

FUNDING ELIGIBILITY

1. **Community Development Block Grant (CDBG)** – to provide housing, improve living conditions, improve community facilities, and expand economic opportunities, principally for low and moderate-income persons.
2. **Home Investments Partnerships Program (HOME)** – to expand the supply of decent, safe, sanitary and affordable housing with primary attention to rental housing for very low-income families, and to strengthen the County’s ability to assist the financing and development of low and very-low income housing. In this program, housing units must be produced.
3. **American Dream Downpayment Initiative (ADDI)** – to assist low-income *first-time homebuyers* in purchasing a principal residence by providing funds for down payment and closing costs.

Each of these funding sources has a different purpose and different eligible activities that can be funded.

The Consolidated Plan Goals

The three (3) goals of the Consolidated Plan are:

1. Provide decent, safe and sanitary affordable housing with a special emphasis on low-to-moderate income and special needs citizens;
2. Improve the quality of life for low-to-moderate income and special needs citizens; and
3. Improve physical sustainability, economic vitality and social well being as a foundation for systematic and comprehensive revitalization of low and moderate income communities.

American Dream Downpayment Initiative (ADDI) Program

A. What is the National Objective of the ADDI Program?

To assist low-income first-time homebuyers in purchasing single-family homes by providing funds for down payment and closing costs.

B. What Activities Are Eligible for ADDI funding?

1. Eligible properties include: single-family dwellings (including 1-4 unit dwellings in which one would be owner-occupied), condominiums, cooperatives, manufactured housing with lot or lot on which manufactured housing has been built. (Mobile homes are not eligible under this program.)
2. Eligible activities include: down payment assistance toward the purchase of single-family housing unit purchased by low-income, first-time homebuyers and rehabilitation completed in conjunction with purchasing the home.
3. Eligible "hard" costs: acquisition and rehabilitation
4. Eligible "soft" costs: processing and settlement costs; private lender origination fees, credit reports, title fees, appraisal fees, attorney fees, professional services, etc.

C. What are the Limitations of the ADDI Program?

1. The maximum amount of assistance is \$10,000 per recipient; the minimum amount of assistance is \$1,000.
2. Recipient's total household income may not exceed HUD's established low-income limit of 80% of local area median income, according to family size.
3. Recipients must be first-time homebuyers.
4. Recipients must qualify for a first mortgage with a participating lender.
5. Recipients must contribute a minimum of \$500 of their own funds.
6. Recipients must complete a homebuyer education training program.
7. Recipients may not receive cash back at closing.

D. What Geographic Areas are Covered by the ADDI Program?

This is a countywide program; qualified applicants/recipients must live in the unincorporated area of the County of Spartanburg.