



PLANNING DEPARTMENT

HOUSING PROGRAMS



GREEN LOAN PROGRAM



GREEN HOME LOAN PROGRAM

Source: EECBG via ARRA

Funding: **\$330,000** in revolving loan fund

Guidelines:

- Up to **\$100k** annual household income
- Must be **homeowner** – no renters or landlords
- Up to **48-month** payback term
- Fixed **3%** interest rate



GREEN HOME LOAN PROGRAM

Eligible Improvements:

- Solar
- Insulation
- Windows, Doors
- Air Conditioners
- HVAC
- Water Heaters
- EnergyStar Appliances



Contact:

(405) 232-1099

eddasst@caaofokc.org



HOUSING REHAB PROGRAMS



HOUSING REHABILITATION

The City's Housing and Community Development Division manages several residential grant and loan programs funded by the U.S. Department of Housing and Urban Development.



HOUSING REHAB PROGRAMS: OWNER-OCCUPIED

- **General Repayment Loan**

- \$42,500 Loan + \$15,000 Lead Based Paint Grant**
- Homeowner must live in the house
- Used to bring home to minimum property standards
- No interest loan. Monthly payments income based - minimum of \$100/mo.
- Homeowner must demonstrate income \leq 80% AMI)
- Must maintain homeowner's insurance

** City pays contractor for approved work done



HOUSING REHAB PROGRAMS: OWNER-OCCUPIED

- **Special Assistance for the Eligible (SAFE) Loan**

- Homeowner ≥ 62 years or SSA disabled or live in Strong Neighborhoods Initiative (SNI) area
 - SNI Areas - \$60,000 loan max + \$15,000 Lead Based Paint Grant**
 - Other Areas - \$42,500 Loan max + \$15,000 Lead Based Paint Grant**
- Homeowner must live in the house
- Used to bring home to minimum property standards
- Household must demonstrate low income ($\leq 60\%$ AMI); (For SNI households $\leq 80\%$ AMI.)
- Must maintain homeowner's insurance.
- Forgivable after 5-years of compliance

** City pays contractor for approved work done



LOW/MOD INCOME LIMITS



Income Qualifications

	Size of Family	SAFE	SNI & All Other Programs
1	\$31,250	\$41,650	
2	\$35,700	\$47,600	
3	\$40,150	\$53,550	
4	\$44,650	\$59,500	
5	\$48,250	\$64,300	
6	\$51,800	\$69,050	
7	\$55,350	\$73,800	
8	\$58,900	\$78,550	

Income limits subject to annual change.
Figures current as of April 1, 2020.

HOUSING REHAB PROGRAMS

(OWNER-OCCUPIED)

BEFORE



AFTER



HOUSING REHAB PROGRAMS (OWNER-OCCUPIED)

BEFORE



AFTER



HOUSING REHAB PROGRAMS

(OWNER-OCCUPIED)

BEFORE

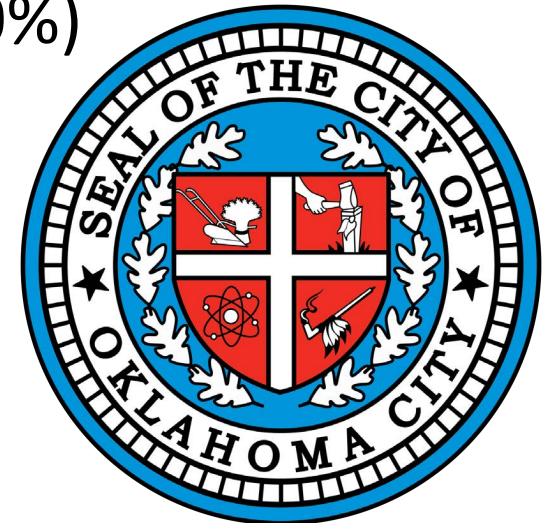


AFTER



HOUSING REHAB PROGRAM

- Home Exterior Maintenance Program (HEMP)
 - Used to correct violations of the City's Property Maintenance Codes related to the house
 - Maximum of \$23,000 as grant (City pays contractor for approved work done)
 - Homeowner must demonstrate low to moderate ($\leq 80\%$) income



