

Can YOU qualify?

Buyer Qualifications

- Not have owned a home in the last three years (*exceptions for divorcees who do not retain ownership rights of marital home and for substandard mobile homes*)
- No more than \$50,000 in cash or similar assets
- A credit score in the 680 range
- Minimum household income in the \$38,000 range without excessive debt to afford a mortgage of at least \$80,000. Depending on home size, mortgages will be in \$80,000 to \$120,000 range. (*A slightly smaller income and mortgage may be possible with a completely renovated home.*)
- A total annual family income less than the amount shown here. (*Includes gross of all wages, child support, and other regular income.*)

Several homes reserved for families with incomes below

1 person	2 person	3 person	4 person	5 person
\$55,550	\$63,500	\$71,400	\$79,350	\$85,700

Several homes reserved for families with incomes below

1 person	2 person	3 person	4 person	5 person
\$41,700	\$47,640	\$53,580	\$59,520	\$64,320

*Call for income limits for larger families.

Paducah Alliance of Neighbors will be working with buyer families to plan and construct homes in the **City's Southside Phase I Program area**.

PHASE ONE PROGRAM AREA



Qualified buyers will be able to choose from several plans and locations, based on family size and the amount of mortgage they can qualify for.



- 🏠 Several floorplans available
- 🏠 1,000 to 1,500 square feet homes
- 🏠 Contemporary designs
- 🏠 Affordable
- 🏠 Energy Efficient

Would you like to be a

HEART of PADUCAH HOMEBUYER

A program of the Paducah Alliance of Neighbors

Great homes made
affordable

Taking applications now



The Paducah 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 great homes
-  That low- to moderate- income buyers can afford
-  Creating stronger neighborhoods for all

The Process

1. Fill out and submit a program application.
(PAN 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 PAN 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 PAN 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. ***(Once you have sent your completion certificate...)***
5. Be added to our Approved Homebuyer List. Those at the top will continue with process if desired. We will move down the list as needed.
6. Approved Homebuyers will work with PAN staff to finalize plans and will sign Homebuyer agreements with PAN and with the Kentucky Housing Corporation (KHC--subsidy funding provider.) becoming Committed Buyers.

7. After KHC approves the project setup, construction begins with PAN as owner.
8. PAN 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

Home buyers to be identified and committed as process steps are completed. Plans for the homes finalized and lots acquired typically within 4 months. Construction typically takes 9 month to one year, depending on weather and contractors' schedules. Homes ready for purchase approximately one year from beginning of construction.

The Fine Print

SO how does this all work?

- ❶ First, building a great house isn't cheap.
- ❷ 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.
- ❸ 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) The City of Paducah will provide assistance funds.
 - (3) Either the Paducah Alliance of Neighbors or the Federal Home Loan Bank of Cincinnati, through its Affordable Housing program, will provide final funds needed.
- ❹ Each of these funding sources will require you to sign a Forgivable Mortgage for their portion. If you live in the home for 5-15 years (depending on the source), you will owe nothing. If you move out or sell during the period, you will pay back the pro-rated, unforgiven portion.

How do you apply?

Applications are available –

-  Paducah Alliance of Neighbors website: <http://PAN2008.org>
-  Email at office@PAN2008.org
-  Call 270-558-1658
-  Our Information box located at the Fountain Avenue United Methodist Church, 300 Fountain Avenue, Paducah, KY 42001 on the Monroe Avenue street level door.

Please return the completed application to Paducah Alliance of Neighbors via email, USPS or drop off in the locked black drop box on Monroe Avenue.