

**Eau Claire County Housing Authority  
HOMEBUYER ASSISTANCE  
PROGRAMS**

The Housing Organization Direct Assistance Program (HODAP), Housing Cost Reduction Initiative (HCRI), HOME and Community Development Block Grant (CDBG) Programs are funded by the State of Wisconsin Department of Administration, Division of Housing, to reduce the housing costs of low- and moderate-income households and to encourage the purchase of affordable housing units. The programs use state and federal funds to help people stabilize their housing situation, enabling individuals and families to obtain affordable housing.

**A \$100 fee is required to be paid when your homebuyer application is submitted. This fee will be credited toward your down payment/closing costs when the purchase is closed, and mortgage loan papers are signed. If the mortgage does not close, the fee will not be refunded.**

Program participants are responsible for finding a suitable housing unit. All housing units to be assisted must be located in Eau Claire County, but outside the city limits of Eau Claire; and they must meet federal Housing Quality Standards and local standards before receiving assistance or upon completion of rehabilitation, if applicable.

In addition to meeting income and other eligibility criteria, all program participants must be in financial need of the assistance requested, as determined by the Housing Authority.

Applicants who owe money to the Eau Claire County Housing Authority or any other housing authority are not eligible to participate in Housing Authority-funded programs until that debt has been paid in full.

HODAP, HCRI and/or HOME beneficiaries may not again receive assistance from the same funding source for three years from the date of prior assistance.

No-interest, deferred-payment loans up to \$8,000 are made to eligible renters to obtain a first mortgage for home purchase. Monthly income cannot exceed 80% of the county's median income. Preference is given to families with incomes less than 50% of the area median.

Buyers with incomes less than 50% of the area median must contribute at least \$500 of their own funds; buyers with incomes between 51-80% of the area median must contribute at least \$1,000 of their own funds.

Funds will be disbursed directly to the lender, on the buyer's behalf, at the time of loan closing.

Total monthly housing costs and other indebtedness will be evaluated and must be determined to be affordable. Total indebtedness in the property may not exceed 100% of the property's fair market value at time of closing. The mortgage interest rate may not be 2% or more above the average local lending rate for similar type loans.

The loan must be repaid in full if any interest in the property is transferred other than to a spouse, the housing unit ceases to be the borrower's principal place of residence, the assisted household does not stay current on payment of their property taxes or fails to maintain adequate property insurance.

Buyers must complete pre-purchase education, including real estate transactions & disclosures, the purchase process, Fair Housing Laws, insurance, budgeting, and payment affordability.

**Homebuyer Housing Rehabilitation Loans**

The purpose of the Housing Rehabilitation Loan Program is to make loans to help bring substandard housing up to decent, safe, and sanitary conditions and to improve neighborhood conditions overall. It is hoped that the program will also stimulate neighborhood reinvestment and revitalization.

No-interest, deferred payment housing rehabilitation loans are available to low- and moderate-income homebuyers who also borrow down payment and closing cost funds to finance the cost to remove code violations, improve structural conditions, prolong the life expectancy, and otherwise improve living conditions, of the housing they are purchasing.

Eligible repairs include siding, windows, plumbing, heating, electrical, roofs, and handicapped accessibility. Monthly payments are not required for this program, and the loans are not repaid until the property is sold or title to the property is transferred.

**Eau Claire County Income Limits  
(Effective March 2024; subject to change)**

Family Size	*Very-low Income Limits (50% AMI)	Moderate Income Limits (80% AMI)
1-person	\$34,800	\$55,650
2-person	\$39,800	\$63,600
3-person	\$44,750	\$71,550
4-person	\$49,700	\$79,500
5-person	\$53,700	\$85,900
6-person	\$57,700	\$92,250
7-person	\$61,650	\$98,600
8-person	\$65,650	\$104,950

**HOUSING QUALITY STANDARDS**

AMI = Area Median Income

\*Preference is given to very-low-income families

## **OTHER HOUSING AUTHORITY PROGRAMS**

**Emergency Rehabilitation** - No-interest loans are available to low- and moderate-income households of up to \$2500 to make critical repairs to their homes which, if not completed, may jeopardize the immediate health and safety of the home's occupants. Monthly payments are required to repay these program funds.

**Housing Rehabilitation** - No-interest, deferred payment loans are made to owners, buyers and rental owners for the cost of housing rehabilitation to remove code violations, improve structural conditions, prolong the life expectancy, and otherwise improve housing conditions. Owner and buyer loans need not be repaid until title to the property is transferred. Monthly interest-bearing payments are required for rental loans.

**Financial & Homeownership Counseling** - Counseling programs help families who wish to get on track with their spending and possibly plan for long terms goals like home purchase. Trained staff will work with families to set up a realistic budget so they are able to stick with it. Families who are interested in homeownership can receive help to improve credit, clear up past debt, deal with bankers and determine down payment and closing cost funds needed. Staff will help clients understand and determine future housing needs and affordability along with the responsibilities of homeownership.

There may be a cost to the participant for Financial and Homeownership Counseling

**Housing Choice Rental Vouchers** - Rent subsidies are paid to landlords on behalf of very-low-income families. The subsidy amount is based on the family's income. Housing chosen by the family must meet minimum Housing Quality Standards.

**Public Housing** - Large, scattered-site, single-family low-rent housing is owned by the Housing Authority. Occupants that participate in the FSS Program may be able to purchase the home they occupy if successful in achieving self-sufficiency.

**Family Self-Sufficiency (FSS)** - Supportive services are coordinated to assist families to achieve economic independence and self-sufficiency. This program is operated with the Public Housing program.

**PLEASE NOTE:** Applicants who owe money to the Eau Claire County Housing Authority or any other housing authority are not eligible to participate in Housing Authority programs until that debt has been paid in full.

**For more information, or to apply for any of the County Housing Authority's programs, contact:**

Eau Claire County Housing Authority  
227 First Street West  
Altoona, WI 54720  
715-839-6240

### **FAIR HOUSING & EQUAL OPPORTUNITY**

Under the federal, state and local Fair Housing Laws, as amended, it is illegal to treat any person unequally because of sex, race, color, handicap/disability, religion, national origin, sex or familial status, lawful source of income, age, or ancestry, or sexual orientation in the connection with the sale or rental of most housing and any vacant land offered for residential construction or use. If you believe you have been discriminated against for any of these reasons, you may file a complaint with the Eau Claire County Housing Authority or the Equal Rights Division at either of the following offices:

Equal Rights Division  
201 E. Washington Ave  
Room A100  
Madison, WI 53703  
(608) 266-6860

Office of Fair Housing &  
Equal Opportunity  
1001 Lakeside Ave Ste 350  
Cleveland, OH 44114  
(216) 357-7824



## **Eau Claire County Housing Authority**

### **HOMEBUYER PROGRAMS**



### **Down Payment/Closing Cost Loans and Housing Rehabilitation Loans**