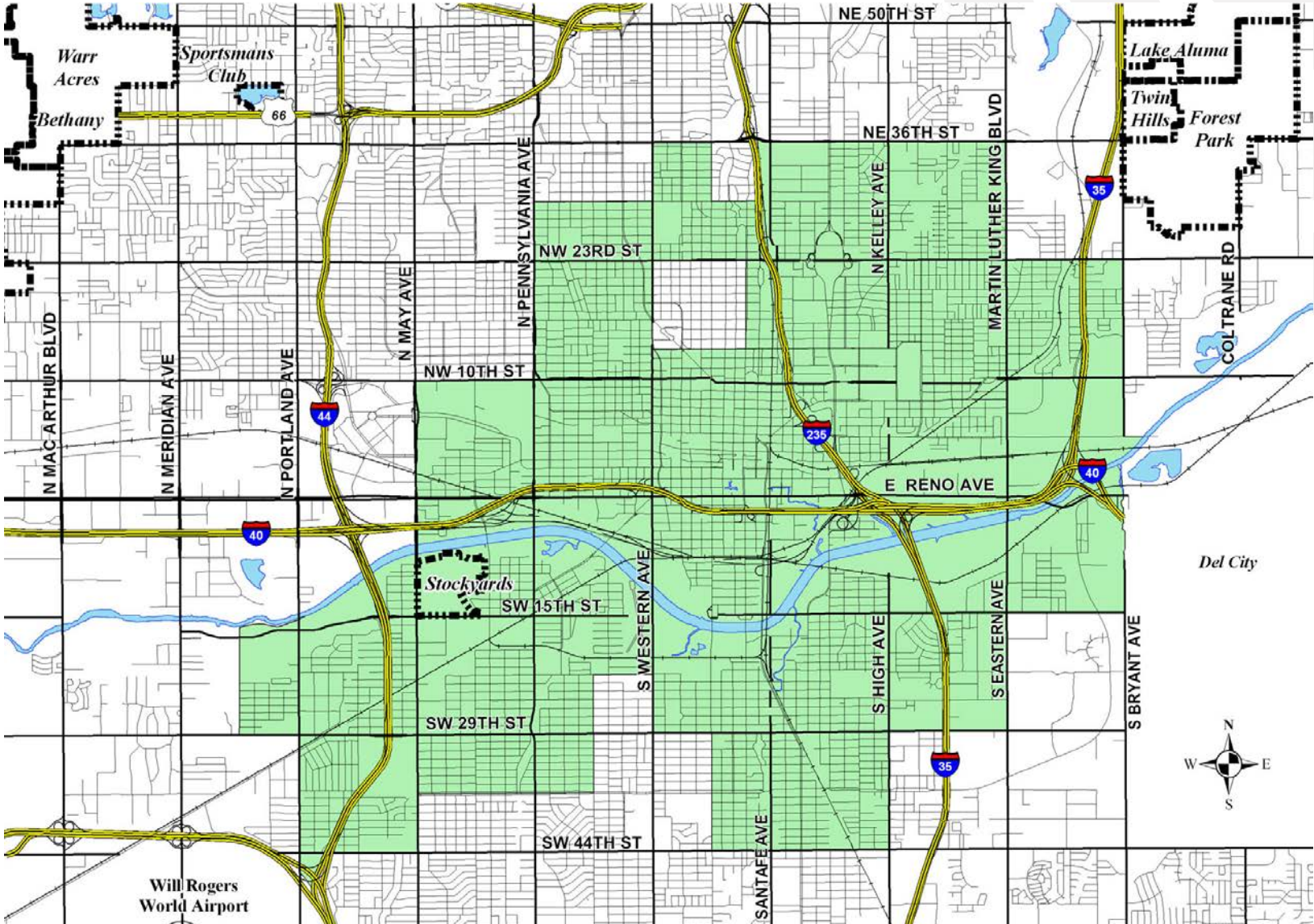
HOUSING REHAB PROGRAMS (HEMP PROGRAM)



