HOYO will provide a deferred loan 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 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 Warren County maximum level by household size is as follows for 2015:

<table>
<thead>
<tr>
<th>Number of Persons</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
<th>5</th>
<th>6</th>
<th>7</th>
<th>8</th>
</tr>
</thead>
<tbody>
<tr>
<td>80% of Area Median</td>
<td>$31,300</td>
<td>$35,750</td>
<td>$40,200</td>
<td>$44,650</td>
<td>$48,250</td>
<td>$51,800</td>
<td>$55,400</td>
<td>$58,950</td>
</tr>
</tbody>
</table>

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 have good credit or have credit that can 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. Recapture 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 in their name at the time of home purchase.

e. The homes acquired by participants can be either a newly constructed or existing home. Proposed construction may be acceptable.

f. Homebuyer(s) must be a low income Mississippi resident, and it is recommended that the family have savings of approximately $2,000.

g. The homes approved for purchase must be inspected and meet local city/county codes or Section 8 housing quality standards. If constructed before 1978, the home must be inspected by a certified Lead-Based Paint Inspector. Homes acquired in area identified as a Flood Hazard area by the Federal Emergency Management Agency (FEMA) must have flood insurance.

h. Eligible applicants will be assisted on a first-come-first-serve basis. (Loan pre-approval is required from a lender)

i. Homeowners insurance and property taxes must be included in the mortgage payment amount.

j. Loan terms must be fixed rate mortgage and debt to income ratios not to exceed 31/43.

k. 8 hours of face-to-face homebuyer education will be required for participation.

l. Approximately 18 households will be assisted across Mississippi.

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

Contact Info: Institute for Disability Studies (IDS), The University of Southern Mississippi
Toll-free 1.866.883.4474 or 601.432.6876 or 601.266.6038
www.usm.edu/disability-studies

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)

Start Date: Beginning January - September 2016

Project Description: HOYO will provide home ownership assistance based upon need, of up to $25,000, 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 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 2015:

<table>
<thead>
<tr>
<th>Number of Persons</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
<th>5</th>
<th>6</th>
<th>7</th>
<th>8</th>
</tr>
</thead>
<tbody>
<tr>
<td>80% of Area Median</td>
<td>$31,550</td>
<td>$36,050</td>
<td>$40,550</td>
<td>$45,050</td>
<td>$48,700</td>
<td>$52,300</td>
<td>$55,000</td>
<td>$59,500</td>
</tr>
</tbody>
</table>

Other program requirements include:

a. Applicant or household member with or without disabilities.

b. Potential homebuyer must have good credit or have credit that can easily be repaired and debt.

c. The housing must remain affordable to low-income homebuyers for the following minimum time period, depending upon the amount of HOME investment. Recapture provisions and other requirements will be addressed in the form of a recorded “Deed Restriction Agreement.”

   Up to $5,000  5 years $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 $2,000.

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 is required from a lender)

i. Homeowners insurance and property taxes must be included in the mortgage payment amount.

j. Loan terms must be fixed rate mortgage and debt to income ratios of 29/41%.

k. 8 hours of face-to-face homebuyer education will be required for participation.

l. Approximately 12 households will be assisted to obtain home ownership within the city limits of Jackson.

Mississippi Home of Your Own 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/disability-studies

**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

**Funds Available:**  
$147,000

**Start Date:**  
Beginning 2015 - 2016

**Project Description:**  
HOYO will provide a direct subsidy up to $10,500 for down payment and 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 available in Mississippi rural communities. Gross household income cannot exceed 50% 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 2015:

<table>
<thead>
<tr>
<th>Number of Persons</th>
<th>1</th>
<th>2</th>
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<th>4</th>
<th>5</th>
<th>6</th>
<th>7</th>
<th>8</th>
</tr>
</thead>
<tbody>
<tr>
<td>50% of Area Median</td>
<td>$19,750</td>
<td>$22,550</td>
<td>$25,350</td>
<td>$28,150</td>
<td>$30,450</td>
<td>$32,700</td>
<td>$34,950</td>
<td>$37,200</td>
</tr>
</tbody>
</table>

Other program requirements include:

a. Applicant or household member must be a first time homebuyer and have a disability member as defined by the Americans with Disabilities Act or be elderly.

b. Potential homebuyer must have good credit or have credit that can easily be repaired.

c. The housing must remain affordable to very low income homebuyers for the following minimum time period, depending upon the amount of HOME investment. Recapture provisions and other requirements will be addressed in the form of a recorded “Deed Restriction Agreement.”

