

Can YOU qualify?

Midtown Alliance of Neighbors is building 3 shotgun style houses in 1400 block of Harrison Street—right across the street from the Health Park. These homes are intended to be affordable for low- to moderate-income families. To make these homes affordable, we will subsidize the construction and/or loan costs with funds from several sources (more info. inside). Individuals and families with incomes as stated here may be able to qualify to purchase one of these homes.

Two homes are reserved for families with incomes below this amount*—

| 1 person | 2 person | 3 person | 4 person | 5 person |
|----------|----------|----------|----------|----------|
| \$34,100 | \$38,950 | \$43,800 | \$48,650 | \$52,550 |

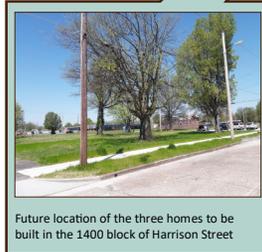
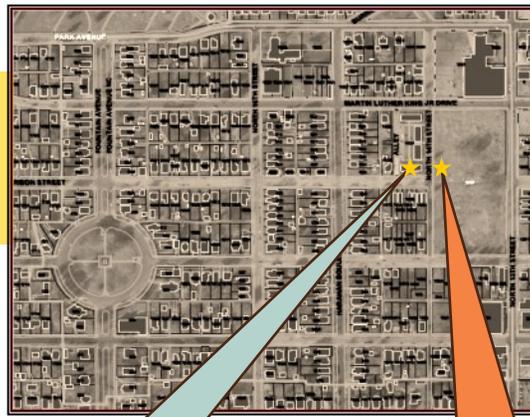
◆ Mortgages in the \$80,000-\$120,000 range, depending on income, assets, debts, and creditworthiness.

One home is reserved for families with incomes below this amount*—

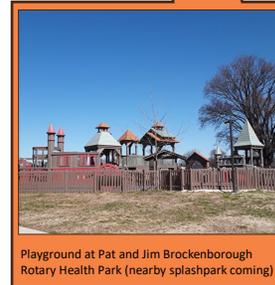
| 1 person | 2 person | 3 person | 4 person | 5 person |
|----------|----------|----------|----------|----------|
| \$25,560 | \$29,220 | \$32,880 | \$36,480 | \$39,420 |

◆ Mortgages in the \$60,000 and up range, depending on income, assets, debts, and creditworthiness.

*Income calculations include all family income and a small percentage of the value of liquid assets over \$5,000.



Future location of the three homes to be built in the 1400 block of Harrison Street



Playground at Pat and Jim Brockenborough Rotary Health Park (nearby splashpark coming)



- ◆ 3 Bedroom / 2 Bath
- ◆ +/- 1,200 Square feet
- ◆ Lot size approximately 40' x 160'
- ◆ Parking off alley
- ◆ Cute, Affordable, Energy Efficient

Would you like to be a

Fountain Avenue Neighborhood Homebuyer

A project of the Midtown Alliance of Neighbors

Great homes made affordable

Taking applications now



The Midtown Alliance of Neighbors seeks to provide equal opportunity to all applicants and to prohibit discrimination based on: Race, Color, Religion, National Origin, Sex, Disability, Familial Status, Age, Sexual Orientation, Gender Identity, Marital Status, Veterans status, or Membership in a Class.

The Goal

- ◆ To provide three great homes
- ◆ That low- to moderate-income buyers can afford
- ◆ In a great location within a stable neighborhood

The Process

1. Fill out and submit a program application.
(MAN staff will contact you to provide and request more info)
2. Provide supporting documentation so we can confirm that you are income qualified for this program.
(Once MAN staff has verified your income qualification...)
3. Visit a local lender to get a Pre-Approval letter for a mortgage loan that falls within our program limits (or find out why you aren't ready for a home loan yet and what you should do to get ready.)
(Once MAN staff has reviewed the Pre-Approval letter to make sure the mortgage will meet program guidelines...)
4. Complete an online Homebuyer Counseling program and provide a certificate of completion. (Course costs \$99. For the first 10 applicants completing, MAN will reimburse \$50.)
5. Be added to our Approved Homebuyer List. Top 3 will continue with process if desired. We will move down the list as needed.
6. Top 3 Approved Homebuyers will sign Homebuyer agreements with MAN and with the Kentucky Housing Corporation (KHC--subsidy funding provider.) becoming Committed Buyers.
7. After KHC approves the project setup, construction begins with MAN as owner.

8. MAN retains ownership of the property until completion. But the Committed Buyer uses a set of program options to make a final selection of
 - ◇ Exterior and interior paint colors
 - ◇ Floor finishes
 - ◇ Cabinetry and countertop finishes
 - ◇ Light fixtures
9. Upon completion of construction, the Committed Buyer purchases the property and moves in to their NEW HOME.

The Timeline

MAN is expecting confirmation of KHC funding in mid-May 2019 and final approval of home designs and specifications about the same time. We will be looking to turn applicants into Approved Homebuyers and then Committed Buyers by mid-summer, with construction beginning by late summer to early fall. Depending on weather and contractors' schedules, homes should be finished within nine months to a year.

The Fine Print

SO how does this all work?

- ◆ First, building a great house isn't cheap.
- ◆ Second, families with the incomes we want to serve with this program couldn't afford a mortgage that would cover the full cost of construction.
- ◆ So we have put together funds from several sources to help cover the gap: (1) the Kentucky Housing Corporation (KHC) is providing federal and state dollars through the HOME (HUD) and Affordable Housing Trust Fund. (2) MAN will provide funds set aside from a 2018 City appropriation. (3) The City of Paducah will provide Fountain Avenue Neighborhood incentive funds.
- ◆ Each of these funding sources will require you to sign a Forgivable Mortgage. If you live in the home for 5-15 years (depending on the source), you will not have to pay back any funds provided by that source. If you move out or sell during the period, you will have to pay back the pro-rated, unforgiven portion.

How do you apply?

Pick up an application —At the MAN office at Fountain Ave. United Methodist Church (Mon-Thurs 10-5)

—Print one from our website: kymidtownalliance.org

Drop off your completed application at the MAN office at Fountain Ave. United Methodist Church (Mon-Thurs 10-5)

What if you need more information?

Call Midtown Alliance of Neighbors Program Staff: **Sharon Poat-270-556-0826 OR Carrigan Mosher-269-861-5420**