

NCSHA 2016 Annual Awards Entry Form

(Complete one form for each entry)

Deadline: Wednesday, June 15, 2016

Visit ncsha.org/awards to view the Annual Awards Call for Entries.

Instructions: Type entry information into the form and save it as a PDF. Do not write on or scan the form. If you have any questions contact awards@ncsha.org or 202-624-7710.

Fill out the entry name *exactly* as you want it listed in the program.

Entry Name: _____

HFA: _____

Submission Contact: (Must be HFA Staff Member) _____ **Email:** _____

Please provide a 15-word (maximum) description of your nomination to appear on the NCSHA website.

Use this header on the upper right corner of each page:

HFA: _____

Entry Name: _____

Select the appropriate subcategory of your entry and indicate if you are providing visual aids.

Communications	Homeownership	Legislative Advocacy	Management Innovation
Annual Report	Empowering New Buyers	Federal Advocacy	Financial
Creative Media	Encouraging New Production	State Advocacy	Human Resources
Promotional Materials and Newsletters	Home Improvement and Rehabilitation		Operations
			Technology
Rental Housing	Special Needs Housing	Special Achievement	Are you providing visual aids?
Encouraging New Production	Combating Homelessness	Special Achievement	Yes
Multifamily Management	Housing for Persons with Special Needs		No
Preservation and Rehabilitation			



Pathway to Purchase

Pathway to Purchase Homeownership Assistance Program

In March, 2016, the Arizona Department of Housing (ADOH) launched the Pathway-to-Purchase (P2P) Program in order to provide down payment assistance to Arizona homebuyers in our hardest hit communities. ADOH, acting jointly with the Arizona Home Foreclosure Prevention Funding Corporation (AHFPFC) and the Arizona Housing Finance Authority (AzHFA), will provide down payment assistance to qualified homebuyers purchasing a primary residence in 17 targeted municipalities in Arizona. The assistance is funded by the Department of Treasury's Hardest Hit Fund and represents an incentive to purchase in targeted housing markets that have been hardest-hit by foreclosures.

The P2P Program provides an attractive 30-year fixed-rate mortgage with a down payment assistance second mortgage equal to 10% of the purchase price, up to a maximum of \$20,000. The second mortgage is a five-year forgivable lien against the subject property at a 0% interest rate and no required monthly payments. The down payment assistance can be used toward the down payment and/or closing costs. The down payment assistance is only available in conjunction with a P2P first mortgage and is funded by the AHFPFC and AzHFA at the mortgage loan closing.

Each borrower must complete a homebuyer education course before closing in order to be eligible for the P2P assistance. The homebuyer education requirement may be met by taking a pre-purchase course through an internet-based program developed by mortgage insurance

companies, such as MGIC or Genworth Financial or through another HUD-approved homebuyer education provider.

The first step for interested homebuyers is to work through one of ADOH's approved and participating mortgage lenders. The lender will be the point of contact through the process working with the homebuyer to obtain a program qualifying mortgage and registration for the down payment assistance grant. In order to be eligible for the P2P Program, homebuyers must be purchasing homes that will be owner-occupied primary residences. Borrower(s) income cannot exceed \$89,088 and the purchase price of the home is limited to \$356,352.

Through May 2016, ADOH has funded 184 units with an average down payment assistance amount of \$16,327.55 for a total of \$3,004,270.00 disbursed.

The P2P down payment assistance is available to homebuyers in the following 17 Arizona cities: Arizona City, Avondale, Buckeye, Casa Grande, Coolidge, Douglas, El Mirage, Fort Mohave, Goodyear, Huachuca City, Laveen, Maricopa, Red Rock, Sierra Vista, Snowflake, Tucson and Yuma.

It is our pleasure to share with you the new and successful Pathway to Purchase Homeownership Assistance Program.



The Arizona Department of Housing (ADOH), acting with the Arizona Home Foreclosure Prevention Funding Corporation (AHFPFC), to provide down payment assistance to qualified homebuyers purchasing a primary residence in 17 targeted municipalities in Arizona. The assistance is an incentive to purchase in targeted housing markets that have been hardest-hit by foreclosures.

The ADOH “**Pathway to Purchase**” P2P Down Payment Assistance Program provides an attractive 30-year fixed-rate mortgage with a Down Payment Assistance (DPA) second mortgage equal to 10% of the purchase price, up to a maximum of \$20,000.

