

MISSISSIPPI HOME OF YOUR OWN MDA HOMEBUYER ASSISTANCE PROGRAM

Fact Sheet

Contact Info: **Institute for Disability Studies (IDS), The University of Southern Mississippi  
Toll-free 1.888.671.0051 or 601.266.4097 or 601.266.6038  
www.usm.edu/ids**

Project Name: **Mississippi Home of Your Own (HOYO) partnered with Mississippi Home Corp.  
HOMEBUYER ASSISTANCE PROGRAM (HOME)**

Source of Funds: **Mississippi Development Authority (MDA),  
Community Service Division (CSD)**

Funds Available: **HUD's HOME Homebuyer Assistance Program (HOME) \$750,000**

Start Date: **Beginning approximately April 2010**

**Project Description:** HOYO will provide a grant of \$15,000 for down payment, closing costs, and principal reduction for home purchase assistance to eligible households. A mortgage loan must be secured by the homebuyer from participating lenders for the balance of the purchase price. This loan will be at the lender's interest rate and loan terms. Some families may qualify for additional assistance but cannot tier subsidies of like source. The grant funds are not available in the city limits of the entitlement cities of Hattiesburg, Jackson, Biloxi, Gulfport, and the areas of Moss Point and Pascagoula. These cities receive their own allocation of HOME funds. Gross household income cannot exceed 80% of the median income level (adjusted by household size) for the county the homebuyer will be residing in as published by HUD to be income eligible for the program. An example for Hinds County maximum level by household size is as follows for 2009:

Number of Persons	1	2	3	4	5	6	7	8
80% of Area Median	\$31,750	\$36,300	\$40,800	\$45,350	\$49,000	\$52,600	\$56,250	\$59,850

Other program requirements include:

- a. Applicant or household member must have a disability as defined by the Americans with Disabilities Act (ADA).
- b. Potential homebuyer must be credit worthy or have credit that can easily be repaired.
- c. The housing must remain affordable to low-income homebuyers for the following minimum time period, depending upon the amount of HOME investment. Resale provisions and other requirements will be addressed in the form of a recorded "Deed Restriction Agreement."  

\$15,000 to \$40,000 10 Years
- d. Homebuyer(s) assisted must not own other residential property unless the property has been condemned or is under a flood buyout program.
- e. The homes acquired by participants can be either a newly constructed or existing home.
- f. Homebuyer(s) must be a Mississippi resident, and it is recommended that the family have savings of approximately \$1,000.
- g. The homes approved for purchase must be inspected by a state certified Home Inspector or USDA Rural Housing inspector prior to acquisition. If constructed before 1978, the home must be inspected by a certified Lead-Based Paint Inspector. No homes may be acquired in an area identified as a Flood Hazard area by the Federal Emergency Management Agency (FEMA) unless flood insurance is obtained.
- h. Eligible applicants will be assisted on a first-come-first-serve basis.  
(Loan pre-approval and sales contract/construction bid must be secured.)
- i. Homeowners insurance and property taxes must be included in the mortgage payment amount.
- j. Loan terms must be fixed rate mortgage.
- k. 8 hours of homebuyer education will be required for participation.
- l. Approximately 46 households will be assisted across Mississippi.

**Mississippi Home of Your Own is an Equal Opportunity Program.**

MISSISSIPPI HOME OF YOUR OWN CITY OF JACKSON HOMEBUYER ASSISTANCE PROGRAM

Fact Sheet

Contact Info: **Institute for Disability Studies (IDS), The University of Southern Mississippi  
Toll-free 1.866.883.4474 or 601.432.6413 or 601.432.6876  
www.usm.edu/ids**

Project Name: **The City of Jackson HOME Investment Partnership Program  
Homebuyer Assistance Program (HOME)**

