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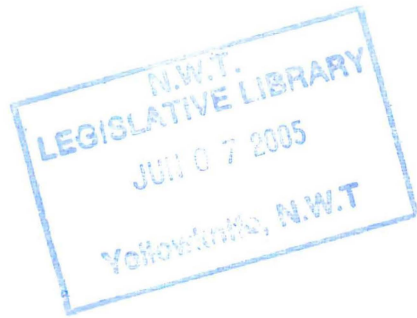
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## **OBJECTIVE**

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The Expanded Downpayment Assistance Program (EDAP) provides clients with a downpayment to construct or purchase a home. For current homeowners funds are available to repair or expand their existing home. The client obtains any additional money required through an approved financial institution.

## **ENABLING LEGISLATION**

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### **Northwest Territories Financial Administration Act**

The Corporation must operate within the parameters established under the Financial Administration Act: 10 (2), 11(1), 91(1)

### **Northwest Territories Housing Corporation (NWT HC) Act**

*(R.S.N.W.T. 1988, c. N-1)*

Section 10 (d) The NWT HC may “make grants or loans to individuals, municipalities and other corporate bodies for acquiring, constructing or improving housing;”

Section 10 (j) The NWT HC may “prescribe forms of mortgages, agreements and other documents and execute and deliver deeds, grants, conveyances, transfers, releases, discharges or other documents as may be necessary in the conduct of its business;”

## **POLICY EXEMPTIONS OR CHANGES**

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The President of the NWT Housing Corporation is responsible for approving any exception or change to this policy document. Districts requesting an exception must receive an approved Presidential Decision Paper (PDP) before proceeding.

## **FORM OF ASSISTANCE**

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Clients receive downpayment assistance in the form of forgivable loans subsidizing the cost of purchasing, repairing, constructing a new home and, or repairing their existing home.

The first ten percent (10%) of downpayment assistance is treated as a short-term forgivable loan. The remainder of the assistance is a loan that is forgiven over a fifteen (15) year period.

The assistance level is based on the client’s income, community, shelter costs; and the lesser of: 1) actual cost to construct, or purchase a home, and, 2) the Maximum Construction Cost (MCC) for the community. Under the repair option the eligible project cost

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is limited to 50% of the community's MCC. In Yellowknife the limit is 75% of the MCC excluding land.

### **Persons with Disabilities**

In addition to the assistance provided under the program, the NWT HC will fund 100% of modifications required to improve the accessibility of dwellings for persons with disabilities. The modifications shall be reasonably related to the disabled occupant's disability. Where it is not evident that accessibility modifications are related to the disability, confirmation from a qualified expert, physician or physiotherapist, should be obtained.

For the purpose of identifying a person with a disability, the NWT HC uses the same definition as the NWT Council for Persons with Disabilities. (*See Glossary*)

## **DELIVERY AGENT**

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The NWT HC is the delivery agent and may negotiate a Universal Partnership Agreement (UPA) in which a community group is responsible for the delivery of a portion or all of EDAP.

## **ELIGIBLE COMMUNITIES**

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Assistance is available in all communities in the NWT. Applicants who reside outside community boundaries will be eligible if they qualify for bank mortgage financing. Applicants that do not qualify for bank financing may receive assistance in the form of a guarantee provided by the NWT HC to the bank, on a case-by-case basis.

## **ELIGIBILITY CRITERIA**

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The applicant(s) must be 19 years of age or older, and have lived in the NWT for five years; one continuous year in the community of application prior to approval.

Applicants must have a Core Housing Need as follows:

**Affordability** - According to the Canada Mortgage and Housing Corporation (CMHC), a household that spends more than 30% of their gross household income to obtain adequate and suitable housing, has an affordability problem. Housing costs for each community in the NWT are outlined in the Core Need Income Thresholds.

**Suitability** - A household is considered to have a suitability problem if they are overcrowded. CMHC's





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National Occupancy Standards are used to determine suitability:

-  A minimum of one and a maximum of two persons per bedroom.
-  Parents do not share a bedroom with their children.
-  Permanent household members aged 18 years or older (except couples) do not share a bedroom.
-  Dependents of the opposite gender aged 5 years or more do not share a room.

**Adequacy** - Adequacy refers to the physical condition of the house. An NWT HC Condition Rating of 59% or below indicates an adequacy problem.

