



HOUSEHARTFORD HOMEBUYER ASSISTANCE PROGRAM

Participating Lenders

- American Eagle Financial C.U.*
860.568.2020
- Embrace Home Loans*
860.919.7755
- Fairway Independent Mortgage*
860.803.0810
- First World Mortgage*
860.785.4066
- Guild Mortgage Company, LLC*
860.462.8553
- Liberty Bank*
860.982.6601

Education Providers

- CRT*
860.560.5501
- Mutual Housing*
860.296.1797
- Urban League*
860.527.0147
- NHS of New Britain*
860.224.2433

Preferred Attorneys

- Brian Ajodhi*
860.680.0240
- Jessica Dornelas*
860.231.1208
- Otto Iglesias*
860.760.0333
- Tony Jorgensen*
860.246.2500
- Lynette Mendoza*
860.345.5333
Ext. 101
- Stephen H. Minich*
860.523.0709

What is HouseHartford?

It is a HUD funded program that offers down payment assistance for low/moderate income families purchasing 1-4 family homes and condominiums in Hartford.

FAQ

1. What is the amount of homebuyer assistance that I could receive?

Generally, up to 20% of the purchase price—as long as the purchase mortgage is affordable. The maximum is \$40,000. Some restrictions apply.

2. Do I have to use my own funds to purchase a home?

Yes, homebuyers must use their own funds ranging from a minimum of \$1,000 for households with income at ≤50% AMI and a minimum of \$2,000 for households with income >50%-80% AMI.



3. What are the maximum household income amounts that determine general eligibility?

80% AMI	Income Limits
1 Person	— \$66,150
2 Person	— \$75,600
3 Person	— \$85,050
4 Person	— \$94,500
5 Person	— \$102,100

4. Are funds a grant or a loan?

Funds are loaned to buyers with a 2nd mortgage lien on the property. Loans are

forgiven over a 5 to 15 year period as long as the property is the primary residence of the buyer.

5. How can I apply?

- Complete an 8-hour homebuyer class.
- Meet with City staff to learn more about HouseHartford.

-Meet with a participating lender to obtain preapproval for a first/purchase mortgage. Inform the lender that you would like to apply for HouseHartford assistance.

-Locate a realtor and find your dream home!

6. Is there a cost to apply?

A \$250.00 application fee will be imposed after final funding approval is issued by the City and is due and payable at the time of the closing event.

7. Can investor landlords apply for assistance through the program?

No.

Department of Development Services
 Division of Housing
 260 Constitution Plaza
 Hartford, CT 06103
 860.757.9028
www.hartfordct.gov



HouseHartford Program - Affirmative Marketing Policy

In accordance with the HOME Rule, 24 CFR 92.351, the HouseHartford Program must comply with affirmative marketing requirements. Affirmative marketing steps consist of actions to provide information and otherwise attract eligible persons in the housing market area to the available homebuyer assistance funding without regard to race, color, national origin, sex, age, actual or perceived sexual orientation, gender identity, religion, marital/familial status, or disability. Housing funded by HouseHartford shall not involve discrimination against any person/family otherwise eligible for homebuyer assistance.

The City is committed to the goals of affirmative marketing, which are implemented as part of the HouseHartford Program through a specific set of steps that the City and participating lenders will follow. These goals will be reached through the following procedures:

1. Informing the public, potential homebuyers, and participating lenders about Federal fair housing laws and affirmative marketing policy.

Through its Department of Development Services' Housing Division, the City will inform the public, potential homebuyers, and participating lenders about this policy and Federal fair housing laws. The Housing Division will:

Inform the general public about Federal fair housing laws and the City's HouseHartford Affirmative Marketing Policy by placing information on the City's Website within the Department of Development Services' Housing Webpage that describes the HouseHartford Program.

Utilize the Equal Housing Opportunity logo, or slogan ("Equal Housing Opportunity"), in all HouseHartford marketing/advertising materials and/or notices posted and/or sent to community organizations.

Make copies of the HouseHartford Affirmative Marketing Policy and Procedure document available at the City's Housing Division office.

2. Requirement for HouseHartford participating lenders to inform the general potential homebuyer public about the availability of HouseHartford homebuyer assistance funds.

It is the City's policy to require the following steps by participating lenders to carry out affirmative marketing:

Certification by lenders that they have complied with all HouseHartford policies, including Affirmative Marketing, through their signature in the Lender Certification section of the HouseHartford Registration Form.

Use of the Equal Housing Opportunity logo, or slogan ("Equal Housing Opportunity"), in all HouseHartford marketing/advertising materials.

Provide each applicant with a copy of the HouseHartford Program Policies and Procedures document, which includes its Affirmative Marketing Policy and Procedure.

Submit to the City complete Registration forms, which include applicant demographics and indicate how the applicant learned of the availability of HouseHartford funding.

3. To inform potential homebuyers and solicit applications from non-Hispanic Caucasian persons/families in the housing market area (the population deemed to be the least likely to apply) for HouseHartford assistance without special outreach, the City will employ the following steps:

Twice per year, the City shall notify the Hartford Housing Authority, Imagineers, LLC (the City's Section 8 vendor) and the local HUD-certified homebuyer counseling agencies requesting that these organizations inform their clientele/applicants about the availability of homebuyer assistance through the HouseHartford Program. Brochures are provided to these partners for publication/educational purposes.

4. Record keeping and assessment of success of affirmative marketing actions.

For each application processed, the City will record the homebuyer's race, ethnicity and the marketing source (e.g., City Website, Housing Division, participating lender, Hartford Housing Authority, Imagineers, counseling agency, etc.) from where the applicant learned of the availability of HouseHartford funding.

At the end of each fiscal year, the City will evaluate the percent of non-Hispanic Caucasian applicants and determine if the special outreach methods have been successful. Corrective actions will be taken where affirmative marketing requirements are not met.