   $10,500 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 or proposed construction may be acceptable.

f. Homebuyer(s) must be a very low-income Mississippi resident, and it is recommended that the family have savings of approximately $2,000.

g. 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.

i. Loan pre-approval is required and should be obtained from a BankPlus location or other lender approved for grant participation.

j. Homeowners insurance and property taxes must be included in the mortgage payment amount.

k. Loan terms must be fixed rate mortgage.

l. 8 hours of face-to-face homebuyer education will be required for homebuyer funds.

m. Households will be assisted with down payment grants for homeownership. Those applicants selected will consist of very low income families.

Mississippi Home of Your Own 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/disability-studies

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

Member Bank: BancorpSouth  Contact person: Evelyn Edwards @ 601-592-4848

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

Funds Available: $147,000

Start Date: Beginning 2015 - 2016

Project Description: HOYO will provide a direct subsidy up to $10,500 for down payment and 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 available in Mississippi rural communities. Gross household income cannot exceed 50% 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 2015:

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<td>$28,150</td>
<td>$30,450</td>
<td>$32,700</td>
<td>$34,950</td>
<td>$37,200</td>
</tr>
</tbody>
</table>

Other program requirements include:

a. Applicant or household member must be a first time homebuyer and have a disability member as defined by the Americans with Disabilities Act or be elderly.

b. Potential homebuyer must have good credit or have credit that can easily be repaired.

c. The housing must remain affordable to very low income homebuyers for the following minimum time period, depending upon the amount of HOME investment. Recapture provisions and other requirements will be addressed in the form of a recorded “Deed Restriction Agreement.”

   $10,500 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 or proposed construction may be acceptable.

f. Homebuyer(s) must be a very low-income Mississippi resident, and it is recommended that the family have savings of approximately $2,000.

g. 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.

i. Loan pre-approval is required and should be obtained from a BancorpSouth location or other lender approved for grant participation.

j. Homeowners insurance and property taxes must be included in the mortgage payment amount.

k. Loan terms must be fixed rate mortgage.

l. 8 hours of face-to-face homebuyer education will be required for homebuyer funds.

m. Households will be assisted with down payment grants for homeownership. Those applicants selected will consist of very low income families.

Mississippi Home of Your Own is an Equal Opportunity Program.
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/disability-studies

Project Name: HOYO Comprehensive Housing Counseling
Source of Funds: Mississippi Home Corporation
Funds Available: Grant to agency to provide counseling services
Start Date: Beginning October 1, 2014 – March 30, 2016

**Project Description:** HOYO staff will provide free comprehensive homebuyer education classes across multiple Mississippi counties to empower people in their quest for home ownership and community inclusion.

**Project Objectives:**

- Provide eight hour group homebuyer education to participants through collaborations and partnerships with other community organizations

**2016 Homebuyer Education Class Schedule**

<table>
<thead>
<tr>
<th>Class Date</th>
<th>Location</th>
<th>Instructor</th>
</tr>
</thead>
<tbody>
<tr>
<td>February 6, 2016</td>
<td>Jackson, MS</td>
<td>Fran Dear</td>
</tr>
<tr>
<td>February 8, 2016</td>
<td>Starkville, MS</td>
<td>Heather Steele</td>
</tr>
<tr>
<td>February 20, 2016</td>
<td>Vicksburg, MS</td>
<td>Fran Dear</td>
</tr>
<tr>
<td>March, 2016</td>
<td>TBD</td>
<td>Heather Steele</td>
</tr>
<tr>
<td>April, 2016</td>
<td>Jackson, MS</td>
<td>Fran Dear</td>
</tr>
<tr>
<td>June, 2016</td>
<td>Hattiesburg, MS</td>
<td>Heather Steele</td>
</tr>
<tr>
<td>June, 2016</td>
<td>Jackson, MS</td>
<td>Fran Dear</td>
</tr>
<tr>
<td>August, 2016</td>
<td>Jackson, MS</td>
<td>Fran Dear</td>
</tr>
<tr>
<td>September, 2016</td>
<td>TBD</td>
<td>Heather Steele</td>
</tr>
</tbody>
</table>

**Contact Information:**
Heather Steele @ 601-266-4097
Fran Dear @ 601-432-6976

Mississippi Home of Your Own is an Equal Opportunity Program.
Fact Sheet

Contact Info: Institute for Disability Studies (IDS), The University of Southern Mississippi
Toll-free 1.866.883.4474 or 601.432-6167.
www.usm.edu/disability-studies

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) $6,289,467.00

Start Date: Beginning approximately March 2009 - 2016

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 had 47 available properties throughout five Jackson neighborhoods that were listed with realtors in the MLS listing and the remaining properties available for sale can be viewed at www.idsnspjackson.com. The properties are all newly renovated and affordable homes with a new roof and all new appliances. Grant assistance is available for down payment and principal reduction through the Mississippi Home Corporation Homebuyer Advantage program.

