

Washtenaw Housing Education Partners (WHEP) 2009 Homebuyer Education Program

Intake & Homebuyer Education Classes

- MSU Extension conducts initial intake for all WHEP participants including answering/returning all phone inquiries, program registration, mailing of program information, website and program material maintenance, and MSHDA Household Profile completion. Bill County NSP Program administrative fee of \$15,000 for this service.
- MSU Extension conducts monthly pre-purchase education classes including 6 hours of group instruction.
- MSU provides an education certificate.
- Bills MSHDA @ \$50 per household for homebuyer education classes.
- Instead of 6 hour group class, 1:1 counseling provided for households with a language barrier or if unable to attend a group session
- Provides pre-purchase individual counseling for MSHDA & HUD referred participants. Bills MSHDA @ \$50 and \$75 per household respectively for these services.

Pre-Purchase Individual Counseling

- POWER, Inc. conducts Pre-Purchase Individual Counseling appointment which includes completion of MSHDA income verification, credit report review, & creation of a personalized financial management and housing action plan.
- POWER provides a "release to purchase" certificate
- POWER will make a determination of the funding source, or likely funding source based on the clients housing action plan. Bills MSHDA \$75/hr per household for MSHDA clients, up to 10 hours per household total or bills County \$75/hr for NSP or HOME.
- POWER charges \$10,000 administrative fee to County WHEP grant as the fiduciary of all the grants, managing the database and billing.

Financial Management

- POWER, Inc. conducts 8-week financial management course 3 times annually. Participants in the WHEP Homebuyer Education Program participate as recommended by Housing Counselors during their Pre-purchase Individual Counseling appointment.
- Bills MSHDA, NSP, HOME or County WHEP contract as applicable @ \$75 per household per class attended. (Class 1-4 = \$75/class; Class 5-6 = \$50/class; Class 7-8 = \$100/class).

Habitat for Humanity

- Buyers either begin at Habitat & receive Habitat housing counseling with a MSHDA or HUD-certified counselor . Bill County \$75/hr for NSP or HOME. Does not need to attend 6 hr Homebuyer Education Class
- Or referred to Habitat after Homebuyer Education Classes and Individual Counseling, based on income level (under 50% AMI automatically, 50% to 60% AMI depending on ability to purchase with traditional financing based on Housing Counselor recommendation)

Housing Purchase with CDC

- CDCs work with buyers who have completed all required components of the Homebuyer Education Program (including classes & counseling) to apply for assistance programs based on buyers eligibility; coordinates with Lenders , Realtors and Title Companies with or on behalf of the buyer; and shows buyers affordable and foreclosed/vacant homes as necessary..
- CDC's bill County or MSHDA as part of developer fee from NSP, HOME & MSHDA contracts, as applicable.***

Home Maintenance Training

- Habitat for Humanity provides ongoing Home Maintenance Training Classes on rotating topics with a MSHDA or HUD-certified counselor . Classes to be held monthly. Need to hold a "general" overview class for NSP, HOME and other buyers to take prior to closing.
- *Bill MSHDA, HOME, NSP or WHEP \$100 per household for 1 general maintenance class, which is required for NSP & HOME before purchase. MSHDA can be billed for up to 5 sessions per household. The other 4 sessions can be taken after the purchase, voluntarily. However, HOME & NSP funds cannot pay for sessions after closing.*

