

# Workforce Initiative Subsidy for Homeownership



## About WISH

The WISH Program is an initiative which provides up to \$16,000-\$22,000 in matching funds to qualified, low-income residents to be used towards downpayment or closing costs (max amount depends on the bank partner and the county where home is located). Funds assist eligible, first-time homebuyers with the purchase of an affordable home in Coconino, Mohave, and Yavapai counties. Through this matching program, up to \$5,500 of an eligible low-income buyer's funds are matched 4 to 1 with up to \$22,000 in assistance. Part of the buyer's contribution can be gift funds, however a minimum of \$2,000 or 1% of the purchase price (whichever is greater) must come from the buyer.

### WISH Assistance is a loan that:

- Is forgiven on a pro-rated basis over a 5-year owner-occupancy period.
- Housing Solutions of Northern Arizona charges an admin fee at closing of 4% of the assistance amount.
- Assistance is recorded as a lien behind the 1st mortgage.



## Eligibility

- Must be first time homebuyers. HUD defines “first-time homebuyer” as “an individual who has had no ownership in a principal residence during the 3-year period ending on the date of purchase of the property. This includes a spouse (if either meets the above test, they are considered first-time homebuyers). A single parent who has only owned with a former spouse while married.”
- Household earns under 80% of Area Median Income (see chart below). Income from all household members is counted.
- Buyer qualifies for a traditional mortgage from a lender or bank.
- Buyer is purchasing a home they can afford based on income and debt ratios.
- Buyer must own and occupy the property as their primary residence for the full-term of the assistance loan and maintain the property in compliance with local laws.
- Purchased home must be a single-family home, condominium, townhome, or manufactured home.
- Purchased home must be located within the program jurisdictional areas of Coconino, Mohave and Yavapai counties.
- Completes the online Homebuyer Education Course (offered in English and Spanish). Course must be completed prior to closing.  
(continued on reverse)

## About Housing Solutions of Northern Arizona

HSNAZ, a HUD-approved housing counseling nonprofit, helps families prepare for homeownership and navigate the purchase process. We provide financial literacy counseling, online homebuyer education, and financial assistance programs to benefit low to moderate income households. Our collaborative down payment assistance programs provide financial support for the up-front costs of homeownership and reduce mortgage payments to ensure affordability.

## Fees

\$14.00 | Credit Report  
(per homebuyer - if needed)

\$99.00 | Online Home Buyer  
Education Course (discount  
coupon for active clients)

4% | Admin Fee for  
approved WISH loans (due at  
closing)

## How to Apply

- 1 Call (928) 214-7456 to complete screening with housing counselor
- 2 Complete Application Packet
- 3 Gather and submit documents to determine eligibility
- 4 Schedule appointment with housing counselor to explain program details and process

## Contact Us

**Phone**  
(928)214-7456 (Relay service  
for hearing impaired 711)

**Fax**  
(928)774-6937

**Email**  
angelak@housingnaz.org

**Physical Address**  
2304 N 3rd St  
Flagstaff, AZ 86004

**Mailing Address**  
PO Box 30134  
Flagstaff, AZ 86003

## Eligibility

- All household members must be legal permanent residents or citizens.
- Household eligibility must be determined by Housing Solutions' counselors prior to entering into a purchase contract, as a 45-60 day close of escrow is required.

## Documents Required

- 3 most recent (concurrent) paycheck stubs for everyone in the household 18 and over, even if they are not going to be on the mortgage loan.
- Proof of income for any other income in the household which may include: child support (judgment or print-out from the courts), social security award letters, unemployment, workman's comp, etc.
- 3 months most recent statements for all asset accounts - checking, savings, 401(K), pensions, investments, stocks, bonds, life insurance, with cash value prior to death, lump-sum receipts or settlements.
- Picture ID for everyone living in the home who is 18 years old and over.
- Social Security Cards for everyone in the household. Those who have Social Security Cards with the wording "for work only" must also bring their legal residence card.
- Signed and dated Income Tax Returns for the most recent 2 years including W-2(s), 1099's, 1098's, etc.
- Additional documents may be required by the grant funder.

## 2019 Coconino County 80% AMI Limits

| Family Size | 1        | 2        | 3        | 4        | 5        |
|-------------|----------|----------|----------|----------|----------|
| AMI Limit   | \$42,800 | \$48,900 | \$55,000 | \$61,100 | \$66,000 |

## 2019 Yavapai County 80% AMI Limits

| Family Size | 1        | 2        | 3        | 4        | 5        |
|-------------|----------|----------|----------|----------|----------|
| AMI Limit   | \$37,050 | \$42,350 | \$47,650 | \$52,900 | \$57,150 |

## 2019 Mohave County 80% AMI Limits

| Family Size | 1        | 2        | 3        | 4        | 5        |
|-------------|----------|----------|----------|----------|----------|
| AMI Limit   | \$30,550 | \$34,900 | \$39,250 | \$43,600 | \$47,100 |

Housing Solutions does not discriminate on the basis of race, color, religion, sex, national origin, handicap or familial status in employment or program services. Special accommodations will be made for the physically challenged, upon notification.

