

St. Louis County Office of Community Development

Hometown Heroes Homeownership Program

Hometown Heroes Homeownership Program Guidelines:

St Louis County, through its Neighborhood Stabilization Program (NSP) and HOME Investment Partnership Program is now offering up to \$7,500 in down payment and closing cost assistance for qualified Hometown Heroes purchasing a home in St. Louis County*!

For the purposes of this program, "Hometown Heroes" is defined as a person employed as a firefighter, police officer, active military/veteran, primary or secondary teacher, nurse (LPN, RN, CMT), EMT. Retirees from the aforementioned occupations may be considered for this program, but verification methods will apply.

Homeowner requirements:

- Must meet the definition of the "Hometown Hero"
- Must be purchasing a pre-approved home from the NSP Rehab Program, NSP Homebuyer Purchase Program, or HOME Investment Partnership Program
- Household income may not exceed 120% of the Area Median Income Limits according to family size for the **NSP Rehab and NSP Homebuyer Purchase Programs:**

<u>1 person household</u>	<u>2 person household</u>	<u>3 person household</u>	<u>4 person household</u>	<u>5 person household</u>	<u>6 person household</u>	<u>7 person household</u>	<u>8 person household</u>
\$56,350	\$64,400	\$72,450	\$80,500	\$86,950,	\$93,400	\$99,850	\$106,300

- Household income may not exceed 80% of the Area Median Income Limits for homes produced by the **HOME Investment Partnership Program:**

<u>1 person</u>	<u>2 person</u>	<u>3 person</u>	<u>4 person</u>	<u>5 person</u>	<u>6 person</u>	<u>7 person</u>	<u>8 person</u>
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<u>household</u>	<u>household</u>	<u>household</u>	<u>household</u>	<u>household</u>	<u>household</u>	<u>household</u>	<u>household</u>
\$37,600	\$43,000	\$48,350	\$53,700	\$58,000	\$62,300	\$66,600	\$70,900

- Buyer must occupy the home as a primary residence
- Buyer must obtain Homebuyer Education certificate from one of St. Louis County’s approved housing counseling agencies which include:
 - Beyond Housing- (314) 533-0600
 - Better Family Life- (314) 367-1843
 - NECAC- (314) 359-9849

Loan Terms:

- Buyers may receive up to \$7,500 in down payment and closing cost assistance for the purchase of their home
- All loans are 0% interest, five-year forgivable loans
- All loans will be secured by a Note and Deed of Trust
- Assistance may be combined with other offers.

Other requirements apply; please contact Amy Ellis, Senior CD Analyst , St. Louis County Office of Community Development for more details and applications: 314-615-4592.

Program requirements are subject to change, contact Loan Specialist for specific requirements.

*Eligible properties consist of homes within the Neighborhood Stabilization Rehab Program, the NSP Homebuyer Purchase Program, and the HOME Investment Partnership Program.

