

HOW THE PROGRAM WORKS

- 1) Fill out preliminary application
- 2) If you have not taken the Homebuyer Education Course, you will be notified of the next available course date.
- 3) Once you have received a selection letter, call to set up your first appointment as soon as possible.
- 4) During the intake your counselor will determine your eligibility and whether to proceed.
- 5) You will then need to apply at a bank or credit union for the additional funding need to complete your new home.
- 6) If your income qualifies you for the grant program and you can arrange enough financing to allow you to proceed, your application will be submitted to the Loan Review Committee for acceptance or denial. If your application is approved, a Conditional Commitment will be awarded.

NCAH will assist you through the remaining phases of your project.

FINDING A HOME

A manufactured dealer of your choice can provide you with a selection of homes in the price range of this program if you haven't selected one already. All homes must be in Jefferson County.



FINANCING

- Maximum level of assistance is \$100,000
- As an eligible applicant, you may receive a Conditional Grant Commitment subject to your ability to finance the balance of the purchase from other sources. Your lending institution must be a local bank, savings and loan, or credit union. Your primary financing institution will place a first mortgage on your home.
- Assistance will be in the form of a no interest deferred loan.
- A lien will be placed on your home for an affordability period of 10 years. If you do not reside in the home for the required affordability period, the loan/grant must be paid back except the amount reduced pro-rata based on the time you have owned and occupied the home measured against the required affordability period.
- The lien will be subordinated to the first mortgage lien required by a bank or other source of mortgage financing.

Once your project is approved we will schedule a closing. At the closing certain documents must be signed before you receive any funds including construction contracts, a grant enforcement note and mortgage in which you agree to live in the house for 10 years, or pay back the grant amount. The financial assistance is interest free, and totally forgiven upon 10 years of owner-occupancy. We will verify your residency every year for those 10 years.

We expect that you will be able to live in your mobile home until your new house is built; **after the new house is finished, the old mobile home must be removed and demolished.**



118 Franklin St. Watertown, NY 13601

QUALIFICATIONS

- Must have lived in mobile home that's at least 10 years old, on land you own, with deed in your name
- Your property taxes are paid to date
- Your annual household gross income must not exceed the following limits

Number of Persons	Income cannot exceed
1	\$37,650
2	\$43,000
3	\$48,400
4	\$53,750
5	\$58,050
6	\$62,350
7	\$66,650
8	\$70,950

(effective: April 1, 2020)

Your gross annual income for determining eligibility includes **all** sources of income from **all** members over 18 years of age in your household.

ABOUT MHRP

North Country Affordable Housing, Inc. has designed a program to eliminate older mobile homes, by giving low-income owner-occupants a grant of up to \$100,000 towards a new mobile home on the site. The homeowners are responsible for any additional costs through mortgage financing. Grant funds have been provided by the State of New York Housing Trust Fund Corporation.

CONTACT

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ADDRESS

118 Franklin St.
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NORTH COUNTRY AFFORDABLE HOUSING, INC. *Mobile Home Replacement Program*



For Jefferson County

North Country Affordable Housing, Inc. (NCAH) was awarded funds from the New York State Housing Trust Fund Corporation to assist individuals who wish to replace their manufactured home in Jefferson County. The grants may provide up to \$100,000 per unit for the replacement of a manufactured home.