Program Details:

- 30-year fixed-rate mortgage – for today’s interest rates visit: <http://www.ehousingplus.com/available-programs/arizona/arizona-hfa/>
- The DPA second mortgage is a five-year forgivable lien against the subject property at a 0% interest rate and no required monthly payments.
- The down payment assistance (DPA) can be used toward the down payment and / or closing costs. DPA is only available in conjunction with a **Pathway to Purchase** first mortgage and is funded by AHFPFC / ADOH at the mortgage loan closing.

Homebuyer Eligibility Requirements:

- Mortgage for the purchase of a Owner occupied, Primary Residences only.
- Borrower(s) Income not to exceed \$89,088.
- Purchase Price limit not to exceed \$356,352.
- Available on Fannie Mae HFA Preferred mortgages only.
 - Maximum LTV of 95.0%
 - Minimum Credit Score of 640
 - Existing Single-Family, Townhomes or Condo’s – new construction is not allowed.
 - 12% charter min. MI on LTV’s 90.0%, 16% charter min. on LTV’s 90.01%- 95.0%.
 - (MI payment options, borrower paid monthly, single and split premium).
 - Maximum 45% debt-to-income ratio and Fannie Mae HFA Preferred (variation of FNMA HomeReady) underwriting guidelines apply.
- All homebuyers are required to complete a pre purchase homebuyer education course through a HUD-approved homebuyer education provider. Options include online, over-the-phone and in person.

Pathway to Purchase Eligible Cities:

- The Program is limited to the following 17 Cities:
 - Arizona City, Avondale, Buckeye, Casa Grande, Coolidge, Douglas, El Mirage, Fort Mohave, Goodyear, Huachuca City, Laveen, Maricopa, Red Rock, Sierra Vista, Snowflake, Tucson, Yuma.

First Step:

The Homebuyer MUST work through one of ADOH approved and participating mortgage lenders. The lender will be your point of contact throughout the process, working with the homebuyer to obtain a program qualifying mortgage and registration for the down payment assistance. A list of program participating lenders can be found at our website: www.azhousing.gov.

For More Information:

Reginald Givens at the **Arizona Department of Housing**, dba. SaveOurHomeAZ (602) 771-1000 or Reginald.givens@azhousing.gov

Dirk Swift at the **Arizona Department of Housing** (602) 771-1000 or Dirk.swift@azhousing.gov

Funding for the **Pathway to Purchase** DPA Second Mortgage Program is provided by the U.S. Department of the Treasury through the Troubled Asset Relief Program; Hardest-Hit Fund. The P2P Program has a \$48-million-dollar commitment and is available on a first come first serve basis.

Program helps renters buy homes in some Arizona cities



Catherine Reagor, The Republic | azcentral.com 8:02 a.m. MST May 5, 2016

The Pathway to Purchase program provides as much as \$20,000 toward a down payment and closing costs.



(Photo: Tom Tingle/The Republic)

As a real estate agent, Brittany Brown spends her days helping others find houses. But she really wanted a home of her own. She and her three sons rented a house in the West Valley.

Then a mortgage broker told her about a new program aimed at helping certain renters buy houses.

The program provides as much as \$20,000 in down-payment and closing-cost assistance for buyers in certain Arizona cities.

Brown wanted to buy in Goodyear (<http://www.streetscout.com/neighborhoods/southwest-valley>) to keep her boys in the same school district, and luckily the West Valley city is one of 17 on the list for the Arizona Department of Housing's new Pathway to Purchase program.

Eligible borrowers include first-time buyers and those who lost houses to foreclosure during the crash. Homebuyers ([/story/money/real-estate/catherine-reagor/2016/04/29/millennials-boomers-retirees-boomerang-buyers-all-boosting-metro-phoenixs-housing-market-again/83401842/](http://www.streetscout.com/neighborhoods/southwest-valley)) can get a 30-year, fixed-rate mortgage with a second-mortgage equal to 10 percent of the purchase price for the down payment. No payments are required on the second mortgage that goes away after five years.

The state agency created the program with federal money from the Hardest Hit Housing fund to help renters buy in areas hardest hit by foreclosures. Besides Goodyear, the program is available for buyers in the Valley suburbs of Avondale, Buckeye (<http://www.streetscout.com/neighborhoods/buckeye>), Casa Grande, El Mirage and Laveen and the city of Maricopa.

