

State and Local Government EAH Programs

NOTE

States are also using NSP, HOME, and CDBG dollars as matching funds to leverage private funds from employers.

CITY PROGRAMS

- **Baltimore Live Near Your Work:**¹

A partnership between employers and the City of Baltimore to provide direct financial assistance for eligible employees' first home purchase within Baltimore's city limits and to encourage homeownership near the place of employment. Employees receive a minimum \$2,000 grant or conditional grant for settlement and closing costs when they purchase homes in targeted neighborhoods near their employers. Baltimore will contribute up to \$1,000 per employee, which will be matched by the participating employer.

- **St. Louis Park (MN) Live Where You Work Program:**²

Live Where You Work is an assisted homeownership program providing employees of St. Louis Park-based businesses with a grant toward the purchase of a home near their workplace. The employer and the city provide a grant up to \$2,500 for each eligible employee. Employers are invited to contribute a matching or lesser amount to the city's contribution.

- **Philadelphia Home Buy Now:**³

The City of Philadelphia will match on a dollar-for-dollar basis up to \$5,000 of an employer's financial contribution to employees buying a home. In addition, income-eligible employees who obtain financing through the Philadelphia

Housing Finance Agency (PHFA) can receive up to an additional \$2,000 in funds. With a \$5,000 employer contribution, eligible employees may receive up to \$12,000 towards their home purchase.

- **Washington, DC Live Near Your Work:**⁴

In partnership with selected DC employers, the Live Near Your Work (LNYW) pilot program will provide grants for down payment and closing cost assistance to individual employees. The Office of Planning will match employer contributions (up to \$6,000 per participating employee) to attract and retain DC residents, with the primary purpose of encouraging employees to live close to their place of employment and/or transit.

- **Detroit Live Midtown:**⁵

The Detroit Medical Center, Henry Ford Health System, and Wayne State University invested funding, which is matched by the Hudson-Webber Foundation and the Michigan State Housing Development Authority, to entice people to move to Midtown and keep those already living there in place. Incentives include a \$2,500 allowance for new renters toward the cost of their apartment, \$1,000 allowance for existing renters, \$20,000 forgivable loan toward the purchase of a primary residence, and \$5,000 exterior home improvement matching funds. The incentives are available only to employees of the three anchor institutions. To qualify for the incentives, housing units must be located within the boundaries, which include the New Center, Midtown, Virginia Park, and Woodbridge neighborhoods.



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- **Detroit Live Downtown:**⁶ Modeled after the success of the Live Midtown program, this initiative provides incentives for eligible employees to live and invest in their homes in the greater downtown area. Assistance is available to those looking to purchase a new or existing home, those interested in renting, or those interested in exterior improvements on an already owned property. Participating employers include BCBSM, Compuware, DTE, Quicken Loans, and Strategic Staffing Solutions.
 - **Tacoma (WA) Live Downtown Program:**⁷ A pilot program for downtown Tacoma employers that want to retain and recruit high-quality employees while promoting a vibrant and safe downtown. Employers will partner with Downtown On the Go to give employees access to significant financial incentives (\$1,000 to \$7,000+) from participating lenders, developers, and others to live downtown. Partnering is free and requires only an initial meeting, a designated staff liaison, and the ability to distribute educational and promotional program materials.
- STATE PROGRAMS
- **Illinois Affordable Housing Tax Credit Program:**⁸ This program offered by the Illinois Housing Development Authority (IHDA) provides a 50-cent tax credit on state income tax liability for every \$1 companies invest in an employer-assisted housing program. Eligible EAH programs include down payment assistance, reduced interest mortgages, individual development accounts, and rental subsidies to help employees find

