

Homeowner Assistance Programs 2022 Eligibility Guidelines

Based on household income less than 80%
of County Median Income

Family Size	Fond du Lac county	Green Lake county	Winnebago county
1	\$42,240	\$40,240	\$43,440
2	\$48,240	\$46,000	\$49,600
3	\$54,240	\$51,760	\$55,840
4	\$60,240	\$57,440	\$62,000
5	\$65,120	\$62,080	\$66,960
6	\$69,920	\$66,640	\$71,920
7	\$74,720	\$71,280	\$76,880
8	\$79,520	\$75,840	\$81,850

Additional Housing Resources available at:
www.energyandhousing.wi.gov



 www.advocap.org

 www.facebook.com/advocapwi

 www.linkedin.com/company/advocap/

Funding for ADVOCAP Homeowner Development Program is provided by the U.S. Department of Housing and Urban Development (HUD) HOME Investment Partnerships Program (HOME). The Wisconsin Department of Administration, DOA awards these funds to local units of government and local housing organizations through a biennial funding cycle.



ADVOCAP services are provided to qualified persons based on expressed and assessed needs and within the limits of grant guidelines. We are committed to providing equal opportunity in all programs, services, and activities to persons with limited English proficiency (LEP). Services include providing written translation and oral interpretations, free of cost, to LEP persons to ensure meaningful, accurate, and equal access to programs, benefits, and activities. We make reasonable accommodations for persons with disabilities. No qualified persons shall be excluded from participation in our programs or be denied the benefits of, or otherwise be subject to discrimination in any manner on the basis of age, race, creed, religion, color, sex, physical condition, handicap or disability, developmental disability, association with a person with a disability, sexual orientation, national origin, ancestry, political affiliation, marital, parental or familial status, pregnancy, arrest record, citizenship status, veteran status or any other characteristic protected by law. ADVOCAP is an equal opportunity employer functioning under an Affirmative Action Plan. We make a concerted effort to conduct business with small companies, women, and minority-owned businesses, and companies compliant with civil rights law. (Ref. 29CFR Part 471, Appendix A to Subpart A). We have a grievance procedure. If you have concerns or a complaint, please contact ADVOCAP's Executive Director or Deputy Director.

Updated January 2023



Homeowner Assistance Programs



*Down Payment Assistance
Homeowner Rehabilitation
Foreclosure Prevention*

DOWNPAYMENT ASSISTANCE

Funds may be available to provide a loan to income-eligible households to be used as down payment toward the purchase of a home. Loan is in the form of a 0% deferred 2nd mortgage and due in full when the property is sold.

The increased down payment will reduce the principal amount owed on the original mortgage and reduce the monthly payment.

Prior to application:

- ✓ Complete a free online homebuyer education course available at Fannie Mae HomeView.
- ✓ Receive a letter of pre-approval from a mortgage lender.
- ✓ Have adequate savings to pay closing costs and the minimum down payment amount required by the lender.

Referrals to licensed financial and housing counselors are also available.

Once these criteria are met contact Jason VanderVelden at the ADVOCAP Oshkosh Office to determine availability of funding and program eligibility.

Prior to Sale:

Property must be inspected to ensure the home meets housing quality standards. If the home does not meet these minimum standards the owner must correct issues within 6 months or ADVOCAP may also provide a housing rehabilitation loan (next section) to complete work.

HOUSING REHABILITATION

Funds may be available to provide income-eligible households a loan to be used for comprehensive home rehabilitation. Loan is in the form of a 0% deferred 2nd mortgage and due in full when the property is sold.

To qualify:

- ✓ Homeowner must have adequate equity in the home.
- ✓ Homeowner must be current with mortgage and property taxes.
- ✓ Homeowner must maintain homeowners' insurance.

Housing rehabilitation is designed to ensure recipients have decent, safe, and sanitary housing. Homes must be inspected to determine required repairs to meet housing quality standards and other eligible expenses.

Eligible work may include:

- Health and safety issues
- Lead-based paint hazard remediation
- Asbestos hazard remediation
- Handicapped accessibility modifications
- Moisture remediation
- Roofing repair or replacement
- Heating, plumbing, electrical or structural repair

ADVOCAP provides technical assistance to homeowners when requesting bids and selecting licensed contractors to perform eligible work.

FORECLOSURE PREVENTION

Funds may be available to provide income-eligible households a loan to prevent foreclosure of the applicant's primary residence. The loan is 0% APR and requires recurring payments until satisfied. Term and payment amount to be determined by ADVOCAP.

Payments can be made directly to mortgage lenders for past due payment or municipalities for past due property taxes.

To qualify:

- ✓ Homeowner must provide proof of pending foreclosure.
- ✓ Homeowner must show adequate means to make future payments.
- ✓ Homeowner must register to complete financial counseling from a certified provider.

Referrals to licensed financial counselors are also available.

CONTACT INFORMATION

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