

## Housing Programs to Help Residents & Improve Neighborhoods

*April 2009*

During these difficult economic times, families and communities from all walks of the life are feeling the impact. The Affordable Housing Corporation of Lake County has programs that can help your residents, employees and neighborhoods:

- ***Mortgage Programs You Can Feel Good About:*** Homebuyers can receive up to \$50,000 in no/low- interest loans toward their mortgage to help lower their monthly payments and boost their purchasing power. AHC supports buyers throughout the complex purchase process and helps insure they are getting the best financing terms possible in today's tough credit market.
- ***Home Improvement Programs:*** Homeowners receive up to \$75,000 in no/low-interest loans and technical assistance to insure quality work done by reputable contractors at a fair price.
- ***Homebuyer Education & Counseling:*** Helps buyers navigate the complex home purchase process, overcome credit and debt issues, and prepare to be a successful and responsible homeowner.
- ***Foreclosure Prevention Services:*** Education classes, individual counseling and (where appropriate) intervention with the mortgage lender provide practical guidance for those behind on their mortgage payments.

### **Help Us Get the Word Out to Residents & Employees**

Feature AHC's programs in your newsletter or on your website. The [reverse of this page](#) includes sample announcements for your convenience. These types of features generate dozens of calls that nearly always result in local residents being helped. We also encourage you to share the information with your employees: send an email, distribute or post this memo, insert a payroll stuffer, or host an information session.

### **A Nonprofit Agency You Can Trust**

The Affordable Housing Corporation of Lake County (AHC) is a nonprofit agency created in 1995 that increases and preserves affordable housing opportunities throughout Lake County via high-integrity, high-impact services and partnerships that protect and empower consumers and communities. Our bottom line is making a difference for families and communities. Call 847/263-7478 or visit [www.ahclc.org](http://www.ahclc.org) for more information.

## Sample Newsletter and Website Announcements

**Low-Interest Mortgages Available for Lake County Homebuyers!** Ironically, the economic crisis makes this an ideal time for many to buy their first home. Unfortunately, today's complex credit market can make it difficult to find financing. The Affordable Housing Corporation of Lake County, a nonprofit agency, helps homebuyers lower their monthly mortgage payments by as much as \$275 per month through a mortgage package that includes up to \$50,000 in assistance for downpayment and closing costs, as well as a fixed-rate below market interest rate loan with no mortgage insurance. AHC offers home buyer education classes and individual counseling for those struggling with credit and debt issues, and also helps buyers navigate the complex purchase process and make sure they are getting the best financing terms available. For more information, log onto [www.ahclc.org](http://www.ahclc.org) or call 847/263-7478.

**Do You Have Home Repair or Home Improvement Needs?** Help is available for homeowners dealing with all kinds of repair and improvement needs. Electrical, plumbing, heating, water, sewer, windows, roofs, making your home handicap accessible, and much more. The Affordable Housing Corporation of Lake County, a nonprofit community agency, helps eligible homeowners with low-cost financing. Depending on your circumstances, you may be eligible for one or a combination of the following:

- A 0-% interest loan of up to \$50,000, with no payments due until you sell the home, transfer title, or get a cash-out refinance.
- A 15-year fixed loan of up to \$25,000 at 3% interest. .

AHC also provides free technical assistance to insure the work is done properly by reputable contractors. For more information, log onto [www.ahclc.org](http://www.ahclc.org) or call 847/263-7478.

**Are You Behind on Your Mortgage Payments?** Free confidential counseling is available from the Affordable Housing Corporation, a local nonprofit agency. We can help you understand your rights and options and even intervene with your mortgage lender on your behalf to create a workout plan. Note that AHC does not have money to give away to homeowners. For more information, log onto [www.ahclc.org](http://www.ahclc.org) or call 847/263-7478.

**Looking to buy a home or to make home repairs and improvements?** The Affordable Housing Corporation, a local nonprofit agency, offers a variety of low-interest loans, grants and education programs that can help. For more information, log onto [www.ahclc.org](http://www.ahclc.org) or call 847/263-7478.

***Call 847/263-7478 or email [ltapper@ahclc.org](mailto:ltapper@ahclc.org) if you would like to receive an electronic copy of these announcements to save yourself the effort of re-typing.***