



# CHOICE NEIGHBORHOODS HERITAGE OWNER-OCCUPIED REHAB PROGRAM

Atlanta Housing Authority, Invest Atlanta and the City of Atlanta have launched a deferred forgivable loan program that provides up to \$60,000 in federal funds to eligible Ashview Heights and Atlanta University Center homeowners for health and safety repairs on their home. The loan will be for 10 years at a 0% interest rate with payments deferred and forgiven until the earlier of loan maturity, sale, transfer of ownership, or failure to maintain the property as the primary residence during the 10-year term.

The principal balance is reduced by 10% annually provided the eligible homeowner maintains primary residency. The prorated remaining balance is due and payable immediately if the home is sold, transferred, or no longer the primary residence within the 10-year term. A lien will be placed on the home.

The maximum loan amount per home is \$60,000, inclusive of all construction related costs and closing costs.

## ELIGIBILITY GUIDELINES

- Homeowner must reside within the Choice Neighborhoods of Ashview Heights or Atlanta University Center.
- Must be a primary homeowner and existing resident as of September 30, 2015.
- Annual Household Income must not exceed 80% of area median income adjusted for household size.  
1 Person Household (\$39,500) - 2 Person Household (\$44,600) - 3 Person Household (\$50,200) - 4 Person Household (\$55,750) - 5 Person Household (\$60,250) - 6 Person Household (\$64,700).
- Homeowners with 1st mortgage liens are permitted. Homes with other liens (2nd mortgages, tax liens, water liens without payment plans, recorded Fi Fas, etc.) are prohibited.

## FOR MORE INFORMATION OR TO APPLY

Contact the Choice Neighborhoods Heritage Owner-Occupied Rehab Program Manager,  
**Meals on Wheels at [info@mealsonwheelsatlanta.org](mailto:info@mealsonwheelsatlanta.org) or 404-351-3889**



# FREQUENTLY ASKED QUESTIONS

## WHICH PUBLIC ENTITIES HAVE PARTNERED ON THIS PROGRAM?

Atlanta Housing Authority, City of Atlanta and Invest Atlanta are the public partners for the Choice Neighborhoods Heritage Program.

## WHO IS MEALS ON WHEELS AND WHY ARE THEY CONDUCTING THE REPAIRS?

Meals on Wheels Atlanta (MOWA) is a non-profit social services agency with a mission to support senior independence through meals, shelter, education and community. As such, MOWA has entered an agreement with IA to act as program manager for this project. MOWA provides similar services in partnership with other funding entities and has more than a decade of experience providing such services for seniors in the metro Atlanta area.

## WHAT KIND OF REPAIRS WILL THIS PROGRAM OFFER?

Eligible repairs are prioritized to address issues pertaining to: 1) Health and Life Safety; 2) Energy Efficiency; and 3) Deferred Maintenance and Home Exterior Improvements.

## WHO IS GIVEN PRIORITY FOR THE PROGRAM?

There is no priority ranking for this program, however, the program is only open to the single-family homeowners of the Ashview Heights and Atlanta University Center neighborhoods with household incomes  $\leq$  80%AMI.

## HOW MUCH MONEY WILL THE PROGRAM PROVIDE FOR MY HOME REPAIRS?

The Maximum Deferred Forgivable Lien will be up to \$60,000 (Note: includes all repair costs, construction management and construction administration costs, eligible closing costs, contingency reserve, beautification, etc.)

## ARE THERE ANY OUT-OF-POCKET COSTS FOR ME TO PARTICIPATE IN THE PROGRAM?

No, qualified homeowners do not pay any money out-of-pocket for the application or rehab services.

## AM I TAKING OUT A LOAN FOR MY HOME REPAIRS?

Yes. However, no payment is required for the loan unless the program participant moves out of the home or sells the property before the expiration of the 10-year loan period.

## WILL THERE BE A LIEN ON MY HOME?

Yes. Homeowners with a 1st mortgage against their properties are eligible for this program. An additional lien will be placed against the property until they have lived in the home for 10 years. 10 years after the lien is placed on the property, the lien will be fully forgiven. Homes with 2nd mortgages or other liens (tax liens, water, recorded FIFA, etc.) are prohibited.

## HOW DO I APPLY?

Contact the Choice Neighborhoods Heritage Owner-Occupied Rehab Program Manager, [Meals on Wheels at info@mealsonwheelsatlanta.org](mailto:info@mealsonwheelsatlanta.org) or 404-351-3889

