

The Homeowner Assistance Fund Home Repair Program (HAFHR)

Who is eligible for The Homeowner Assistance Fund Home Repair Program (HAFHR)?

Mobile homes are allowed if it is possible to record a mortgage against the land under the property. Eligible homeowners must be current on their mortgage payments, and the property must be the homeowner's primary residence. **All household occupants' income is verified.** HAFHR is an **Owner-Occupied** program: **All owners listed on the title must live in the property.** Non-occupying owners must be removed from the title for program participation, *no exceptions.*

Eligible homeowners may receive up to **\$60,000** in assistance for the rehabilitation of their home. Under HAFHR, eligible homeowners can address home health and safety repairs that were delayed and exacerbated due to the COVID-19 pandemic. Homeowners must be able to certify to a financial hardship after January 21, 2020, related to the COVID-19 pandemic.

INCOME LIMITS

The applicants' total annual household income must fall within the limits specified by the federal government. To determine whether your income qualifies, first calculate **the total annual Adjusted Gross Income for ALL working adults (18 years old and over) living in your household, whether or not their name is listed on the deed to the property, or they are applying for the program.** Adjusted Gross Income for the previous tax year is found on Line 31 of Form 1040, Federal Income Tax Return. Next, find the line that shows the total number of people living in your house in the left-hand column of the chart below. Then look at the corresponding number in the right-hand column. If your family's total annual Adjusted Gross Income is the same or less than this number, you are probably eligible for the program.

TOTAL NUMBER OF PEOPLE IN HOUSEHOLD:	<u>VERY LOW INCOME:</u> TOTAL HOUSEHOLD INCOME <u>CANNOT</u> EXCEED:
ONE	\$115,850
TWO	\$132,400
THREE	\$148,950
FOUR	\$165,450
FIVE	\$178,700
SIX	\$191,950
SEVEN	\$205,200
EIGHT	\$218,400

For questions contact Program Director Michelle S. Hill at 847-969-0561, ext. 2003 or via email at michellehill@nwbp.net

What is The Homeowner Assistance Fund Home Repair Program (HAFHR)?

The HAFHR offers qualified applicants a grant amounts up to **\$60,000** for CRITICAL repairs to be addressed in their home. The Illinois Homeowner Assistance Fund Home Repair Program (HAFHR) allows eligible homeowners the ability to address home health and safety repairs that were delayed and amplified due to the COVID-19 pandemic.

There are no monthly payments and the amount owed is forgiven as listed:

- **HAFHR**- \$2,000 to \$60,000 as a (3) three-year forgivable loan forgiven at 1/36th per month over the affordability period.

Payment occurs upon sale of the home, transfer of title, or the property is no longer the primary residence of the applicant prior to the 3-year anniversary date. **No interest is charged.** To ensure repayment, a lien is placed on the rehabilitated property. The homeowner's credit rating and taxes are not affected. If program terms are fulfilled during the affordability period, lien is released, and the grant is 100% forgiven. There is no cash-out refinancing. allowed during the three-year affordability period.

If the home is sold before the affordability term ends, the unforgiven balance will be due out of net proceeds. If the homeowner moves out and rents the property, the unforgiven amount is due to IHDA. There is no sale and therefore no net proceeds, so the entire unforgiven amount is due.

Trust, Life Estate, Contract of Deed, Agreement of Deed, or a Land Contract are **not** acceptable forms of ownership under our Trust Fund programs. The home must be held in fee simple title ownership.

REVERSE MORTGAGES, HOME EQUITY LINES OF CREDIT, AND HOME EQUITY LOANS ARE NOT ELIGIBLE!

What Types of Repairs can be made with HAFHR?

HAFHR must be used to address any hazardous or life-threatening code violations, and second to eliminate other housing code violations, especially those that threaten the long-term habitability of the house. Eligible improvements may include:

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| -Electrical | -Roofing (including soffits and fascia) |
| -Plumbing | -Drainage (including grading and gutters) |
| -Insulation | -Structural Improvements |
| -Wall and Ceiling | -Stairs |
| -Flooring | -Walk-in showers |
| -Grab bars | -Porches and Steps |
| -Chairlifts | -Siding |
| -Bathrooms | -Ramps |
| -Fire and Smoke Alarm Systems | -Other Improvements as approved by IHDA |
| -Windows and Doors | |
| -HVAC | |
| -Lead and Radon Mitigation | |

Ineligible Items: aesthetic or cosmetic work; work done on accessory buildings (ex: detached garage, sheds); painting, cleaning of carpets; draperies, furnishings or appliances, swimming pools, Jacuzzis, marble/granite countertops.

Waitlist placement does NOT guarantee program participation. Funds are limited.