Crown West

15 years and after...
About Crown West

• Crown West was a 15 unit affordable housing community in which had 10 Duplex units located in Scottsbluff, Nebraska and five - 3 Bedroom Single Family Homes on scattered sites throughout Gering, Nebraska.

• Low Income Housing Tax Credit was allocated in 1998.

• Since this property has received funding in part through the Low Income Housing Tax Credit (LIHTC) program, monthly rent cannot exceed the Tax Credit maximum rent for the area. Households earning less than 60% of the area median income qualify for units with reduced rent.
Financing

• 100% of Crown Homes (5) Sold
• 2 Financed through local bank
• 3 Financed through Housing Authority
• 2 HA Homes have already been sold and families have “Stepped Up” to larger homes for their growing families.
Duplex Units
Escrow Account

Possible $50 each month for each Crown Tenant

• Must pay rent on time
• Must attend meetings
• 2 meetings a year
  • Home repair education
  • Routine Maintenance of furnace & ac unit education
  • Credit repair tips from local banker
Escrow Account

Use of Escrow money

- Pay for appraisal
- Use of Escrow to purchase new appliances, carpet, etc.
- Build a Fence & upgrade yard
- Closing Costs
- Reduce Loan
House Units
Purchase of Homes

5 month Process

- Payment of Compliance Fee (NA)
- Current year Compliance Docs for Unit
- Owner certification of all outstanding debt at time of sale
- Owner certification that the sale price does not exceed the price calculated under the Qualified Contract provision under Section 42(h)(6)(F)
Purchase of Homes

5 month Process

- Third party appraisal to determine the fair market price
- Owner certification of the length of occupancy for the qualified tenant
- Owner certification of the amount of tenant escrow and the use of the funds
Purchase of Homes
5 month Process

- Separate legal description for each property
- Copy of the purchase agreement
- Draft of the Settlement Statement
- Documentation that the current lender(s) will release the property or that the loan will be assigned to the Qualified Tenant
Homebuyer

One of the original Crown Tenants
Husband and wife, children moved out and away

- HPWN Mortgage Loan
- Began November 2014
- Paid off January 2017
- Purchase Price: $17279.72
- Escrow Balance Applied: $7,450.00
- Final Amount Mortgaged: $9,329.72
- Down Payment: $500.00
- 3.75% Interest Rate
- ACH Payments due by 5th of month
- Total Loan Payment: $572.57
  - P&I: $274.41
  - Mortgage Escrow: $398.16
Homebuyer

Single mother of 3
Working full time

- Platte Valley Bank Mortgage Loan
- Began May 2014
- Purchase Price: $18,193.70
- Escrow Balance: New Fence & Down Payment
- Down Payment: $500.00
- Accessed the Program through then Panhandle Community Services called Individual Development Account (IDA)
Questions?