The income of the applicant (and co-applicant, if applicable) must be below the Core Need Income Threshold (CNIT) for their community.

The applicant(s) must have enough income to pay for all costs associated with homeownership, such as operating & maintenance, insurance, land lease (including lease application fees) and property tax costs, or municipal user fees.

Applicants must be able to obtain an approved bank loan.

The applicant agrees to maintain the unit as their principal residence.

Applicants cannot have rental or mortgage arrears with a Housing Association/Authority, Community Housing Group or the NWT HC.

The construct or purchase portion of the Program is not available to applicants who have owned a home within the preceding five (5) years to the EDAP application date.

### **Credit Report & Worthiness**

A credit report and references are the responsibility of the bank and the NWT HC. The applicant must be able to meet all of their financial obligations.

The client should be advised of sale closing costs, such as legal fees, appraisals, taxes, fuel adjustment, land lease adjustment and survey costs, and mortgage brokerage fees (maximum \$500.00) where applicable. If the client cannot afford these costs on their own, then these costs should form part of the total construction cost. The

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borrower must have at least 1.5% of the purchase price in cash or that amount can be borrowed. If borrowed, the repayment should be calculated over one year and included in the Total Debt Service calculation. Fees or changes for additional legal, financial or technical services beyond those that are required by the bank, CMHC, or the NWTCH are not eligible subsidized costs and are to be paid by the client.

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### **Verification of Information**

All information on applications is verified. Applications are cancelled if verification does not confirm the information provided.

### **Senior Citizens**

For NWTCH programs, a Senior Citizen is a person (60) sixty years old or older. The eligibility criteria apply to Senior Citizens in the same way as other applicants.

Forgiveness subsidies and mortgage payments for seniors are calculated differently (see **FORGIVENESS**).

### **Previous Assistance**

Applicants are **not** eligible for EDAP if they received previous assistance from: EDAP, the Independent Housing Program, the Rural & Remote Housing Program, Homeownership Assistance Program, Lease to Purchase Program, Owner Build Program, Downpayment Assistance Program, Purchase Program, Alternative Housing Program, or the Large Home Improvement Program (category one).

Applicants who have received previous assistance may be eligible for repairs or expansion of their home if they have an affordability and health or safety problem. Presidential approval required for this additional assistance.

### **Previous Program Withdrawal**

Clients who have withdrawn from a homeownership program or returned a house to the NWTCH under a quitclaim may be eligible for assistance again. This is on the condition that the client has not caused a financial loss or misrepresented their situation to the NWTCH. A financial loss would be damage to the unit beyond normal wear and tear; pipes freezing, missing materials, arrears, bankruptcy, legal or court fees.

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## Organizations

Profit or non-profit organizations/businesses are NOT eligible for this Program.

## INCOME VERIFICATION

Income verification is required for acceptance into the program and for determining the level of assistance.

Only the income(s) of the household member(s) that will be the mortgage holder(s) are verified. The applicants' incomes are verified by using the NWT HC *Verification of Income (VOI) Guidelines*. The NWT HC considers that the assistance is provided jointly to both partners, even if only one partner has an income.

Please refer to the "Signatures" section in regards to spousal requirements.

## CLIENT SELECTION

The annual EDAP allocation for each community is limited and based upon available funding. Therefore not all eligible applicants are chosen for the program. Clients are selected by using the NWT HC prioritization policy and the Homeownership Allocation Process, which may include a Community Recommendation Committee.

## PRIORITIZATION OF ELIGIBLE APPLICANTS

Eligible applicants are selected for the program in the following order:

1. Applicants who are Public Housing tenants.
2. Applicants who have been wait-listed for Public Housing for a continuous period of over one year.
3. Applicants with the greatest suitability, adequacy and affordability need.
4. In Yellowknife, Hay River and Inuvik, applicants whose income is below the NWT HC approved Rental Core Need Income Threshold.



The NWT HC District Office and the Community Recommendation Committees may determine how to allocate the resources by further ranking applicants using criteria such as, but not limited to:

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-  Residency: number of years beyond the minimum five years.
-  Family Stability: length of employment, years in community, no history of tenant damage or rental arrears.