Source of Funds: **City of Jackson (COJ),  
Community Service Division (CSD)**

Funds Available: **HUD’s HOME Homebuyer Assistance Program (HOME) \$200,000**

Start Date: **Beginning approximately March 2010**

**Project Description:** HOYO will provide a grant of \$15,000 for down payment, closing costs, and principal reduction for home purchase assistance to eligible households. A mortgage loan must be secured by the homebuyer from participating lenders for the balance of the purchase price. This loan will be at the lender’s interest rate and loan terms. Some families may qualify for additional assistance but cannot tier subsidies of like source. The grant funds are only available in the city limits of Jackson, Mississippi. Gross household income cannot exceed 80% of the median income level (adjusted by household size) for Hinds County as published by HUD to be income eligible for the program and are as follows for 2009:

Number of Persons	1	2	3	4	5	6	7	8
80% of Area Median	\$31,750	\$36,300	\$40,800	\$45,350	\$49,000	\$52,600	\$56,250	\$59,850

Other program requirements include:

- a. Applicant or household member must have a disability as defined by the Americans with Disabilities Act (ADA).
- b. Potential homebuyer must be credit worthy or have credit that can easily be repaired.
- c. The housing must remain affordable to low-income homebuyers for the following minimum time period, depending upon the amount of HOME investment. Resale provisions and other requirements will be addressed in the form of a recorded “Deed Restriction Agreement.”  

\$15,000 to \$40,000    10 Years
- d. Homebuyer(s) assisted must be first time homeowner and not own other residential property.
- e. The homes acquired by participants can be either a newly constructed or existing home.
- f. Homebuyer(s) must be a low-income Mississippi resident, and it is recommended that the family have savings of approximately \$1,000.
- g. The homes approved for purchase must be inspected by a certified Home Inspector prior to acquisition. If constructed before 1978, the home must be inspected by a certified Lead-Based Paint Inspector. No homes may be acquired in an area identified as a Flood Hazard area by the Federal Emergency Management Agency (FEMA) unless flood insurance is obtained.
- h. Eligible applicants will be assisted on a first-come-first-serve basis.  
(Loan pre-approval and sales contract/construction bid must be secured)
- i. Homeowners insurance and property taxes must be included in the mortgage payment amount.
- j. Loan terms must be fixed rate mortgage.
- k. 8 hours of homebuyer education will be required for participation.
- l. Approximately 13 households will be assisted to obtain home ownership within the city limits of Jackson.

**Mississippi Home of Your Own is an Equal Opportunity Program.**

## CONTINUUM OF CARE (COC) SUPPORTIVE HOUSING PROGRAM

### Fact Sheet

Contact Info: **Institute for Disability Studies (IDS), The University of Southern Mississippi  
Toll-free 1.888.671.0051 or 601.266.5163 (Southern Mississippi counties)  
or toll-free 1.866.883.4474 or 601.432.6876 (Northern Mississippi counties)  
www.usm.edu/ids**

Project Name: **Shelter For All Homeless Program  
Supportive Services Only (SSO)**

Source of Funds: **HUD's COC Supportive Housing Program (SHP)**

Funds Available: **Grant to agency to provide supportive services**

Start Date: **Beginning March 2010**

**Project Description:** Shelter For All staff will provide supportive services to consumers with disabilities who are homeless to assist them to locate, obtain and maintain transitional and permanent housing with the goal of ending homelessness in Mississippi.

#### **Project Goals:**

To help participants:

1. obtain and remain in permanent housing
2. increase skills and/or income
3. achieve greater self determination

#### **Program Requirements Include:**

- a. Applicant or household member must have a disability as defined by the Americans with Disabilities Act (ADA).
- b. Applicant must meet HUD's definition of homeless eligibility as follows:
  - 1) living on the streets
  - 2) living in emergency shelter
  - 3) living in transitional housing
  - 4) being evicted from a private dwelling
  - 5) coming from a short-term stay in an institution and previously resided on the street or in an emergency shelter
  - 6) being discharged from a longer stay in an institution and will be homeless if not provided with assistance
  - 7) fleeing domestic violence
- c. Documentation for each program applicant on homeless and disability status
- d. Supportive services to program participants include, but are not limited to:
  - i. case management and person-centered-planning for independent living
  - ii. life skills training to include money and household management
  - iii. supported employment service referrals
  - iv. individualized and/or group renter education
  - v. referrals for community services and supports
- e. Outreach services to agencies include:
  - i. in-service training to agency staff on homeless program goals
  - ii. collaboration of resources
  - iii. technical assistance
- f. Approximately 40 households will be assisted to obtain housing, supports and resources.

