



First-Time Homebuyer Resources: Over 80% AMI

New Orleans Area Habitat for Humanity (NOAHH) is a non-profit organization that provides the opportunity for people who earn lower to middle incomes to purchase their own home through our **First Time Homebuyer Program**. Eligibility for this program is based on household income, and Habitat seeks to serve those who may not typically be able to apply for a traditional home loan. The minimum required gross household income is \$1,600 per month/\$19,200 per year. The maximum income depends on household size, but is set at 80% of the New Orleans Area Median Income, which is determined each year by the federal Department of Housing & Urban Development (HUD). For 2015, the maximum incomes for eligibility in NOAHH's First Time Homebuyer Program are listed below:

Household Size	NOAHH FTHB Maximum Income (80% AGI)
1	\$2,800 per month / \$33,600 per year
2	\$3,200 per month / \$38,400 per year
3	\$3,600 per month / \$43,200 per year
4	\$4,000 per month / \$48,000 per year
5	\$4,320 per month / \$51,850 per year
6	\$4,641 per month / \$55,700 per year

We count gross (pre-tax) employment income, as well as Social Security, SSI, food stamps, child support, and any other form of consistent income. If your income exceeds our maximum limit, you will be ineligible for the Habitat First-Time Homebuyer Program. However, there are many other opportunities available for you to realize your dream of home ownership!

Neighborhood Development Foundation • ndf-neworleans.org • (504) 488-0155 • 1429 S. Rampart Street, New Orleans

Neighborhood Housing Services • nhsnola.org • (504) 899-5900 • 4528 Freret Street, New Orleans

A good place to start on the road to homeownership is by gathering resources that will help in the home-buying process. Both **Neighborhood Development Foundation** and **Neighborhood Housing Services** offer First-Time Homebuyer Classes as well as other personalized counseling to walk you through all the ins and outs of buying your first home.

Project Homecoming • projecthomecoming.net • (504) 942-0444

Through grants and other funding resources, Project Homecoming is able to sell homes for much less than the cost to build. Additionally, there are many programs that offer assistance for homebuyers, often making homeownership more affordable than renting.

Project Home Again • projecthomeagain.net • (504) 529-3522

Project Home Again is a nonprofit, housing development organization created shortly after Hurricane Katrina to build high-quality, energy-efficient homes for low and moderate-income New Orleanians. PHA builds 2, 3 and 4 bedroom, 2 bathroom elevated and energy-efficient homes in Gentilly.

Jericho Road Episcopal Housing Initiative • jerichohousing.org • (504) 895-6763

Jericho Road is a neighborhood-based nonprofit homebuilder that provides families with healthy and energy-efficient affordable housing opportunities. We partner with neighborhood residents, organizations and businesses to create and maintain a stable and thriving community.

All referrals and information provided by NOAHH are intended for information purposes only and do not constitute any formal affiliation between NOAHH and any entity unless otherwise specified. NOAHH neither endorses, has any responsibility for, nor exercises control over the views of any organization or the accuracy of the information provided by any of these organizations. NOAHH believes that information about First-Time Homebuyer opportunities should be made available to the public so that individuals can make informed decisions for themselves and their families. As such, NOAHH does not endorse, recommend, or make representations with respect to any of the above mentioned institutions, organizations, or products.

Own the Crescent • ownthecrescent.org • (855) 2-BUY-DAT (855-228-9328)

Own the Crescent is a one-stop resource that provides information to help you find and purchase your new home. OTC is a collaboration of for-profit and not-for-profit housing developers, homebuyer educators, and realtors committed to promoting home ownership in Orleans Parish. Check the website for a map of neighborhoods and Own the Crescent member organizations.

Finance Authority of New Orleans • financeauthority.org

The Finance Authority of New Orleans is a quasi-governmental agency created to help citizens get low interest mortgage loans to purchase homes in Orleans Parish. The Finance Authority Bond Loan Program offers a first mortgage loan product that can fully finance the purchase of your new home, with low interest rates and available down payment assistance.

Northshore Housing Initiative • northshorelandtrust.org • (985)246-7050

Using a shared equity model, NHI helps moderate-income homebuyers purchase a home by investing in the land. The land is leased to the homebuyer by the trust with a long-term lease that includes a resale formula to ensure affordability is preserved for the next buyer.

Louisiana Housing Corporation • lhc.la.gov • (888)454-2001

The LHC's Single Family Homeownership Programs help low- to-moderate- income homebuyers achieve the American dream of owning their own homes. The programs offer a variety of 30-year, fixed rate mortgages, some at below market interest rates. Assistance is available for both first-time homeowners and people who have owned homes before.

Local Banks

Many local banks have options for homebuyers who may not qualify for a typical bank product. These banks are willing to work with lower credit scores as well as offer down payment assistance options.

Capital One Home Ownership Dream Program

Community Development Mortgage Consultant: Deborah Graham Office: (504) 533-5199
Cell: (504) 264-8382 Email: deborah.graham@capitalone.com

Fidelity Homestead Community Development Initiative

Karin Coleman Office: (504) 569-3451

Regions Affordable 97 & Affordable 100 Programs

Michelle Nicholas Office: (504) 835-2163 Cell: (504) 812-5071 Email: michelle.nicholas@regions.com

Iberia Bank Low-to-Moderate Income Packages

Connie Fernandez Office: (504) 310-2873 Cell: (504) 909-7067
Email: connie.fernandez@iberiabankmortgage.com
Ana Irula Office: (504) 310-0718 Email: ana.irula@iberiabankmortgage.com

Chase DreaMaker Mortgage

Raul Vasquez, III Office: (504) 623-7428 Cell: (251) 281-8188
Terry Exsterstein Office: (504) 681-6288 Cell: (504) 554-0002

La Capital Federal Credit Union

Roberto Tonge Office: 1-800-522-2748 ext. 3220 Email: rtonge@lacapfcu.org

Liberty Bank

Maria A. Newman Carrere Office: (504) 240-5174 Cell: (504) 266-6390

Metairie Bank

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Staci Bonura Office: (504) 832-5631 Email: sbonura@metairiebank.com

Hope Credit Union

1-866-321-HOPE, Email: mortgage@hopecu.org

Betty Brown Office (504) 527-0688 Email: bbrown@hopecu.org

First NBC Bank

Bernadette Jelks Office: (504) 671-3452 Email: bjelks@firstnbcbank.com

Whitney Bank

Mindy Dinicola Office: (504) 619-4214 Email: mindy.dinicola@whitneybank.com

Gulf Coast Bank

Alex Wood Office: (504) 544-6313 Email: alexwood@gulfbank.com

Puentes New Orleans, Inc.

Scarlet E. Garcia, Housing Coordinator Office: (504)821-7228 Email: scarlet.garcia@puentesno.org