and finance homes near work. Tax credits are also available to defray costs related to homebuyer counseling and outsourced EAH program administration.
 - **Illinois Employer-Assisted Housing Matching Funds:**⁹ An employer can leverage a dollar-for-dollar match from the Illinois Housing Development Authority (IHDA), which will match an employer's down payment assistance up to \$5,000 for households earning less than 50 percent of the region's area median income (AMI) or up to \$3,000 for households earning between 50 and 80 percent of AMI. In addition to leveraging private-sector support for down payment assistance and homeownership counseling, these funds help employees live closer to work, decreasing their commute times and improving their quality of life.
 - **Maryland House Keys 4 Employees:**¹⁰ The Maryland Department of Housing and Community Development will match contributions dollar-for-dollar, up to \$2,500, toward down payment and closing costs from participating employers. The employee must be using the Maryland mortgage program to purchase the home in order to receive the benefit of House Keys 4 Employees assistance. The employer's contribution may also be combined with assistance from local jurisdictions, unions, and/or non-profit agencies. The House Keys 4 Employees match to the combined contributions will not exceed \$2,500. The match is in the form of a 0% deferred loan that is repayable at the time of payoff or refinance or upon the sale or transfer of the house. This assistance is over and above what is available through the standard down

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payment and closing cost assistance program, allowing some borrowers to have more choices in buying a home.

- **New Jersey Live Where You Work:**¹¹

The Live Where You Work (LWYW) program, created by the New Jersey Housing and Mortgage Finance Agency, is a home mortgage incentive program that provides low-interest mortgage loans to homebuyers purchasing homes in towns where they are employed. The goal of LWYW is to build stronger communities by promoting homeownership and encouraging people to live closer to their jobs. This, in turn, will reduce the need for cars and increase the use of alternative transportation such as walking, biking, and public transit.

- **Pennsylvania Employer-Assisted Housing Initiative:**¹²

This program, created by Pennsylvania Housing Finance Agency (PHFA), helps address the issue of lack of affordable housing for low- to moderate-income workers. Participating employers that offer a monetary home purchase benefit to their staff can partner with PHFA to stretch their employees' homebuying dollars even further. PHFA provides an interest rate 1/4 % lower than the qualifying program rate, and applicants may apply for up to \$3,000 for closing costs and/or down payment assistance through the Keystone Assistance Loan. Although the employers' benefits do not have to be contingent on a PHFA mortgage, if the employee is approved for a PHFA mortgage through a participating lender, the borrower will receive additional financial advantages, at no cost to the employer.

- **Minnesota Employer-Assisted Housing Program:**¹³

The Greater Minnesota Housing Fund allocates significant financial resources to fund EAH initiatives each year. These funds are used to encourage and complement employer participation in affordable housing across Greater Minnesota. GMHF's combination of education, technical assistance, and funding has enabled it to work with corporate CEOs and family-owned companies to structure community partnerships that have yielded over \$20 million of new money invested by employers.

- **Delaware Live Near Your Work:**¹⁴

The Live Near Your Work (LNYW) program, created by the Delaware State Housing Authority, provides employees of participating employers with a grant towards the purchase of a home near their place of employment. The participating employer will provide a \$1,000 (minimum) grant to an eligible employee to purchase a home within a three-mile radius of the employee's worksite. The state will provide a matching \$1,000 grant, and the participating local jurisdiction will also provide a \$1,000 matching grant.

- **South Dakota Employer Mortgage Assistance Program (EMAP):**¹⁵

EMAP, created by the South Dakota Housing Development Authority, provides down payment and closing cost assistance in the form of a second mortgage for homebuyers who are employed with a participating employer. The interest rate for EMAP loans is 2%. EMAP loans have level monthly payments and five-year terms. Loan amounts range between \$600 and \$6,000. For homebuyers receiving a First-time



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Homebuyer Program loan, the EMAP loan is subject to the same income and purchase price limits as the First-time Homebuyer Program.