**Shelter For All is an Equal Opportunity Program.**

MISSISSIPPI HOME OF YOUR OWN FHLB AFFORDABLE HOUSING PROGRAM

Fact Sheet

Contact Info: **Institute for Disability Studies (IDS), The University of Southern Mississippi  
Toll-free 1.888.671.0051 or 601.266.4097 or 601.266.5221  
www.usm.edu/ids**

Project Name: **Federal Home Loan Bank (FHLB) Mississippi Disability Initiative**

Member Bank: **Bank Plus**                      **Contact Person: Mark Ouellette @ 601.944.4626**

Source of Funds: **Federal Home Loan Bank of Dallas Affordable Housing Program  
1.800.362.2944**

Funds Available: **\$480,000**

Start Date: **Beginning approximately January 2008**

**Project Description:** HOYO will provide a grant of \$15,000 for down payment and closing costs, and principal reduction for home purchase assistance to 30 eligible households. A mortgage loan must be secured by the homebuyer from participating lenders for the balance of the purchase price. This loan will be at the lender's interest rate and loan terms. Some families may qualify for additional assistance but cannot tier subsidies of like source. The grant funds are available in the entitlement cities of Hattiesburg, Jackson, Biloxi, Gulfport, Moss Point, Pascagoula and other Hurricane Katrina affected areas and rural communities. Gross household income cannot exceed 80% of the median income level (adjusted by household size) for the county the homebuyer will be residing in as published by HUD to be income eligible for the program. An example for Hinds County maximum level by household size is as follows for 2009:

Number of Persons	1	2	3	4	5	6	7	8
80% of Area Median	\$31,750	\$36,300	\$40,800	\$45,350	\$49,000	\$52,600	\$56,250	\$59,850

Other program requirements include:

- a. Applicant or household member must have a disability as defined by the Americans with Disabilities Act (ADA) and be a first time homebuyer.
- b. Potential homebuyer must be credit worthy or have credit that can easily be repaired.
- c. The housing must remain affordable to low-income homebuyers for the following minimum time period, depending upon the amount of HOME investment. Resale provisions and other requirements will be addressed in the form of a recorded "Deed Restriction Agreement."  

\$16,000                      5 Years
- d. Homebuyer(s) assisted must not own other residential property.
- e. The homes acquired by participants can be either a newly constructed or existing home.
- f. Homebuyer(s) must be a low-income Mississippi resident, and it is recommended that the family have savings of approximately \$1,000.
- g. The homes approved for purchase must be inspected by a state certified Home Inspector or USDA Rural Housing inspector prior to acquisition. If constructed before 1978, the home must be inspected by a certified Lead-Based Paint Inspector. No homes may be acquired in an area identified as a Flood Hazard area by the Federal Emergency Management Agency (FEMA) unless flood insurance is obtained.
- h. Eligible applicants will be assisted on a first-come-first-serve basis.  
(Loan pre-approval and sales contract/construction bid must be secured)
- i. Homeowners insurance and property taxes must be included in the mortgage payment amount.
- j. Loan terms must be fixed rate mortgage.
- k. 8 hours of homebuyer education will be required for homebuyer funds.
- l. Approximately 30 households will be assisted with down payment grants for homeownership. Those applicants selected will consist of 10 very low-income families, 7 low-income families, and 13 moderate-income families.

**Mississippi Home of Your Own is an Equal Opportunity Program.**

MISSISSIPPI HOME OF YOUR OWN (HOYO) DELTA INITIATIVE

Fact Sheet

Contact Info: **Institute for Disability Studies (IDS), The University of Southern Mississippi.  
Toll-free 1.866.883.4474 or 601.432.6413 or 601.432.6876  
www.usm.edu/ids**

Project Name: **HOYO Delta Initiative**

Source of Funds: **F.B. Heron Foundation**

Funds Available: **Grant to agency to provide supportive services**

Start Date: **January 2010**

**Project Description:** The HOYO Delta Initiative offers assistance to people with disabilities to identify and locate safe, affordable housing and community-based supports needed to empower people with disabilities in their quest for independence and community inclusion in 25 counties in the Mississippi Delta. The current initiative will cover a two-year period ending December 31, 2011.