Homebuyer Eligibility

- Must use the NSP home as primary residence
- **Persons with or without disabilities** may purchase the homes that are within Jackson city limits
- Must attend a face-to-face 8 hour homebuyer education class
- Must be credit worthy and be pre-approved for a home mortgage with a lender
- Must not exceed 2015 income limits below:

<table>
<thead>
<tr>
<th>Number of Persons in Household</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
<th>5</th>
<th>6</th>
<th>7</th>
<th>8</th>
</tr>
</thead>
<tbody>
<tr>
<td>120% of Area Median</td>
<td>$47,300</td>
<td>$54,050</td>
<td>$60,800</td>
<td>$67,550</td>
<td>$72,950</td>
<td>$78,350</td>
<td>$83,750</td>
<td>$89,200</td>
</tr>
</tbody>
</table>

Property Eligibility

- Must be one of the available homes located within one of five designated areas of Jackson, MS
  - Alta Woods / South Jackson 39204, 39212
  - Farish Street Historic District 39203
  - North Jackson 39206, 39213, 39216
  - Midtown 39201, 39202
  - West Jackson 39209
- Sales prices start at $60,000 so monthly payments might be as low as $500.00 monthly

- **IDS Neighborhood Stabilization Program is an Equal Opportunity Program.**
Project Recovery Rapid Re-housing (RRH) Program

Project Goals:
To help participants:
- obtain and remain stabilized in housing
- increase skills and/or income
- achieve greater self determination
- pursue permanent housing of their choice

Program Requirements Include:

1. Applicant must meet HUD’s definition of literally homeless eligibility as follows:
   - living on the streets or sleeping in places not meant for human habitation such as cars, abandoned buildings, parks, etc.
   - living in emergency shelter
   - fleeing domestic violence

2. Documentation for each program applicant on homelessness status

3. Applicant must show evidence they would be homeless but for this rental assistance

4. Supportive services to program participants include, but are not limited to:
   - case management
   - short-term financial assistance for rent up to three months and security deposit
   - life skills training to include money and household management
   - supported employment service referrals
   - credit and budget counseling
   - individualized renter education
   - referrals for community services and supports

Households from various Mississippi counties in Mississippi United To End Homelessness (MUTEH) county coverage areas will be assisted to obtain housing, supports and resources to be successful in permanent housing.
MISSISSIPPI FAIR HOUSING INITIATIVES PROGRAM (M-FHIP)

Fact Sheet

Contact Info: Institute for Disability Studies (IDS), The University of Southern Mississippi
228-214-3301 or 228-214-3421
www.usm.edu/disability-studies

Project Name: M-FHIP is an education and outreach program aimed at Fair Housing Education and Technical Assistance.

Source of Funds: Mississippi Development Authority

Funds Available: Financial assistance unavailable through MFHIP

Start Date: Beginning 2014 - 2016

Project Description: MFHIP is an education and outreach grant program aimed at equipping all Mississippi citizens with the knowledge of rights afforded them by the Fair Housing Act. MFHIP offers state-wide fair housing workshops, free of charge and also offers technical assistance to anyone who believes they might be a victim of housing discrimination, whether it be in sale, purchase, rental, or financing of a dwelling. Technical assistance includes completing and filing 903.1 Housing Discrimination Compliant Forms with the U.S. Department of Housing and Urban Development (HUD). MFHIP has available upon request informational brochures on general fair housing rights, the fair housing act, predatory lending, green living, and registering a housing complaint with HUD.

Program workshops are available to consumers, for-profit businesses or local/state agencies to include governmental entities, city/state offices and public housing authorities. Workshop topics can include:

a. What is prohibited in the sale and rental of housing
b. What is prohibited in mortgage lending
c. Accessible requirements for new buildings
d. Landlord reasonable accommodations
e. Fair housing protection if you have a disability
f. Procedures to file a Fair Housing complaint
g. Fair Housing Laws

Program workshop goals:

Conduct Four (4) Fair Housing Workshops for consumers in Gulfport, Moss Point, Hattiesburg, Jackson, Meridian, and/or Columbus\(^a\) (or other counties designated by MDA).

Conduct Four (4) ADA Compliance Workshops and offer technical assistance for local government officials, local planning agencies, developers, and other community stakeholders in Gulfport, Moss Point, Hattiesburg, Jackson, Meridian, and/or Columbus\(^b\) (or other counties designated by MDA).

Conduct Fair Housing Month Events During April of 2016

Please visit www.usm.edu/disability-studies for information regarding scheduled workshops. For more information on filing a complaint please call 228-214-3301 OR 228-214-3421.

\(^a\) Targeted cities are subject to change at the discretion of MDA officials.

M-FHIP Fact Sheet