



North Idaho Housing Coalition

Helping Community Members Achieve Their Dream of Homeownership

If you have sufficient income and credit to qualify for a loan, but you need assistance with closing costs or mortgage reduction, we may be able to help you purchase a home.

The North Idaho Housing Coalition buys properties, renovates them as needed, and then sells them to qualified low to moderate income buyers. NIHC helped over **85** families / individuals in the past six years purchase a home. Homeownership assistance is available through a no interest, no payment second mortgage that is not due until you sell or refinance the home. Two programs funded through Idaho Housing and Finance Association are available for qualified buyers, based on income, as shown below. To get started: go to the website www.northidahohousing.org to view a video that explains the program.

Questions? Contact Lori Isenberg, NIHC executive director, lori.northidahohousing@gmail.com or 665-4663 (HOME).

Income percentage is based on Area Median Income

HOME 80% AMI	People in household	NSP 120% AMI
\$ 34,400	1	\$ 51,600
\$ 39,300	2	\$58,950
\$ 44,200	3	\$ 66,300
\$ 49,100	4	\$ 73,650
\$ 53,050	5	\$ 79,575
\$ 57,000	6	\$ 85,500
\$ 60,900	7	\$ 91,350
\$ 64,850	8	\$ 97,275

Household income cannot exceed amount shown.

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HOME Program Buyer Requirements

1. Gross annual household income cannot exceed 80% of area median income.
2. The homebuyer must be able to qualify and accept a primary mortgage from an Idaho Housing and Finance Association (IHFA) approved lender. For more information on loans and qualifications, go to the IHFA website: <http://www.idamortgage.com/>
3. Qualified homebuyers must assume a deferred, due on sale soft second Deed of Trust for a minimum of \$1,000 up to 10% of the cost of the home, based on need as determined by IHFA HOME department.

NSP Program Buyer Requirements

1. Gross annual household income cannot exceed 120% of area median income.
2. The homebuyer must be able to qualify and accept a primary mortgage from an Idaho Housing and Finance Association (IHFA) approved lender. For more information on loans and qualifications, go to the IHFA website: <http://www.idamortgage.com/>
3. Qualified homebuyers must assume a deferred, due on sale soft second Deed of Trust for a minimum of \$1,000 up to 7% of the cost of the home, based on need as determined by IHFA HOME department.

For more information, go to the NIHC website, email the executive director, or call the office.