**Project Goals:**

- a. Provide individual pre-and post-purchase counseling to 120 households interested in home ownership.
- b. Assist 15 eligible households in locating participating lenders to obtain financing for home ownership and to qualify for down payment assistance. Identify families that can qualify for an Individual Development Account (IDA) and secure four families to access the matched savings accounts.
- c. Participate in community events and provide homebuyers education classes in the Delta counties to people with disabilities interested in home ownership.
- d. Develop Delta partnership to increase wealth through home ownership.
- e. Facilitate client-approved person-centered planning to develop housing vision, goals, and action plans.
- f. Ensure borrowers are prepared to meet the demands and requirements of home ownership by reviewing income sources, expenses, budget, and credit history before making referral to lenders.
- g. Coordinate additional resources and services as needed by borrowers.
- h. Assist clients with seeking small homeowner repair grants as sources are available.
- i. Provide post purchase follow-up with home owners to avoid payment defaults and foreclosures.
- j. Provide training and information dissemination to partners, service providers, and community stakeholders through various advertising and marketing efforts.

**Mississippi Home of Your Own is an Equal Opportunity Program.**

## MISSISSIPPI HOME OF YOUR OWN (HOYO) HOUSING COUNSELING

### Fact Sheet

Contact Info: **Institute for Disability Studies (IDS), The University of Southern Mississippi  
Toll-free 1.888.671.0051 or 601.266.4097 or 601.266.6038  
www.usm.edu/ids**

Project Name: **HOYO Comprehensive Housing Counseling**

Source of Funds: **Mississippi Home Corporation (MHC)**

Funds Available: **Grant to agency to provide counseling services**

Start Date: **Beginning October 1, 2009 – September 30, 2010**

**Project Description:** HOYO staff will provide counseling services to consumers with disabilities to assist them to identify and locate safe affordable housing and community-based supports needed to empower people with disabilities in their quest for independence and community inclusion. **HOYO is a sub-recipient of counseling funds awarded by MHC via support from USDA Rural Housing, the U.S. Department of Housing and Urban Development (HUD) and Freddie Mac.**

#### **Project Objectives:**

- Provide individualized pre-purchase counseling (evaluate current credit report, application, income, expenses, savings) via phone or face-to-face to determine the possibility of homeownership within 12 months
- Offer a person-centered planning (goal setting) session to identify services and supports needed
- Provide a credit action plan for individuals that need more time to resolve credit issues
- Assist eligible households in locating participating lenders to obtain financing for homeownership and qualify for down payment assistance
- Create escrow account for emergencies, repair and home maintenance issues for clients obtaining grant proceeds
- Assist homeless households in locating, securing and maintaining rental housing
- Provide group homebuyer education
- Provide post purchase follow-up to avoid payment defaults or foreclosure

#### **Project Goals:**

- 104 households to be assisted with housing counseling
- 8 households to obtain homeownership
- 6 households successfully avoid default after receiving default counseling
- 62 participants to receive homebuyer education
- 4 household to receive rental counseling/education

**Mississippi Home of Your Own is an Equal Opportunity Program.**

# NEIGHBORHOOD STABILIZATION PROGRAM

## Fact Sheet

Contact Info: **Institute for Disability Studies (IDS), The University of Southern Mississippi**  
**Toll-free 1.888.671.0051 or 601.432-6179.**  
**www.usm.edu/ids**

Project Name: **Neighborhood Stabilization Program, (NSP)**

Source of Funds: **Mississippi Development Authority (MDA), U.S. Department of Housing and Urban Development (HUD)**

Funds Available: **Neighborhood Stabilization Program, (NSP)** **\$3,566,726.00**

Start Date: **Beginning approximately March 2009**

**Project Description:** The Neighborhood Stabilization Program (NSP) was established for the purpose of stabilizing communities that have suffered from foreclosures and abandonment. Through the purchase and redevelopment of foreclosed and abandoned homes and residential properties, the goal of the program is being realized. The NSP project will target properties in the five neighborhoods listed below: The Alta Woods/South Jackson, Farish Street Historic District, North Jackson, Midtown and West Jackson. The NSP project will rehabilitate 27 properties in the designated Jackson, MS areas.