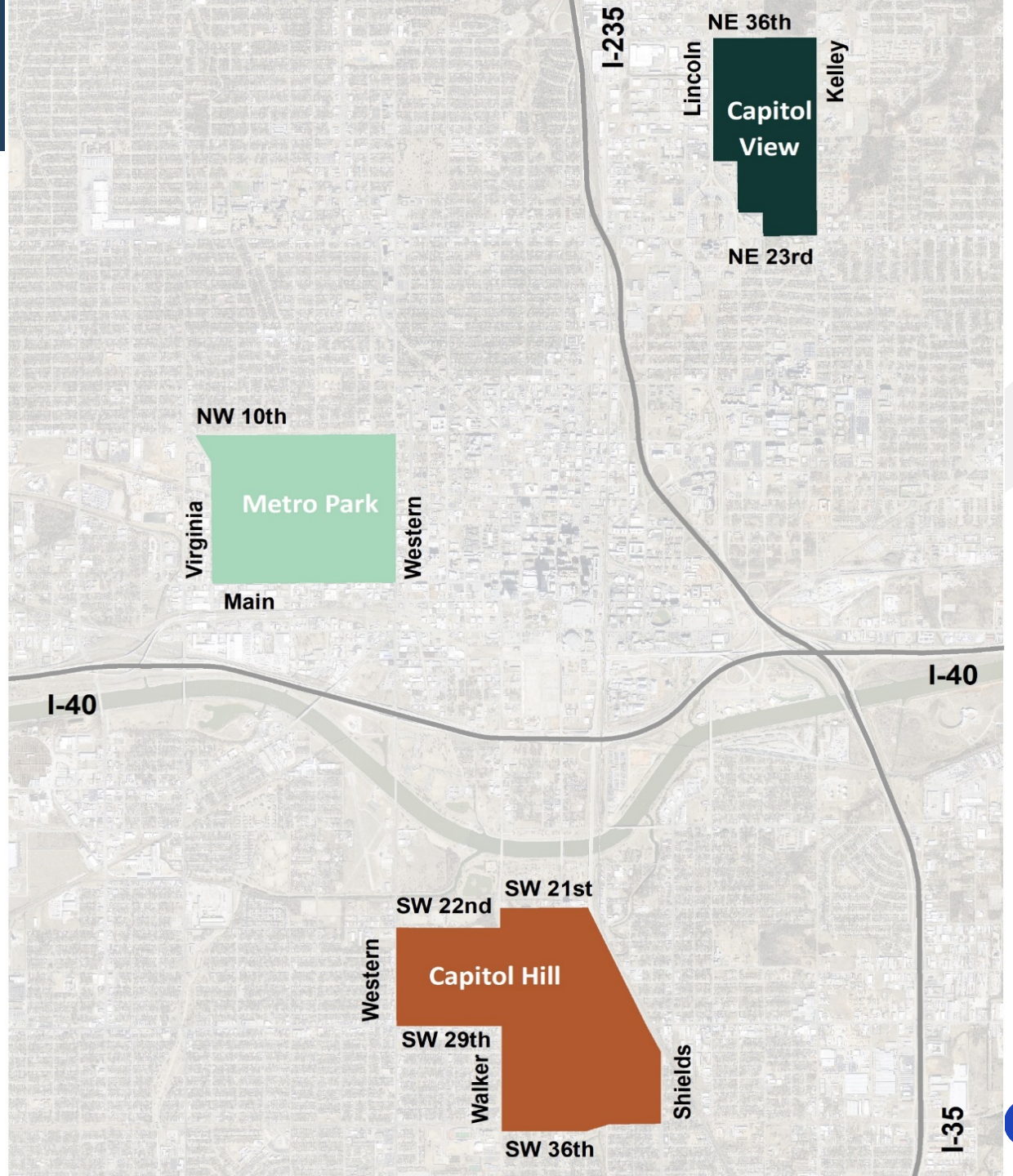
before & after



NRSA- NEIGHBORHOOD REVITALIZATION STRATEGY AREA



Current SNI Areas





Housing Programs Office

297-2846

APPLICATIONS

- Property cannot be in floodplain
- OKC residents only
- Property maximum value is \$142,000 after rehab
- Owner – occupied properties only

EMERGENCY HOME REPAIRS



EMERGENCY HOME REPAIRS

The City's Housing and Community Development Division funds Community Action Agency to provide emergency repair services.

232-0199



EMERGENCY HOME REPAIRS

Roof replacement, new heater, water or sewer line replacement, electrical repairs, etc.



EMERGENCY HOME REPAIRS

- Applicants must income qualify
- Home must be in low to moderate income areas
- Home must be occupied
- Deed to show proof of ownership
- Repairs must be of emergency nature
- Complete application for assistance

