

Down Payment Assistance Program

The Down Payment Assistance program offers funding for future Carbondale residents towards the downpayment of their first home within Carbondale City Limits. The City will provide no less than \$500 and no more than \$3,000 towards the downpayment of the home.

To be eligible...

- 1) Applicant must be purchasing a home through a simple mortgage with the intent to own and occupy the home as his/her principal residence
- 2) The home must be the applicant's first home purchase within the corporate limits of the city of Carbondale
- 3) The household cannot earn more than 180% of the median area income (see table below)
- 4) The applicant must provide matching funds towards the downpayment proportionate to the household income (see table below)
- 5) Applicant must enter into a grant agreement with the City and place a restrictive covenant on the home which will require a portion of the grant funds to be repaid in the event the home is no longer maintained as the applicant's principal residence. The grant funds will be prorated and forgiven in equal amounts each month the home remains owner-occupied, with all funds being forgiven five years after the grant.

2021	Household Members							
Income Limit	1	2	3	4	5	6	7	8
180%	80,550	92,025	103,500	114,975	124,200	133,425	142,650	151,875
100%	44,750	51,125	57,500	63,875	69,000	74,125	79,250	84,375
80%	35,800	40,900	46,000	51,100	55,200	59,300	63,400	67,500
50%	22,400	25,600	28,800	31,950	34,550	37,100	39,650	42,200
30%	13,450	16,460	20,780	25,100	29,420	33,740	38,060	42,200

Income Level	Owner Match
>80% MAI	100%
50% - 80% MAI	80%
30% - 50% MAI	50%
<30% MAI	30%

Once the application is approved and all requirements have been met, the City of Carbondale will provide the downpayment assistance funds at the sale's closing. The City will require that all homeowner and City contributions be itemized on the HUD-1 Settlement Statement.