- **Nevada Culinary and Bartenders Housing Partnership:**¹⁶ The State of Nevada Housing Division has joined with the Culinary and Bartenders Housing Partnership to provide up to \$20,000 in loans for a down payment on a home. Workers covered by the Culinary and Bartenders' union contract are eligible for this housing benefit, which helps gaming workers obtain the dream of homeownership. Established as a result of the 2007 collective bargaining agreement, the new Culinary and Bartenders Housing Partnership provides homebuyer education and counseling, workshops on foreclosure prevention, and first-time homebuyer down payment loans.
- **Wisconsin WHEDA Advantage:**¹⁷ The Wisconsin Housing and Economic Development Authority created WHEDA Advantage, which enables employers to tap into resources that employees need to make smart financial choices and realize their dream of homeownership. The WHEDA Advantage offers unique loan options, down payment assistance, and exclusive offers to help ensure employees become successful homeowners. WHEDA provides assistance with designing the program and developing additional private and public resources. WHEDA can also contract with local non-profits for technical assistance, homebuyer education, and credit counseling services.
- **Mississippi REACH Mississippi Bill:** The Mississippi State Legislature passed a bill to provide tax relief to working families with incomes below 120% of the area median income by allowing them to exclude certain funds from employer-assisted housing programs from their taxable income. The legislation allows an employer to give workers up to \$10,000 towards the purchase of a home and to give workers a one-time gift of up to \$2,000 for rental assistance or security deposits. The bill exempts an employee from state income tax on those funds.
- **Connecticut Police Homeownership Program:**¹⁸ This program, created by the Connecticut Housing Finance Authority, encourages police officers to live in the communities where they work by offering home loans at below-market interest rates to municipal and state police officers who purchase homes in participating towns. While the Police Homeownership Program is primarily designed to benefit police officers who are first-time homebuyers, the program is also available to previous homeowners who purchase homes in federally targeted areas that overlap with participating towns.
- **Connecticut Teachers Mortgage Assistance Program:**¹⁹ This program, created by the Connecticut Housing Finance Authority, offers home loans at below-market interest rates to Connecticut public school and vocational-technical teachers who are first-time homebuyers. Previous homeowners also may qualify for this loan if they purchase a home in a federally targeted area that would

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benefit from an increase in homeownership. This program is designed to encourage teachers to live and teach in challenged communities that have been designated by the state as priority or transitional school districts. It is also designed to support teachers with specific academic certifications in subject matter shortage areas to relocate, if they desire, to any Connecticut school district that is understaffed in their subject.

LINKS

¹ http://www.baltimorehousing.org/homeownership_livenear

² <http://www.stlouispark.org/housing-assistance/live-where-you-work.html>

³ <http://www.phila.gov/homebuynow>

⁴ <http://planning.dc.gov/DC/Planning/Across+the+City/Other+Citywide+Initiatives/Live+Near+Your+Work/Live+Near+Your+Work>

⁵ <http://livemidtown.org>

⁶ <http://detroitlivedowntown.org>

⁷ <http://www.downtownonthego.com/live/live-close-to-work>

⁸ http://www.metroplanning.org/uploads/cms/documents/eah_state_tax_credits.pdf

⁹ http://www.metroplanning.org/uploads/cms/documents/eah_state_matching.pdf

¹⁰ <http://www.mmprogram.com/hk4Employees.aspx>

¹¹ <http://www.state.nj.us/dca/hmfa/consu/buyers/close/live.html>

¹² http://www.phfa.org/consumers/homebuyers/employer_assisted_housing.aspx

¹³ <http://www.gmhf.com/programs-employer-assisted-housing.html>

¹⁴ http://www.destatehousing.com/HomeOwnership/hb_lnyw.php

¹⁵ http://www.sdhda.org/sdhda-main-website/homebuyer/homeowner/down_payment-assistance/employer-mortgage-assistance-program-emap

¹⁶ <http://www.culinaryunion226.org/housingpartnership.asp>

¹⁷ <http://www.wheda.com/root/BusinessPartners/EmployerAssistedHousing/Default.aspx?id=401>

¹⁸ <http://www.chfa.org/Homeownership/for%20Homebuyers/Homebuyer%20Mortgage%20Programs/for%20Selected%20Professions/PoliceHomeownershipProgram.aspx>

¹⁹ <http://www.chfa.org/Homeownership/for%20Homebuyers/Homebuyer%20Mortgage%20Programs/for%20Selected%20Professions/TeachersMortgageAssistanceProgram.aspx>