #205
Racine, WI 53403
(262) 636-8271 ph

Contact: **Dasheika Kidd**
or Elena Echeverria

Housing Resources, Inc.- South
1615 S. 22nd Street
Milwaukee, WI 53204
(414) 383-8831 ph

Contact: **Eloisa Balderas**

Housing Resources, Inc. -Waukesha
217 Wisconsin Avenue #411
Waukesha, WI 53186
(262) 522-1230 ph

Contact: **Sam Overton**

Visit our Website:

www.hri-wi.org