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### **FORGIVENESS**

The fifteen-year amortization period starts from the date of completion of repairs, construction and occupancy of the home whichever is last. The loan forgiveness (principal & interest) takes place using the following method:

-  No forgiveness in the first (5) five years.
-  Upon the fifth year, 33.3% of the loan (principal & interest) is forgiven. Thereafter the loan is forgiven monthly, in equal instalments, based on the outstanding balance, until the fifteenth year.
-  After fifteen years of continuous residence, assuming the client is not in default of the EDAP Agreement, Mortgage Agreements, and, or Promissory Note, the entire NWTCH mortgage assistance is forgiven.

#### **Senior Citizens**

For clients 60 years old and older, loan forgiveness starts:

-  One month *after* the date of completion of repairs, construction, occupancy or the interest adjustment date, whichever is last.
-  Forgiven monthly until the end of the mortgage term. The *minimum* amount of forgiveness is \$166.67 per month, (\$2,000 per year)
-  For clients who turn 60 years old during the term of the loan - forgiveness will begin on a monthly basis immediately following their 60<sup>th</sup> birthday.




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-  For clients who are both seniors, or when one client is a senior and the other is a non-senior the forgiveness period is based on the age of the oldest client.
-  For clients who are 70 years old or older, the forgiveness period is a maximum of 5 years; Example: If a new client is 72 years old, the forgiveness period ends when the client is 77 years old, providing the client has not breached any other agreement requirements.
-  For clients who will turn 70 years old during the first five years of the loan, the forgiveness period is determined according to a client's age. Example: For a new client who is 68 years old, forgiveness period is 7 years.

## **EDAP AGREEMENT**

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The client is required to sign an EDAP Agreement and the appropriate Loan Security documents before any funds are disbursed.

## **INTERIM FINANCING**

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In cases of new construction, clients may need to arrange interim financing with their bank. The NWT HC may give the bank a loan guarantee, if required.

## **FIRE INSURANCE**

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It is mandatory that all units built, purchased or repaired under EDAP be insured against fire for the amortization period of the forgivable loan.

## **LIFE AND DISABILITY INSURANCE**

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All clients are encouraged to obtain mortgage life and disability insurance through their financial institution (bank) when arranging their bank mortgage.

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## **SIGNATURES**

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In situations where clients are married or living common law, the NWT HC considers the assistance to be given jointly to the client and his/her partner. The mortgage, all agreements and land documentation must be in both partners' names. (However, at this time a BCR cannot bear the name of a Non-Band Member.) Both partners must sign all documents as Joint Tenants. Any documents in one name only must be changed to include both partners' names.

The names on all mortgage and agreement documents must match those names on the Lease, Fee Simple Title or BCR documents. Assuming there are two persons on the mortgage and the BCR document is in the name of the Band Member only, both partners' names must be on all other security documents.

## **LOAN SECURITY**

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For loans of \$10,001 or more, the loan is to be secured by a registering a second mortgage at the prevailing rate of interest of the first mortgage. Other acceptable security will be determined by the NWT HC on a case-by-case basis. When the house is sold, the remaining non-forgiven balance of the loan becomes due and payable. (See Portability)

The client must provide the NWT HC with security for the loan. The land on which the unit is located must be unencumbered or represent adequate security for the total amount of the loan. The following forms of security are acceptable:

**Fee Simple Titled Land** - Where land is owned, the loan is secured by a mortgage. The mortgage is registered at Land Titles against the property until the loan is fully forgiven.

**Leased Land** - Where the land is leased from a government agency, the loan is secured by a mortgage. The mortgage is registered at the government agency issuing the lease. The term of the lease must extend to a minimum five years beyond the loan period.

**Band Land** - Clients who reside on band land have no legal tenure to the land. Where necessary, the NWT HC will provide the bank with a guarantee so that the client may secure bank financing. Despite the inability to register a mortgage on Band Land, security can be provided to the NWT HC in two steps:

- I. An agreement and promissory note between the NWT HC and the client (a personal covenant)

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stating if the terms of the loan agreement are breached, the client(s) may be sued and judgement may be obtained for the amount owing.

- II. The second is a standardized Band Council Resolution (BCR), which specifies an agreement between the NWTHC, the Band and the Band Land Beneficiaries permitting land use for the purpose of building, purchasing or repairing a home. This document permits the NWTHC to enforce the terms of the first agreement should the client default on the terms of the loan to the bank or to the NWTHC.

In addition to the Band Land document permitting the land use by the client for a home, the agreement must make the Band Council accountable for assisting the NWTHC in repossession and reallocation of the unit to another Band or Land Beneficiary member should the bank find the client in default during the agreement.

