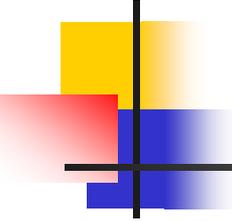


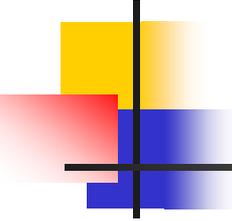
VOUCHER HOMEOWNERHSIP PROGRAM

REALTOR TRAINING



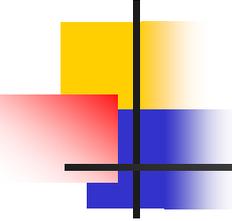
BASIC CONCEPT

- HOUSING CHOICE VOUCHER IS USED TO HELP PAY THE MORTGAGE RATHER THAN AS RENTAL ASSISTANCE
- HCVs ARE ADMINISTERED BY PUBLIC HOUSING AUTHORITIES (PHAs)
- PHAs HAVE THE OPTION WHETHER TO USE A PORTION OF THEIR VOUCHERS FOR HOMEOWNERSHIP ACTIVITIES



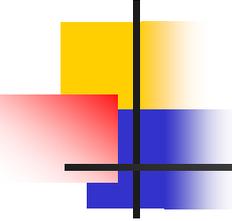
FAMILY ELIGIBILITY

- CURRENT VOUCHER PARTICIPANT OR ELIGIBLE FOR PROGRAM
- 1ST TIME HOMEBUYER
- MINIMUM INCOME REQUIREMENT
- FULL TIME EMPLOYMENT
- PRE-ASSISTANCE HOUSING COUNSELING
- ADDITIONAL PHA REQUIREMENTS



ELIGIBLE UNITS

- UNDER CONSTRUCTION OR EXISTING
- ONE UNIT PROPERTY OR SINGLE UNIT IN CONDO OR CO-OP
- SELLER NOT ON HUD'S RESTRICTED LIST
- UNIT MEETS ENVIRONMENTAL REQUIREMENTS
- PASSES HOME INSPECTIONS

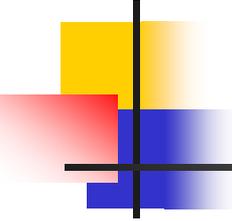


INSPECTIONS

- PHA HOUSING QUALITY INSPECTION (HQS)
- INDEPENDENT PROFESSIONAL INSPECTION
 - SELECTED AND PAID BY FAMILY
 - ASSESSES ADEQUACY AND LIFE-SPAN OF MAJOR SYSTEMS, APPLIANCES AND OTHER STRUCTURAL COMPONENTS
 - PHA MAY DISAPPROVE SALE DUE TO REPORT
 - PHA MAY SET STANDARDS FOR INSPECTORS

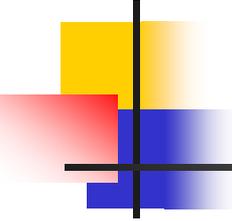
HOMEOWNERSHIP ASSISTANCE PAYMENTS (SUBSIDY)

- BASED ON:
 - LOWER OF PHA'S PAYMENT STANDARD OR ESTIMATE OF MONTHLY HOMEOWNERHSIP EXPENSES (PITI, HOMEINSURANCE, UTILITIES, EST. FOR MAINTENANCE, FEES)
 - LESS AMOUNT BASED ON FAMILY INCOME (USUALLY 30% OF MONTHLY INCOME)
- AS FAMILY INCOME INCREASES- SUBSIDY DECREASES AND VICE-VERSA



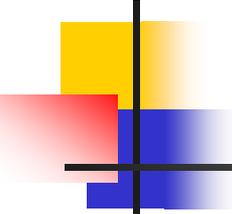
PAYMENT STANDARDS

- SETS LEVEL OF ASSISTANCE IN VOUCHER PROGRAM
- SET BY PHAs AT 90-110% OF FAIR MARKET RENTS (FMRs)
 - FMRs ARE BASED ON 40TH PERCENTILE OF GROSS RENTS IN LOCATION)



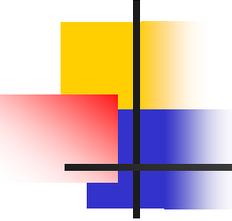
PRE-ASSISTANCE COUNSELING

- FAMILY MUST ATTEND AND COMPLETE
- MAY BE PROVIDED BY PHA OR HOUSING COUNSELING AGENCY
- MAY BE TAILORED FOR EACH FAMILY
- RESULTS IN EDUCATED HOMEBUYER



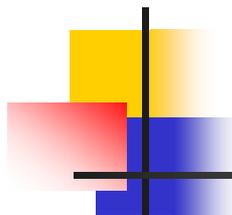
PRE-ASSISTANCE HOUSING COUNSELING TOPICS