Contact CAA for applications

232-0199



DOWN PAYMENT ASSISTANCE PROGRAM

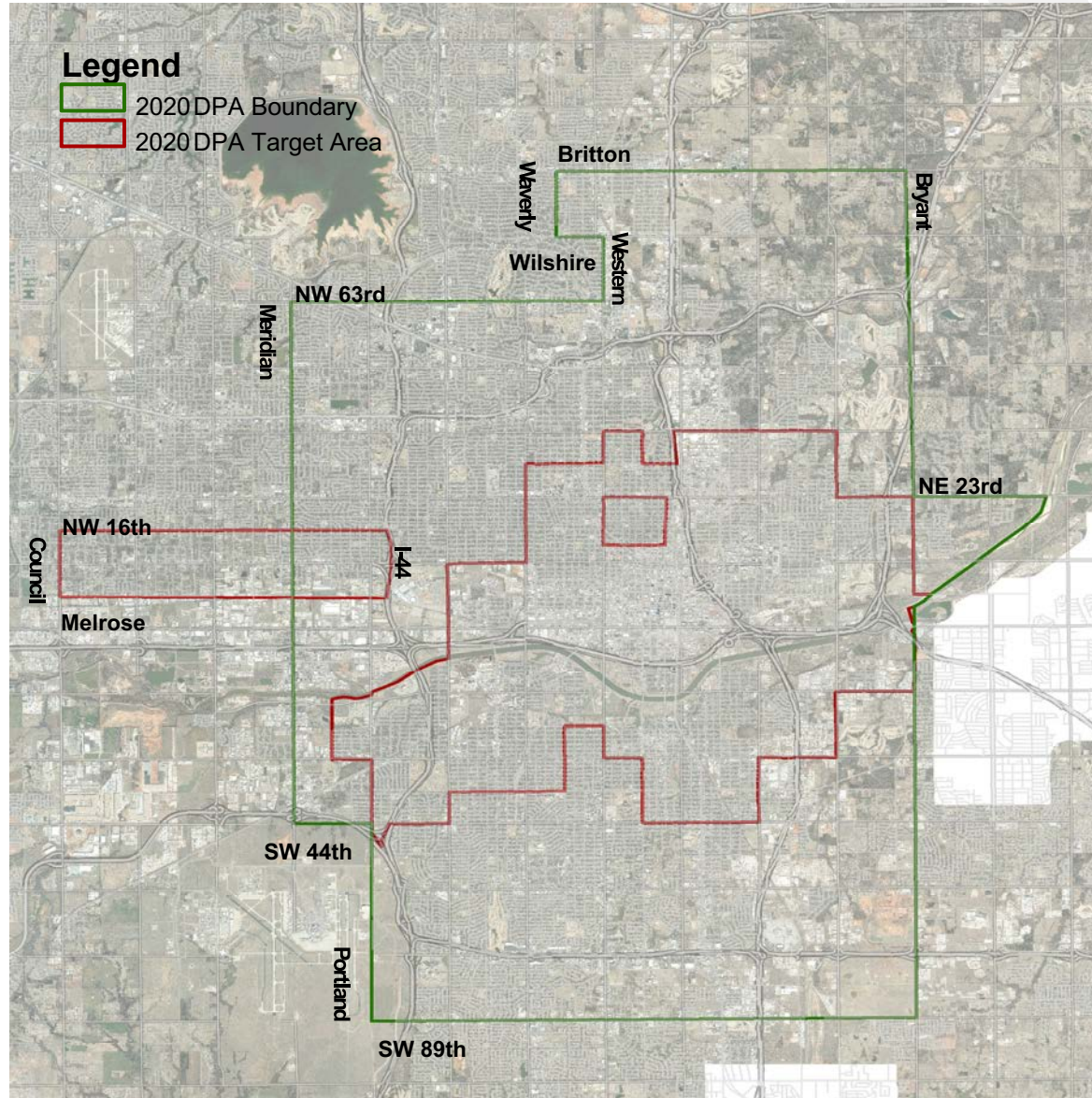


DPA PROVIDERS COMMUNITY ACTION AGENCY &

NEIGHBORHOOD HOUSING SERVICES



OKLAHOMA CITY DOWN PAYMENT ASSISTANCE (DPA) ELIGIBILITY AREA MAP



ELIGIBILITY & REQUIREMENTS

- Households must have income \leq 80% AMI based on household size for the Oklahoma City MSA
- Up to \$14,999.00 determined based on the financial need of the homebuyer and underwriting standards
- Affordability period is \sim 7 years, with forgiveness prorated 1/84th per month, secured by a Homebuyer Deferred Note & Mortgage Agreement
- Limit to DPA boundary area with focus on target areas
- Buyer must pay at least 1% of the sales price (1.75% on a FHA loan).



ELIGIBILITY & REQUIREMENTS

- Must complete Home Buyer Education class conducted by a HUD certified Homebuyer Education Counselor
- Primary mortgage must have a fixed interest rate
- Owner's Property insurance must list The City as a lien holder
- Purchase price can not exceed 95% of median sales for OKC
- Property cannot be in FEMA designated 100-year Flood areas
- Detailed budget including all debt, proposed principal, interest, taxes and insurance (PITI) and household expenses must show the home purchase is sustainable, to include two months of PITI in reserve.



CONTACTS

Linda Rowe lindar@nhsokla.org OR Jessica DeLoera
jessicad@nhsokla.org 405-231-4663



<https://www.nhsokla.org/home-ownership/down-payment-assistance/>

Alejandra Martinez

HUD Certified Housing Counselor 405-232-0199 ext. 320

Email hcounselor@caaofokc.org

www.caaofokc.org.