In the case of forgivable loans of \$10,000 or less, the loan is to be secured by a Promissory Note; for Band Land a Promissory Note and a BCR is required.

## **MOVE-IN**

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Clients must maintain their eligibility for the program until the unit is available for occupancy. All **Client Eligibility** criteria will be re-verified prior to move-in. Clients will be disqualified if found to be ineligible upon re-verification and the unit will be re-assigned to another client.

For new constructions the client can move into the unit **only** when the Certificate of Interim or Final Completion is issued and all documents have been signed.

Prior to move-in a review of the loan agreement, mortgage terms & conditions, insurance requirements, utilities transfer and counselling on all homeowner responsibilities is provided.

## **PRINCIPAL RESIDENCE**

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The client(s) must maintain the house as their principal residence for the term of the forgivable loan and mortgage. The house cannot be for seasonal or business use. If the client stops living in the house during the loan period the forgivable loan balance is payable in full.




There are three exceptions to the Principal Residence Policy. These exceptions are approved on a case-by-case basis:

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-  Education leave up to four years at a time;
-  Temporary out of town job placement, up to two years at a time; or
-  Extended medical treatment or hospitalization.

Loan forgiveness is suspended for any period of waived residency greater than three months. Forgiveness continues when the client resumes residency.

## **PORTABILITY OF LOAN**

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If the client sells the house to take advantage of an employment opportunity in another NWT community, the client may re-assign the loan to a new mortgage for the purchase of a different house. The client's down payment for the second house comes from the sale of the first house.

Clients are ineligible to take advantage of the portability option when transferring between two properties in the same community.

## **DEFAULT**

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If a client defaults on the terms of the first or second mortgage, promissory note, or program agreement, the following options are available to resolve the situation:

-  The client may sell the unit for no less than the **full balance** of the outstanding financial obligation. After the bank and the NWT HC have been paid, the client may keep any remaining money. It is expected that these profits will be used by the client to obtain other housing; or
-  The NWT HC and bank can take possession of the unit and land either by performing a quitclaim or foreclosure.

The loan guarantee provided by the NWT HC to the bank includes a provision that the NWT HC has the right to purchase the house from the bank after a foreclosure occurs, before any other person or organization.

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## **ESTATE AFTER CLIENT'S DEATH**

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Upon the death of either partner, the surviving partner may remain in the house assuming sole responsibility for the mortgage loan agreement and other expenses. **Please note:** In the case where the couple's forgiveness period was reduced based on the age of the deceased partner, the reduced forgiveness period will still apply. Example: Surviving spouse 58 year old, deceased spouse 66 years old, forgiveness earned monthly, 4 years of forgiveness remaining. The 4-year forgiveness period now applies to the 58-year-old client.

If the surviving partner sells or vacates the home, the outstanding bank loan is repaid and the unearned NWT HC forgiveness subsidy is due and payable to the NWT HC.

In cases where there is no life insurance and both partners die during the term of the mortgage loan, the loan balance becomes due and payable. The NWT HC retains its interest in the property.

## **FAMILY/MARITAL SEPARATION**

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In the event of family/marital separation where a child or children are involved, the partner having physical care and control of the child or children shall be entitled to the possession and occupancy of the house unless or until otherwise ordered by the court.

The partner gaining possession and occupancy of the unit may remain in the house assuming sole responsibility for the mortgage loan agreement and other expenses.

## **DESIGN STANDARDS**

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The client should possess title, long-term lease for their property or Band Council Resolution (BCR) permitting occupancy of the property. If the client does not possess any type of land tenure, a letter from the land claimant group permitting occupancy must be provided.

The design selected must be suitable for the current family composition (the mortgage holders and their dependents) as per National Occupancy Standards.

The client may construct a new house or purchase an existing house. All new houses must meet or exceed the latest edition of the National Building Code, NWT HC Design Standards and any Canada Mortgage and Housing Corporation (CMHC) or NWT HC requirements.

All health and safety items within existing site built or manufactured houses must meet or exceed the latest edition of the National

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Building Code and any Canada Mortgage (CMHC) or NWTCH requirements. See "Eligible Repairs".

## **ELIGIBLE PROJECT COSTS**

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The eligible project cost for any unit built or purchased under the EDAP must not exceed the applicable community's Maximum Construction Cost (MCC). Total eligible project costs are limited to the lower of:

- the purchase price (with improvements, if applicable), or
- the appraised value of the unit (with improvements).