### **NSP funds may be used for activities which include, but are not limited to:**

- Establish financing mechanisms for purchase and redevelopment of foreclosed homes and residential properties
- Purchase and rehabilitate homes and residential properties abandoned or foreclosed
- Establish land banks for foreclosed homes
- Demolish blighted structures
- Redevelop demolished or vacant properties

### **Homebuyer Eligibility**

- Must be first-time homebuyer
- Must use the home as primary residence
- Must purchase a foreclosed single family residence in Jackson, MS
- Must attend a homebuyer education class
- Must be credit worthy and be pre-approved for a home mortgage
- Must meet income requirements below:

Number of Persons	1	2	3	4	5	6	7	8
50% of Area Median	\$19,850	\$22,700	\$25,500	\$28,350	\$30,600	\$32,900	\$35,150	\$37,400

### **Property Eligibility**

- Must be located within one of five designated areas of Jackson, MS
- |                                 |                     |
|---------------------------------|---------------------|
| Alta Woods                      | 39204               |
| Farish Street Historic District | 39203               |
| North Jackson                   | 39206, 39213, 39216 |
| Midtown                         | 39201, 39202        |
| West Jackson                    | 39209               |

**IDS Neighborhood Stabilization Program is an Equal Opportunity Program.**

Fact Sheet

Contact Info: **Institute for Disability Studies (IDS), The University of Southern Mississippi  
Toll-free 1-888-671-0051 or 601-266-5163 (Hattiesburg area)  
Or toll-free 1-866-883-4474 or 601-432-6876 (Jackson area)  
www.usm.edu/ids**

Project Name: **Homeless Prevention and Rapid Re-Housing Program (HPRP)**

Source of Funds: **Mississippi Development Authority through funding from the U.S.  
Department of Housing and Urban Development (HUD)**

Funds Available: **Financial assistance with rent, security deposits, utility payments, moving  
assistance, and motel/hotel voucher**

Start Date: **November 2009**

**Project Description:** HPRP is a program of the American Recovery and Reinvestment Act of 2009 to prevent individual and families from becoming homeless and to help those who are experiencing homelessness to be quickly re-housed and stabilized. Funding is directed to people who are or would be homeless without this assistance in selected Mississippi counties covered by The Mississippi United to End Homelessness (MUTEH) Continuum and the Partners to End Homelessness Continuum.

**Project Goals:**

To help participants:

- secure or maintain housing
- address issues that threaten housing stability
- achieve housing stability

**Program Requirements Include:**

- a. Applicants must be homeless or about to become homeless.
- b. Applicants must be at or below 50% of area median income.  
The AMI for each community can be located at: [www.hud.gov](http://www.hud.gov)
- c. Applicants must have no appropriate subsequent housing options identified.
- d. Applicants must lack financial resources and support networks need to obtain or remain in housing.

**Services Provided:**

Services include but are not limited to:

- Financial Assistance – short and medium-term rental assistance, security deposits, utility payments, moving assistance, motel/hotel vouchers
- Housing relocation and stabilization – outreach, housing search and placement, case management to include:
  - Person-centered planning for independent living
  - Life-skills training, including money and household management, nutrition and parenting
  - Job development and supported employment service referrals
  - Homebuyer education/training and post-purchase counseling
  - Individualized rental education/counseling and post-renter counseling
  - Individualized financial and credit counseling
  - Employability skills training referrals
  - Referrals to the community for services and supports
  - Identification of transportation through existing providers
  - Connection with Medicare, Social Security and Food Stamp services

**Homeless Prevention and Rapid Re-Housing Program is an Equal Opportunity Program.**