

DCEO South Cook Homebuyer Program

IFF is the recipient of funds from the Illinois Department of Commerce and Economic Opportunity (DCEO) under the Illinois "IKE" Disaster Recovery Program (IDRP) to purchase and rehab homes in certain South Cook County communities for sale as affordable housing in an effort to promote community redevelopment and stabilization. Eligible properties under the program are located in the communities of Park Forest, South Holland, Hazel Crest, and Lansing.

IFF has partnered with **Neighborhood Housing Services of Chicago (NHS)** and **South Suburban Housing (SSH)** to provide homeownership education, counseling services, and income certification to prospective homebuyers under the program.

Eligible Homebuyers

Eligible families can earn up to 80% of the area median income (AMI), based on number of persons living in the household. In determining gross household income, all family members over the age of eighteen (18) are considered, as well as other sources of income. The income guidelines for 2014 are:

2014 HUD Income Limits for 80% AMI

1 person	2 people	3 people	4 people	6 people	6 people
\$40,550	\$46,350	\$52,150	\$57,900	\$62,550	\$67,200

Eligible homebuyers are required to complete eight hours of homebuyer education and counseling from a program approved HUD-certified agency. Homebuyers must contribute a minimum of 1% of the purchase price for down payment and closing cost. The Homebuyer must secure a first mortgage with a 30 year fixed-rate. The mortgage can be a conventional, FHA, or VA loan. The first mortgage cannot negatively amortize or include a prepayment penalty.

Homebuyer Assistance

Eligible homebuyers can receive up to \$10,000 in subsidy under the program with opportunities for additional assistance through other down payment and closing cost assistance programs. The homebuyer subsidy is a non-interest forgivable loan as long as the property remains owner-occupied for five (5) years from the date of closing; buyers must maintain the property as their primary residence. If the homebuyer sells, leases, rents, or refinances the property before the five (5) year time period has elapsed, the homebuyer will be required to return a prorated portion of the homebuyer subsidy as outlined in the recapture agreement signed at the time of closing.

For more information on the program, contact:

NHS South Suburbs

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