Eligible costs include:

- 1) The cost of purchasing an existing unit, including sale closing costs such as legal fees, appraisals, taxes, fuel adjustment, land lease adjustment and survey costs, and mortgage brokerage fees
- 2) The cost of constructing a new unit, including land, site development (i.e. gravel pad), labour, materials and applicable taxes, legal fees, building permits, certificates, drawings and specifications, and any sale closing costs applicable.
- 3) For repairs or expansions, the project cost is limited to 50% of the community's Maximum Construction Cost (MCC). In Yellowknife, repairs or expansion cost is limited to 75% of the MCC. Only the cost of eligible and mandatory repairs as defined in the "NWTCH Eligible Repairs & Improvements for Existing Houses" will qualify. Also where repairs are required to an existing house, these repairs must be done at the time of purchase.

Other fees or charges such as legal, financial or technical services, beyond those that are required by the bank, CMHC, or the NWT Housing Corporation, are not eligible and must be paid by the client.

Any labour and material purchased prior to program approval are not eligible.

## **ELIGIBLE REPAIRS**

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The priority of repair is as follows: health and safety; suitability; energy efficiency; weather resistance; and durability.

All health and safety items within existing site built or manufactured houses must meet or exceed the latest edition of the National

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Building Code and any Canada Mortgage (CMHC) or NWTCH requirements.

## **BUSINESS INCENTIVE POLICY**

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The Business Incentive Policy (BIP) of the Government of the Northwest Territories applies to any contract whenever fifty-one per cent (51%) or more of the total contract funds or fifty-one per cent (51%) or more of the total annual operating funds of one of the parties is received directly or indirectly from the Government of the Northwest Territories.

## **NORTHERN MANUFACTURED PRODUCTS**

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The requirement to use Northern Manufactured Products is within the Business Incentive Policy. (BIP) If BIP applies to the program funding Northern Manufactured Products must be used for all new construction and repairs, unless unavailable or not technically suitable, or where the landed community cost of the Northern Manufactured Products exceed comparable southern products by 25%. These products include fuel tanks, fibreglass sewage and water tanks, roof trusses and windows. The NWTCH also promotes the use of Northern Manufactured fuel tank stands, screw jack foundation system and kitchen and bathroom cabinets.

## **MANDATORY INSPECTIONS**

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The NWTCH or a designated agent completes mandatory inspections.

For units being purchased or, purchased and repaired, must include a current property appraisal; an inspection report, condition rating, scope of work and estimated cost of repairs to the unit completed by the NWTCH or a designated agent.

Units to be purchased and repaired must have a useful economic life of a minimum of 15 years. This is to be confirmed through an appraisal report completed by an accredited appraiser. The appraisal may also be required to ensure sufficient value in the property.

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**Amortization:** The number of years until a mortgage loan is paid in full.

**Assistance Level:** The maximum amount of assistance available for the purchase of an existing unit with or without repairs/renovations, or the construction of a new unit depends on the applicants' income; actual purchase price and cost of repairs/renovation; or the cost to build; the community's CNIT; and MCC.

The subsidy ranges from 10% to 70%: of the unit purchase price with or without repairs; or the actual construction cost including land; or the MCC including land, whichever is the lowest. For all communities with the exception of Yellowknife and Hay River, the maximum EDAP assistance available for low-income clients is 70% while higher income clients receive the minimum amount of assistance of 10%. In the communities of Yellowknife and Hay River, the maximum EDAP assistance available for low-income clients is 40% while higher income clients receive the minimum amount of assistance of 10%.

For applicants of the repair/renovations only program, the subsidy ranges from 25% to 70% based on eligible project costs. For all communities with the exception of Yellowknife, the eligible project cost is limited to 50% of the MCC excluding land. In the community of Yellowknife, the eligible project cost is limited to 75% of the MCC excluding land.