"With the escalating increase in rents, many creditworthy renters are finding it more and more difficult to save for a down payment," said Reginald Givens of the Arizona Department of Housing.

RELATED: [Affordable metro Phoenix areas are beginning to recover](http://www.streetscout.com/neighborhoods/buckeye) ([/story/money/real-estate/catherine-reagor/2016/04/29/affordable-metro-phoenix-areas-beginning-recover-buyers-look-farther-out/83606266/](http://www.streetscout.com/neighborhoods/buckeye))

MORE: [All types of homebuyers are boosting metro Phoenix's market](http://www.streetscout.com/neighborhoods/buckeye) ([/story/money/real-estate/catherine-reagor/2016/04/29/millennials-boomers-retirees-boomerang-buyers-all-boosting-metro-phoenixs-housing-market-again/83401842/](http://www.streetscout.com/neighborhoods/buckeye))

He said the program was created to eliminate the down payment obstacle for qualified homebuyers.

Saving enough cash for a down payment is the biggest obstacle for many first-time buyers ([/story/money/real-estate/catherine-reagor/2016/04/29/affordable-metro-phoenix-areas-beginning-recover-buyers-look-farther-out/83606266/](http://www.streetscout.com/neighborhoods/buckeye)).

Also, if the buyer doesn't use the entire \$20,000 maximum assistance from the Arizona program on a down payment, the rest of the funds can go towards closing costs.

Outside of metro Phoenix, homebuyers in these Arizona cities are eligible: Arizona City, Coolidge, Douglas, Fort Mohave, Huachuca City, Red Rock, Sierra Vista, Snowflake, Tucson and Yuma.



Brown told me another big advantage for the program is that the purchase-price limit is higher than the one for a Federal Housing Administration loan.

- [We needed a better way to understand a home's value. So we built one.](http://www.azcentral.com/story/money/real-estate/catherine-reagor/2016/03/11/street-scout-buying-selling-homes/81331486/)
- [What's your home worth? Street Scout offers an answer](http://www.azcentral.com/story/money/real-estate/catherine-reagor/2016/03/11/street-scout-buying-selling-homes/81331486/)

Program helps renters buy homes in some Arizona cities

The FHA loan limit in metro Phoenix is

\$271,050. The Housing Department's Pathway program allows people to buy houses for as much as \$356,352, but borrowers can't earn more than \$89,100 per year.

Find out more about the program at

www.azhousing.gov

(<http://www.azhousing.gov/>) or call 602-771-1000.

Brown is currently working with another homebuyer who is purchasing a house in Buckeye using the Housing Department's new program.

"I am so happy. I want to help others use the program," said Brown, who paid about \$250,000 for her home in Palm Valley and moved in a few weeks ago. "My boys and I now have three bedrooms and a den, and they are minutes from their school.

"Plus, we got a screaming deal on our house."

<http://www.azcentral.com/story/money/real-estate/2016/03/11/whats-you-home-worth-street-scout-has-answers/79426712/>

- [7 things you need to know about Street Scout](http://www.azcentral.com/story/money/real-estate/catherine-reagor/2016/03/11/7-things-you-need-know-street-scout/81328618/)
- [Property info wrong on Street Scout? Ask for a recheck](http://www.azcentral.com/story/money/real-estate/catherine-reagor/2016/03/18/property-info-wrong-street-scout-ask-recheck/81919540/)
- [StreetScout.com](http://www.streetscout.com/)



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[Street Scout: Neighborhood guide to Southwest Valley](http://www.azcentral.com/story/news/local/southwest-valley/2016/04/15/street-scout-neighborhood-guide-avondale-goodyear-estrella-mountains/82874436/)

(<http://www.azcentral.com/story/news/local/southwest-valley/2016/04/15/street-scout-neighborhood-guide-avondale-goodyear-estrella-mountains/82874436/>)



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[Street Scout: Neighborhood guide to Central and Northwest Valley](http://www.azcentral.com/story/news/local/surprise/2016/04/15/street-scout-neighborhood-guide-surprise-sun-city-west-el-mirage/82872736/)

(<http://www.azcentral.com/story/news/local/surprise/2016/04/15/street-scout-neighborhood-guide-surprise-sun-city-west-el-mirage/82872736/>)

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