**CITY OF JOPLIN FOR IMMEDIATE RELEASE**

5/20/2014

SUBJECT: Joplin Homebuyers Assistance Program (J-HAP) Reaches $1 Million in Assistance

CONTACT: Lynn Onstot, Public Information Officer ; 417-624-0820, #204

The *Joplin Homebuyers Assistance Program (J-HAP)* program officially reached the $2 million level of financial assistance for homebuyers this past week, offering support to individuals and families who wish to purchase a home in the recovery area. J-HAP was implemented nine months ago to assist homebuyers with down payments and closing costs, as well as to help homeowners build equity in their homes. Funding assistance for this program is being provided by the U.S. Department of Housing and Urban Development, through a Community Development Block Grant – Disaster Recovery (CDBG-DR) award, which was received as a result of the May 22, 2011 tornado.

The J-HAP program officially was launched on August 10, 2013, and has since received an extremely positive response, with over $2,042,026.07 million dollars in J-HAP assistance awarded to date. A summary of the applicant response to J-HAP can be found below.

| **Summary** | |
|---|---|
| Applications Received by the Program Office | 239 |
| Applications Submitted to the City | 181 |
| Properties Requests Submitted to the City | 101 |
| Closings Completed | 74 |
| **Total Assistance Awarded** | **$ $2,042,026.07** |

The guidelines for J-HAP down payment assistance will be changing, **effective May 9, 2014, 5pm CDT**. The key points of note are as follows:

- Assistance will be capped to 20% of purchase price plus closing costs.
- The 20% amount can be a combination of down payment assistance and principal reduction. The 20% includes the down payment percentage (amount) that a lender would normally require of a borrower. If a gap exists, the balance of funds would be considered a principal reduction.
- Closing costs are not included in the 20% calculation. The maximum amount of assistance cannot be any more than 20% of the purchase price plus actual closing costs, together not to exceed $30,000.
- All J-HAP related closing documentation will be due to the City 9 days prior to the anticipated Friday closing date.

Capping J-HAP assistance to 20% of the purchase price, plus closing costs, encourages potential homeowners to seek housing within their financial capabilities as calculated by the lender and should

result in more borrowers being served by the program. Additional specific information regarding the J-HAP program is available through the J-HAP Program Office or from the program's website as noted below.

The J-HAP is not limited to first-time homebuyers or to those affected by the tornado, although there are certain federal requirements that must be met to be eligible for the use of this J-HAP funded Forgivable Loan. Joplin Residents and others interested in moving to Joplin can learn more about the J-HAP qualifications and guidelines by logging onto the City's CDBG-DR website under the J-HAP information link at http://www.joplinmo.org/cdbg-dr. Individuals who have additional questions or who are interested in applying for the J-HAP should call the J-HAP Program Office at 417-850-2249 to schedule an appointment. A J-HAP Application Packet may obtained by submitting a request to the J-HAP Program Office by e-mailing J-HAP@NanMcKay.com.

Frequently asked questions (FAQs) are available within the J-HAP information link at http://www.joplinmo.org/cdbg-dr. We encourage all potential applicants, agents, lenders, and builders to please refer to the FAQs, or contact the J-HAP Program Office with any questions, or concerns at 417-850-2249.

**CITY OF JOPLIN FOR IMMEDIATE RELEASE**

03/11/2014

SUBJECT: Joplin Homebuyers Assistance Program (J-HAP) Reaches $1 Million in Assistance

CONTACT: Lynn Onstot, Public Information Officer; 417-624-0820, #204

The City of Joplin's J-HAP program officially reached the $1 million level of financial assistance for local homebuyers this past week, offering support to individuals and families who wish to purchase a home in the Tornado Zone. Launched August 10, 2013 by the City to help support single-family housing recovery following the May 2011 disaster, J-HAP has received a high level of interest from public, with 105 J-HAP Applications approved and 38 J-HAP Closings completed to date.