- HOME MAINTENANCE
- BUDGETING AND MONEY MANAGEMENT
- CREDIT COUNSELING AND CREDIT REPAIR
- FINANCING ASPECTS
- HOW TO FIND A HOME
- FAIR HOUSING INFORMATION
- INFORMATION ON RESPA, STATE AND FEDERAL TRUTH-IN-LENDING LAWS



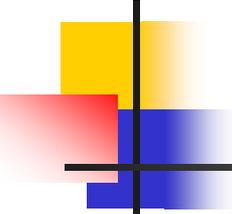
FINDING A HOME

- PHA MAY ESTABLISH TIME LIMITS FOR A FAMILY TO LOCATE A HOME TO PURCHASE AND TO COMPLETE THE PURCHASE
- FAMILY MAY CHOOSE ELIGIBLE HOME IN PHA'S JURISDICITON



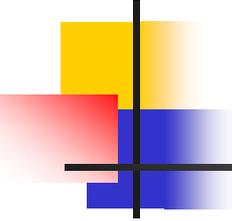
FINANCING

- FAMILY RESPONSIBLE FOR SECURING FINANCING
 - PHA MAY PARTNER (BUT NOT REQUIRE USE OF) WITH INTERESTED LENDERS
- VOUCHER SUBSIDY MAY NOT BE USED FOR CLOSING COSTS
- PHA MAY ESTABLISH:
 - REQUIREMENTS ON QUALIFICATIONS OF LENDERS
 - PROHIBITIONS ON CERTAIN TYPES OF FINANCING
 - REQUIREMENTS CONCERNING TERMS OF FINANCING
 - REQUIREMENTS ON RESTRICTIONS ON OTHER DEBTS
- PHA MAY DETERMINE AFFORDABILITY OF LOAN



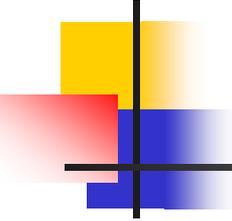
FINANCING MODELS

- VOUCHER SUBSIDY USED AS DEDUCTION OF PITI
 - FAMILY WOULD BE APPROVED FOR A LOAN BASED ON DIFFERENCE OF SUBSIDY AND LOAN PAYMENT
- VOUCHER SUBSIDY ADDED AS FAMILY INCOME
- TWO MORTGAGE
 - VOUCHER SUBSIDY SUPPORTED BY MORTGAGE FROM A NON-PROFIT
 - FAMILY OBTAINS MORTGAGE BASED ON INCOME



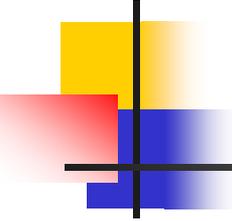
CONTRACT OF SALE

- FAMILY MUST PROVIDE PHA WITH A COPY OF CONTRACT OF SALE THAT MUST INCLUDE:
 - PRICE AND TERMS OF SALE
 - PROVIDE FOR PRE-PURCHASE INSPECTION
 - BUYER SATISFACTION FROM INSPECTION
 - BUYER NOT OBLIGATED FOR REPAIRS
 - SELLER CERTIFICATION THAT HE/SHE IS NOT ON HUD'S LIST



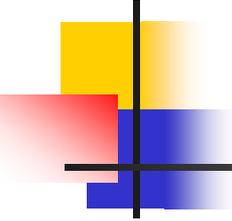
SUBSIDY LIMITS

- **MAXIMUM TERM OF HOMEOWNERSHIP ASSISTANCE**
 - UP TO 15 YEARS IF THE INITIAL MORTGAGE HAS A TERM OF 20 YEARS OR LONGER
 - UP TO 10 YEARS IN ALL OTHER CASES
 - ENDS WHEN FAMILY PORTION EQUALS HOMEOWNERSHIP EXPENSES
- **EXCEPTION FOR FAMILIES WITH HEAD OR SPOUSE IS 62+ OR DISABLED**



PROGAM IN GEORGIA

- GROWING PROGRAM:
 - 2002 1 PHA 3 CLOSINGS
 - 2003 4 PHAs 22 CLOSINGS
 - 2004 7 PHAs 45 CLOSINGS
 - 2005 12 PHAs 32 CLOSINGS (SO FAR)
- SEVERAL PHAs DEVELOPING PROGRAMS
- SEE LIST FOR ACTIVE PHAs



MORE INFO

- HUD VOUCHER WEBSITE:
 - <http://www.hud.gov/offices/pih/programs/hcv>
- REPORT- VOUCHER HOMEOWNERSHIP ASSESSMENT
 - http://www.huduser.org/publications/hsgfin/msd_vol1_vol2.html