Assist Homeownership Program

Utilizing a two-pronged approach to assist homebuyers, the program is sponsored by communities throughout the state to promote home ownership. The home buyer assistance feature of the Assist program provides families with funds to pay all or most of their closing costs and down payment, enabling families with good credit but little available capital to buy their home. The mortgage credit certificate ("MCC") feature reduces the homebuyer's ongoing cost of borrowing whenever market conditions result in uncompetitive interest rates for loans funded in the tax-exempt bond market.

Overview

- Communities join together through an Inter-governmental Cooperation Agreement
- Home rule communities may contribute private activity bond volume cap to support either a tax-exempt bond issuance or the MCC feature
- Non-home rule communities apply for volume cap from the State
- No financial contribution or commitment required from any participant
- Any Illinois municipality can participate

Loan Funding

- Loans are funded with proceeds of tax-exempt bonds or through the direct sale of taxable mortgage-backed securities based on the sale method providing the lowest interest rate
- The bonds and securities are sold at a premium, a price greater than their face amount, which provides funding for the home buyer assistance
- Proceeds are used to make the home loans and fund the assistance
- The bonds and securities are not a debt of the municipalities or paid from any participating community's funds, and are secured only with loans on the homes purchased

Loan Description

- 30 year fixed rate loans
- FHA/VA/RDA (640 minimum credit score) and Conventional (660 minimum credit score) loans are available
- Assist pays 3% to 7% cash grant to qualifying home buyers to fund closing costs and down payment assistance.

Qualifying Homebuyers

- Will occupy the home as their residence
- Meet income and purchase price guidelines

Mortgage Credit Certificates

- MCC's are a federally authorized program created as an alternative to tax-exempt housing bonds to reduce effective interest costs for qualifying homebuyers
- MCC's allow the homebuyer to qualify for a federal income tax credit equal to a percentage of the interest paid on their home loan each year
- MCC holders still qualify for a regular deduction of the remaining interest paid on their home loan

	Without MCC	With MCC
Mortgage Amount	$100,000	$100,000
Mortgage Interest Rate	4.50%	4.50%
Monthly Mortgage Payment (first year interest = $4,467.00)	$506.69	$506.69
MCC Rate	N/A	35%
Monthly Credit Amount (First Year Average) (35% of $4,467.00 is first year credit)	N/A	$130.29
"Effective" Monthly Mortgage Payment	$506.69	$376.40

Assist Advantages

- Provides additional home ownership opportunities in each community
- Home ownership provides added stability in a community
- Serves the large segment of potential home buyers who qualify for loans but lack funds for a down payment and closing costs
- Strategic alliance with lenders throughout the state
- Customized marketing in each municipality
- No out-of-pocket expense to any community to participate

INCOME AND PURCHASE PRICE LIMITS

COUNTY NAME	INCOME LIMITS				PURCHASE PRICE LIMITS	
	Targeted		Non-Targeted			
	1 or 2 People	3 or More People	1 or 2 People	3 or More People	Targeted	Non-Targeted
BOONE	NA	NA	$81,800	$94,070	NA	$305,330
COOK	$106,920	$124,740	$89,100	$102,465	$404,806	$331,205
CHAMPAIGN	$98,160	$114,520	$81,800	$94,070	$346,315	$283,348
DEKALB	$93,480	$109,060	$78,058	$89,759	$404,806	$331,205
DUPAGE	NA	NA	$89,100	$102,465	NA	$331,205
KANE	$106,920	$124,740	$89,100	$102,465	$404,806	$331,205
KENDALL	NA	NA	$103,400	$124,080	NA	$338,823
LAKE	$106,920	$124,740	$89,100	$102,465	$404,806	$331,205
MADISON	$98,160	$114,520	$81,800	$94,070	$346,315	$283,348
McLEAN	$105,960	$123,620	$88,300	$101,545	$346,315	$283,348
ST. CLAIR	$98,160	$114,520	$81,800	$94,070	$346,315	$283,348
SANGAMON	$98,160	$114,520	$81,800	$94,070	$346,315	$283,348
WILL	$106,920	$124,740	$89,100	$102,465	$404,806	$331,205
WINNEBAGO	$98,160	$114,520	$81,800	$94,070	$373,181	$305,330
OTHER PROGRAM AREAS	$98,160	$114,520	$81,800	$94,070	$346,315	$283,348

PARTICIPATING COMMUNITIES

City of Aurora
Village of Bartonville
City of Belleville
City of Belvidere
Village of Bridgeview
City of Champaign
City of Charleston
City of Collinsville
City of Crest Hill
Village of Creve Coeur
City of Decatur
City of East Moline
City of East Peoria
City of Edwardsville
Village of Godfrey
City of Joliet

Village of Justice
City of LaSalle
City of Lockport
City of Loves Park
Village of Machesney Park
Village of Marquette Heights
City of Mattoon
Village of Mendota
Village of Minooka
Village of Montgomery
City of Naperville
Town of Normal
City of Pekin
City of Peoria
Village of Peoria Heights
City of Peru

City of Princeton
City of Rochelle
City of Rockford
Village of Rockton
Village of Romeoville
City of Schaumburg
Village of Shorewood
City of South Beloit
City of Springfield
City of Urbana
City of Washington
City of Wood River
Village of Yorkville

County of Boone
County of Champaign
County of Coles
County of Cook
County of DeKalb
County of Kankakee
County of Kendall
County of Lake
County of Macon
County of Madison
County of McLean
County of Ogle
County of Peoria
County of Rock Island
County of Tazewell
County of Winnebago