**BCR:** Band Council Resolution

**BIP:** Business Incentive Policy

**CMHC:** Canada Mortgage and Housing Corporation is a Federal Government Crown Corporation

**Core Housing Need:** Those households in need who cannot afford or cannot obtain adequate and suitable accommodation, and cannot afford to solve the problem themselves. This includes those households:

- who occupy a crowded or inadequate unit and who currently pay less than 30% of their gross income for shelter but for whom basic shelter costs for an adequate and suitable unit available in their market area would consume 30% or more of their gross income; or
- who pay 30% or more of their income for shelter and for whom an adequate and suitable unit available in their market area would consume 30% or more of their gross income

**CNIT:** Core Need Income Threshold means the financial test utilized for the purpose of determining targeted households. These reflect the minimum

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income required for a household to afford appropriate accommodation without spending more than 30% of its gross income for shelter.

**EDAP:** Expanded Downpayment Assistance Program

**Disabled Citizen:** A person is considered disabled if one or more of the following categories apply to the individual(s):

- **Physical Disability:** Involves a significant loss of mobility, agility, strength, flexibility or coordination. Some conditions that involve physical disabilities are paraplegia, quadriplegia, amputation, cerebral palsy, polio, multiple sclerosis and arthritis.
- **Sensory Disability:** Involves the senses, and include blindness or significant vision loss, deafness or significant hearing loss, the inability to speak, and a lack of balance from disorders such as Vertigo or Meniere's Disease.
- **Cognitive Disability:** Usually a degenerative condition that affects the brain's ability to process information. It is not present from birth, and may include Alzheimer's, senility and late stage alcoholism.
- **Intellectual Disability:** Impacts the rate at which a person develops, learns and/or remembers. This disability is usually present from birth. People with intellectual disabilities may have Down's Syndrome, traumatic brain injury, fetal alcohol syndrome, alcohol-related birth defects or other undefined disabilities.

**Learning Disability:** Affects the way people with average or above average intelligence take in, process or express information. Learning disabilities are permanent, range from mild to severe, and encompass a group of disorders. Include problems with memory, attention, reading, writing, arithmetic, reasoning, social skills, emotional maturity and coordination.

**GDS: Gross Debt Service ratio** is equal to a person's mortgage payment plus shelter costs divided by their total gross income which equals the percentage of income they spend on shelter

**Gross Income:** Total income from all sources before tax or other deductions

**Household:** A person or a group of persons who occupy or who have need of a unit in the NWT and do not have a principal place of residence elsewhere in Canada.

**IAB Land:** Indian Affairs Branch Land.

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**IAD: Interest Adjustment Date** is the first of the month following the final advance of loan funds.

**IHP: Independent Housing Program**

**Land Tenure:**

**Fee Simple Titled Land** – Land that can be owned by individuals

**Leased Land** – Land leased by a government agency

**MCC: Maximum Construction Cost** is set for each community based on the average construction cost and maximum land cost for a modest home. This varies depending on the community and the number of bedrooms in the home.

**NWTHC: Northwest Territories Housing Corporation** is a Territorial Crown Corporation.

**PDP: Presidential Decision Paper** is a written request proposing a temporary or permanent change to an approved policy.

**Principal Residence:** Refers to the house in which the client permanently resides. Not a home for seasonal use.

**Quitclaim Deed:** A legal instrument used to release one person's right, title or interest to another without providing a guarantee or warranty of title. Example: Client vacates the house voluntarily and returns ownership of the house to the NWTHC. The client will not receive any financial compensation or refund of payments made to date. The NWTHC, if satisfied, will not collect any further mortgage payments and releases the client from the agreement.

**Senior Citizen:** For NWTHC programs, a person 60 years old or older.

**Tenancy:**

**Joint Tenancy** - Upon the death of either partner, the surviving partner acquires the interest of the deceased partner.

**Tenancy-in-Common** - Upon the death of either property owner, his/her share of the property is credited to his/her own estate and heirs.

**TDS: Total Debt Service ratio** is equal to a person's mortgage payment plus shelter costs, plus all other fixed expenses, divided by their total gross income which equals the percentage of income they spend on all their debts.