The J-HAP Program Office will be open during the City of Joplin's Third Thursday Event on March 20, 2014. Please stop in to the J-HAP Program office to learn more about the program and meet the J-HAP team. The J-HAP Program Office is located at 531 S. Main Street Joplin directly on the primary Third Thursday route. For further details please call 417-850-2249.

The City of Joplin would also like to announce the transition of our J-HAP partner administrator. As of February 17, 2014, Nan McKay & Associates (NMA) assumed the J-HAP administrative duties previously performed by Economic Security Corporation of the Southwest Area (ESC). NMA has been a national provider of professional services and program management to the affordable housing industry since 1980. NMA has provided homeownership program consulting and training to dozens of public housing authorities across the country. In addition, NMA administers the second-largest homeownership program in the nation, working with 377 families, on behalf of a large agency in the Midwest. NMA possesses extensive experience in: promoting program enrollment, holding program briefings for applicants and community stakeholders, performing housing inspections, determining program eligibility, and monitoring program compliance. CEO John McKay states, "We are honored to work with the City of Joplin on the J-HAP program. NMA has long been a proponent of HUD-assisted homeownership programs. We look forward to helping the deserving families of Joplin find affordable homes in support of the continued recovery."

The *Joplin Homebuyers Assistance Program* (J-HAP) has been implemented to assist eligible homebuyers with down-payment and/or closing costs. Funding assistance for this program is being provided by the U.S. Department of Housing and Urban Development, through a Community Development Block Grant – Disaster Recovery (CDBG-DR) award, which was received as a result of the May 22, 2011 tornado.

J-HAP is not limited to first-time homebuyers or to those affected by the tornado, although there are certain federal requirements that must be met to be eligible for the use of this J-HAP funded Forgivable Loan. Joplin residents and others interested in moving to Joplin can learn more about the J-HAP qualifications and guidelines by logging onto the City's CDBG-DR website under the J-HAP information link at www.joplinmo.org/cdbg-dr. Individuals who have additional questions or who are interested in applying for the J-HAP should call the J-HAP Program Office at 417-850-2249 to schedule an

appointment. A J-HAP Application Packet may obtained by submitting a request to the J-HAP Program Office by e-mail at jhap@nanmckay.com or in person at 531 S. Main Street Joplin, MO 64801.

Frequently asked questions (FAQs) are available within the J-HAP information link at www.joplinmo.org/cdbg-dr. We encourage all potential applicants, agents, lenders, and builders to please refer to the FAQs, or contact the J-HAP Program Office with any questions, or concerns at 417-850-2249.

**CITY OF JOPLIN FOR IMMEDIATE RELEASE**

2/24/2014

SUBJECT: Administration Update for the Joplin Homebuyers Assistance Program (J-HAP)

CONTACT: Lynn Onstot, Public Information Officer; 417-624-0820, ext. 204

The City of Joplin would like to announce the transition of its J-HAP Program Office from the Economic Security Corporation of the Southwest Area (ESC). As of February 24, 2014, interested citizens seeking to learn more about the J-HAP program, or to obtain an application, should visit the new J-HAP Program Office located at **531 South Main Street Joplin, MO 64801**. For those that are interested in speaking to someone by phone, the new J-HAP contact number is **(417) 850-2249**. Interested parties can also e-mail J-HAP staff at JHAP@NANMCKAY.com.

It is intended for the new J-HAP Program office to become a central place where citizens can learn more about several recovery activities funded through the HUD Community Development Block Grant – Disaster Recovery Program (CDBG-DR). To commemorate the opening of the new office and to invite citizens to learn more about the program, the City would also like to announce that an open house will be held at the new J-HAP Program Office on Tuesday, February 25, 2014 from 10:00 to 12:00 PM.

