

Larry Dominick's NSP

Larry Dominick has designed a program that is in the best interests of the Town of Cicero. Through the NSP, the current downturn in the housing market can be stabilized, thus sustaining the suitable living environment that Cicero offers.

The activities under President Larry Dominick's NSP are:

1. Purchase & Rehabilitation of Rental Properties for Individuals or Families Whose Income Does Not Exceed 50% of the Area Median Income (Managed by the Cicero Housing Authority).
2. Financing Mechanisms for Purchase and Redevelopment of Foreclosed Homes Directly by Eligible Households That Are below 120% of Median Family Income (Downpayment Assistance)
3. Demolition and Redevelopment Program (purchase and demolition of unsafe structures located in Cicero).

Town President Larry Dominick has not only recognized that the current economic crisis in our world today negatively effects households and communities, but has proactively designed a planned program to address this crisis, and allow people to achieve the American Dream of Homeownership.

Town President Larry Dominick encourages all prospective homebuyers to look into this program, and consider making Cicero your next home.

Getting people back into these houses that have been foreclosed upon is the first step to stabilize the community, and local property values.

Steps for Down Payment Assistance:

Step 1: Visit a local bank, and get a good faith estimate letter of how much of a mortgage you can comfortably afford.

Step 2: Bring that letter to the Town of Cicero Department of Housing, at 1634 South Laramie Avenue, to begin your DPA application, income pre-qualification, and get further details and regulations on the program.

Step 3: If you are income eligible, procure the services of a Realtor to assist with the purchase process. Call (708) 656-8223 to schedule a meeting with you, the Realtor, and the Town to discuss the program.

Step 4: Complete all necessary documentation with the Town of Cicero, which will enable you to make an offer on your selected property.

Step 5: Make your offer, get the offer accepted, and purchase the property (The Town will supply the 20% check at closing).

Step 6: Correct code violations with the additional \$5,000.00 loan, and stabilize lead-based paint hazards with \$20,000.00 grant from the Town prior to close of escrow.

The Town of Cicero
Department of Housing
1634 South Laramie Avenue
Cicero, Illinois 60804

(708) 656.8223
(708) 656-8342 Fax



TOWN OF CICERO

LARRY DOMINICK'S NEIGHBORHOOD STABILIZATION PROGRAM

Stabilizing the Community...

Making Homeownership a Reality!

The Town of Cicero
Department of Housing
1634 South Laramie Avenue
Cicero, Illinois 60804

(708) 656.8223
(708) 656-8342 Fax

Emo Cundari
Executive Director

Tom M. Tomschin
Program Manager



What is The Neighborhood Stabilization Program (NSP)?

Title III of Division B of the Housing and Economic Recovery Act of 2008 (HERA) established the NSP program. The purpose of NSP is to stabilize communities and neighborhoods. HERA has specified five eligible uses for NSP funding. Most of these activities represent a subset of the CDBG-eligible activities.

Entitlement Communities across the nation are developing programs to fit their community's needs. Eligible uses of NSP funds include: financing mechanisms, purchase and rehabilitation of properties that have been abandoned or foreclosed upon, the opportunity for communities to create land banks, demolition of blighted structures, and the redevelopment of demolished or vacant structures.

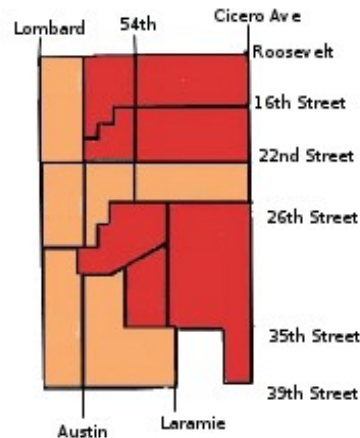
Town President Larry Dominick, has designed a program that will allow the Town to make the biggest impact in the community, by offering direct homeownership assistance to qualified homebuyers; the plan to purchase foreclosed 2 to 3 flats in the Target Area, rehabilitate them, and have them managed by the Cicero Housing Authority; and the ability to purchase and demolish unsafe foreclosed properties.

Down Payment Assistance

Larry Dominick's NSP plan calls for direct homeownership assistance through a financing mechanism know as Down Payment Assistance.

The specifics of the Down Payment Assistance Loan include but are not limited to:

- Applicant must be at or below 120% of area median income (See Town for details).
- Applicant must be U.S. Citizen or Legal Resident of the United States.
- Home to be purchased must be currently foreclosed, vacant, and in Cicero's target area (red areas below).
- Down Payment Assistance loan is 20% of the total purchase price, up to \$35,000.00.
- Terms of the Down Payment Assistance Loan are 0% interest and deferred payment.
- The loan is 100% forgivable after 10 years.
- \$5,000.00 loan also available to correct identified code violations.
- Applicant responsible for the remaining mortgage, which must be a fixed rate.
- Up to \$20,000.00 grant to stabilize lead-based paint hazards.



Summary of the Down Payment Assistance Program:

- Getting homeowners back into foreclosed, vacant houses of Cicero's Target Area stabilizes the neighborhood.
- Open to all U.S. Citizens and legal residents of the United States.
- Home to be purchased at a 15% discount from current fair market value.
- Qualified Homebuyer receives:
 1. 20% down payment assistance loan
 2. \$5,000 loan to correct code violations
 3. Up to \$20,000 grant to stabilize lead-based paint hazards identified by lead hazard risk assessment paid for by the Town.
- The Downpayment Assistance Loan, and Code Violation Loan are 0% interest, and deferred payment!
- No monthly payments are applied to these loans.
- If you maintain the property as your primary residence for 10 years, the entire loan is forgiven. If you sell, refinance, or do not maintain the property as your primary residence, the loan will need to be paid back:
 - Years 1-5 (100% payback)
 - Years 6-10 (20% forgiven each year)