



The Grand Rapids Housing Commission (GRHC) offers eligible Section 8 Housing Choice Voucher (HCV) recipients the opportunity to use their Housing Assistance Payment toward a home mortgage payment rather than rental housing expenses. Working with West Michigan lenders and realtors, we have designed a flexible, supportive program that provides not only administrative assistance but also information families can use to plan and finance their home purchase.

Program Eligibility Requirements

Participants in the GRHC’s HCV Homeownership Program must:

- Currently receive HCV rental assistance through the GRHC and be in good standing with the GRHC.
- Have received rental assistance through the GRHC for at least one year.
- Have the minimum level of income required by the GRHC.
- Have a history of full-time employment (waived for senior citizens and people with disabilities).
- Be a first-time home buyer as defined by HUD and Fair Housing guidelines.
- Agree to use the home as a sole residence, having no ownership interest in any other home.
- Enter into a Statement of Homeowner Obligations agreement and comply with all provisions of that agreement.
- Complete the application process established by the GRHC and meet all lender and program requirements.

The Home Purchase Process

Once the GRHC determines that a family is eligible to participate in the program, the family must:

- Attend an HCV Homeownership Program Orientation Meeting.
- Complete home ownership classes prior to purchasing a home. Classes



- cover such topics as budgeting and pre-purchase home inspections.
- Locate a single-family home to purchase. The purchase process must comply with HUD and GRHC requirements that are fully explained during the application process.
- Find a GRHC-approved lender who agrees to finance the home purchase. Our staff helps program participants identify potential lenders.
- Obtain a HUD Housing Quality Standards home inspection as well as an independent professional inspection of the home.
- Enter into a sales contract and finalize the home purchase.

Once a family has closed on a home purchase, the GRHC sends a predetermined Housing Assistance Payment to the family each month. Program participants are responsible for contributing their share of the mortgage payment and making the total monthly payment to their lender.

Continuing Homeowner Requirements

To continue to receive Housing Assistance Payments through the

Housing Choice Voucher Homeownership Program, a participating family must comply with the terms of its mortgage and all GRHC program requirements. These include:

- Maintaining the condition of the home in compliance with HUD Housing Quality Standards.
- Complying with use and occupancy standards:
 - » The home must be the family’s only residence.
 - » The family cannot have an ownership interest in any other property.
 - » The family must report changes in the composition of its household to the GRHC.
 - » The family cannot sublet or lease the home.
- Recertifying for the HCV Homeownership Program each year. Program participants must recertify annually to continue receiving assistance for a maximum of 15 years on a mortgage that has a term of 20 years or longer. Ten years is the maximum term of assistance on a mortgage that has a term of less than 20 years.

Homes Eligible for Purchase

- Must be a single-family home.
- Must pass both a HUD Housing Quality Standards inspection and an independent professional inspection.
- Must be under construction or already existing at the time the GRHC confirms family’s eligibility to participate in the program.