The new J-HAP Program Office is being relocated in part due to ESC's desire to pursue other opportunities with respect to the City's various recovery initiatives, necessitating an independent J-HAP Program office. "The City of Joplin is grateful for ESC's work on the program to date. The decision to change office locations is due to ESC's desire to pursue other opportunities to assist with the City's recovery. This transition is in no way a reflection on ESC's performance to date. The J-HAP program has been extremely successful with 82 approved applications, and 27 closings on homes in the tornado zone, which utilized $765,522 in HUD CDBG-DR J-HAP funding," stated Troy Bolander, the City's Planning and Community Development Director. According to John Joines, ESC's CEO, "we have reached the pinnacle we have set for our agency. It is ESC's desire to move forward now to other rebuilding opportunities, where we can once again apply our expertise; and, what a pleasure it has been to work with the City on this vital project for the City's ongoing recovery."

Over the next few weeks, current applicants may be contacted by a representative of the new J-HAP Program Office, in order to ensure all J-HAP applicant questions and concerns are answered. We would like to assure all J-HAP participants that this transition will not affect the approval process, and is not anticipated to delay the review of J-HAP submissions.

Joplin residents and others interested in moving to Joplin can learn more about the J-HAP qualifications and guidelines, including frequently asked questions, by logging onto the City's CDBG-DR website under the J-HAP information link at www.joplinmo.org/cdbg-dr. We encourage all potential applicants, agents, lenders, and builders to please refer to the FAQs, or contact the new J-HAP Program Office.

**CITY OF JOPLIN FOR IMMEDIATE RELEASE**

08/09/2013

SUBJECT: Administration Update for the Joplin Homebuyers Assistance Program (J-HAP)

CONTACT: Lynn Onstot, Public Information Officer; 417-624-0820, ext. 204

As demonstrated by the success of the closing of the FEMA group sites, many of the housing needs in the community created by the May 2011 tornado are being addressed, although City officials recognize some needs still exist.

With this in mind, along with the goal of increasing population, a new program for housing, the *Joplin Homebuyers Assistance Program* (J-HAP) is being implemented that can assist homebuyers with down payments and closing costs, as well as help homeowners build equity in their house. Funding assistance for this program is being provided from the Community Development Block Grant – Disaster Recovery (CDBG-DR) grant provided by U.S. Department of Housing and Urban Development to the City.

The J-HAP is not limited to first-time homebuyers or those affected by the tornado, although there are certain federal requirements that must be met to be eligible for the use of this J-HAP funded Forgivable Loan. Current residents and those interested in moving to Joplin can learn more about the J-HAP qualifications and guidelines by logging onto the City's CDBG-DR website under the J-HAP information link at http://www.joplinmo.org/index.aspx?nid=731. Individuals who have additional questions or who are interested in applying for the J-HAP should call Economic Security Corporation at 417-781-0352 or 417-627-2046 to schedule an appointment.

In preparing for the roll-out of the J-HAP, a series of meetings have been held with different community partners, including lenders, the Ozark Gateway Association of Realtors, the Home Builders Association of Southwest Missouri, and nonprofit organizations to seek their input in developing this opportunity to assist potential homeowners. Additional outreach meetings will be scheduled with these groups to provide more information regarding the J-HAP to assist in the successful delivery to potential applicants.

"There are various resources in the housing market that the City and its partners are reviewing to determine how these benefit our citizens," said City Manager Mark Rohr. "We encourage those interested in building or purchasing a home in Joplin to learn more about the J-HAP and other resources that community organizations are offering."

Individuals interested in learning more about the J-HAP are encouraged to visit the City's CDBG-DR website under the J-HAP information link at http://www.joplinmo.org/index.aspx?nid=731 or call Economic Security Corporation at 417-781-0352 or 417-627-2046. A J-HAP Application Packet may obtained by submitting a request to Economic Security Corporation by e-mail at joplinhomebuyer@escswa.org or it can also be picked up at their office located 302 S. Joplin Ave, Joplin, Missouri.