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***Expanded  
Downpayment  
Assistance  
Program***

***Glossary***

**Yellowknife - 3 Bdr**

Interest: 6.5% (.00669824)

Amortization: 25 years

MCC + Land\*: **\$233,100**Shelter Cost: **\$ 625**

Mortgage Payment	Mortgage Payment (Includes Shelter)	Payment/Income Ratio	Required Income	Mortgage @ 25 years	EDAP Assistance	%
\$937	\$1,562	30.0%	\$62,500	\$139,900	\$93,200	40.0%
\$952	\$1,577	30.0%	\$63,100	\$142,200	\$90,900	39.0%
\$968	\$1,593	30.0%	\$63,700	\$144,500	\$88,600	38.0%
\$984	\$1,609	30.0%	\$64,400	\$146,900	\$86,200	37.0%
\$999	\$1,624	30.0%	\$65,000	\$149,200	\$83,900	36.0%
\$1,015	\$1,640	30.0%	\$65,600	\$151,500	\$81,600	35.0%
\$1,030	\$1,655	30.0%	\$66,200	\$153,800	\$79,300	34.0%
\$1,046	\$1,671	30.0%	\$66,900	\$156,200	\$76,900	33.0%
\$1,062	\$1,687	30.0%	\$67,500	\$158,500	\$74,600	32.0%
\$1,077	\$1,702	30.0%	\$68,100	\$160,800	\$72,300	31.0%
\$1,093	\$1,718	30.0%	\$68,700	\$163,200	\$69,900	30.0%
\$1,109	\$1,734	30.0%	\$69,300	\$165,500	\$67,600	29.0%
\$1,124	\$1,749	30.0%	\$70,000	\$167,800	\$65,300	28.0%
\$1,140	\$1,765	30.0%	\$70,600	\$170,200	\$62,900	27.0%
\$1,155	\$1,780	30.0%	\$71,200	\$172,500	\$60,600	26.0%
\$1,171	\$1,796	30.0%	\$71,800	\$174,800	\$58,300	25.0%
\$1,187	\$1,812	30.0%	\$72,500	\$177,200	\$55,900	24.0%
\$1,202	\$1,827	30.0%	\$73,100	\$179,500	\$53,600	23.0%
\$1,218	\$1,843	30.0%	\$73,700	\$181,800	\$51,300	22.0%
\$1,233	\$1,858	30.0%	\$74,300	\$184,100	\$49,000	21.0%
\$1,249	\$1,874	30.0%	\$75,000	\$186,500	\$46,600	20.0%
\$1,265	\$1,890	30.0%	\$75,600	\$188,800	\$44,300	19.0%
\$1,280	\$1,905	30.0%	\$76,200	\$191,100	\$42,000	18.0%
\$1,296	\$1,921	30.0%	\$76,800	\$193,500	\$39,600	17.0%
\$1,312	\$1,937	30.0%	\$77,500	\$195,800	\$37,300	16.0%
\$1,327	\$1,952	30.0%	\$78,100	\$198,100	\$35,000	15.0%
\$1,343	\$1,968	30.0%	\$78,700	\$200,500	\$32,600	14.0%
\$1,358	\$1,983	30.0%	\$79,300	\$202,800	\$30,300	13.0%
\$1,374	\$1,999	30.0%	\$80,000	\$205,100	\$28,000	12.0%
\$1,390	\$2,015	30.0%	\$80,600	\$207,500	\$25,600	11.0%
\$1,405	\$2,030	30.0%	\$81,200	\$209,800	\$23,300	10.0%
\$1,421	\$2,046	30.0%	\$81,800	\$212,100	\$21,000	9.0%
\$1,437	\$2,062	30.0%	\$82,500	\$214,500	\$18,600	8.0%
\$1,452	\$2,077	30.0%	\$83,100	\$216,800	\$16,300	7.0%
\$1,468	\$2,093	30.0%	\$83,700	\$219,100	\$14,000	6.0%
\$1,483	\$2,108	30.0%	\$84,300	\$221,400	\$11,700	5.0%
\$1,499	\$2,124	30.0%	\$85,000	\$223,800	\$9,300	4.0%
\$1,514	\$2,139	30.0%	\$85,600	\$226,100	\$7,000	3.0%
\$1,530	\$2,155	30.0%	\$86,200	\$228,400	\$4,700	2.0%
\$1,546	\$2,171	30.0%	\$86,800	\$230,800	\$2,300	1.0%
\$1,561	\$2,186	30.0%	\$87,500	\$233,100	\$0	0.0%

\* the EDAP Assistance shown in dollar amounts is based on the MAXIMUM purchase price of \$233,100 (Maximum Construction Cost + Land). DO NOT assume that a specific income level always receives this maximum dollar value. Clients are assigned a % based on income, then this % is applied to the actual purchase price of their home or \$233,100, whichever is the lowest.  
Note: for incomes between \$84,300 to \$87,500 assistance is capped at 5%

