



Indiana University of Kokomo

**Project Demonstrating Expertise: Low  
Income Section 8 Housing Study**

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Study Conducted for the Fulton County Hope Foundation

# Table of Contents

## Executive Summary

Fulton County H.O.P.E. Background and Mission	3
Needs and Challenges for FC H.O.P.E.	3-4
Focus of Housing Study	4

## Data Analysis of Fulton County Section 8 Housing

Housing Needs in Fulton County	4-7
Current Available Apartments	7-9
Current Available Homes on the Market	9-10
Foreclosed Homes on the Market	11-12
Development Costs	12
Loan Requirements and Information	13-21
Credit Score Statistics	22-23
Criminal Background	23
Downtown Apartments Renovations	23-24
Habitat for Humanity	24-25

## Recommendations for FC H.O.P.E

Down Payment and Closing Cost Grants	26-27
Housing and Utilities Assistance	28-29
Tax Incentives	29-30
Bedford Housing Project	30-32
Investors/Developers	32
Programs in Iowa	33-34
Additional Low-Income Housing Shortage Costs	34-35
List of Non-Profit/Charity Homes	36

## Conclusion

## Sources

## Appendix

# Executive Summary

## *Fulton County H.O.P.E. Background and Mission*

The Fulton County H.O.P.E. Foundation is a non-for-profit organization in Fulton County Indiana that provides information and resources for their residents needing help in the areas of poverty, substance abuse, and mental health. FC Hope's mission is to "strive to be the driving force in providing awareness and education to the residents of Fulton County regarding resources as well as provide pathways to accessing those resources" (Fulton County, 2019). The foundation's purpose is to connect residence in the areas of youth, family, poverty, substance use, and mental health to resources they need. For those who need help with poverty, FC Hope can provide information to possible resources for assistance with food, medication, transportation, rent, and utilities. For mental health and substance use, FC Hope has information regarding support groups, coaches, and mentoring programs (Fulton County, 2019).

## *Needs and Challenges for FC H.O.P.E.*

FC Hope has requested that the team conduct a study on the housing needs of low-income Section 8 housing within the county. The study should provide information on the availability and needs for various types of housing. The foundation is aware that there is a shortage of low-income housing available in their community. They are hopeful that this report will provide potential remedies for the challenges they face as well as possible recommendations to overcome the shortage of housing in the community whether that be through grants, an investor, or other unforeseen opportunities.

FC Hope has provided a series of obstacles such as follows that should be addressed:

1. Issues with down payments for utilities and rent.

2. Rent and utilities that are affordable
3. Recommendations for those with criminal convictions
4. Shortage of affordable housing causing long waiting lists
5. Many current available housing conditions are not safe or clean.

### *Focus of Housing Study*

Our team's focus is on providing an accurate and detailed report on low income housing availability within Fulton County to date. This information is to showcase that there is a shortage of low-income housing available in the county. The hopes of this study is to unveil the shortage of low income housing using hard data to support the speculation of the shortage as well as provide recommendations to overcome this problem.

The team will research and determine possible remedies to the challenges that FC Hope has outlined that the individuals of their community face. Recommendations for solving the shortage of housing, loans with no down payment or a low down payment requirement, opportunities for those with criminal convictions, long waiting lists, and safe, clean living conditions will be addressed.

## **Data Analysis of Fulton County Section 8 Housing**

### *Housing Needs in Fulton County*

Fulton County has a population of 20,527 (Affordable, 2020), with 7,934 households in 2019 leaving an average household size of 2.59 persons (Out of Reach, 2019). Of that population 23% of the households are renters. That means that 1,824 households are those that rent within the county. The median gross income for the households in Fulton County is \$45,332 a year or \$3,778 a month. The median apartment rent in Fulton County is \$616 a month (Affordable, 2020). The number of households in the entire state of Indiana in 2019 was 2,537,189

households and of those households 30% are renters meaning 789,676 renters (Out of Reach, 2019). Households that pay more than 30% of their gross income toward their rent are considered overburdened by rent. That means that if a household is making less than \$2,053 per month and paying more than \$616 per month then the household is considered Rent Overburdened in Fulton County (Affordable, 2020).

Currently 42.7% of households that rent in Fulton County are rent overburdened (Affordable, 2020). That indicates that 778 renters within the county are rent overburdened. Compared to that to the entire state, 27 percent of Indiana renters are rent overburdened totaling 213,212 renters (Report Released Today, 2019). In comparison Fulton County has 15.7% more renters that are rent overburdened than those in the entire state of Indiana as a whole. There is a deficit, not only within Fulton County, but the entire state of affordable rental housing. There is a 134,485 affordable rental unit deficit within the entire state of Indiana as of 2019 (Report Released Today, 2019).

Below is the per bedroom average rent per month from 2017 in Fulton County.

Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
\$465	\$570	\$666	\$833	\$918

Fulton County, n.d

Below is the average renter wage comparing Indiana as a whole to Fulton County and at that wage what the renter can afford. Being that each household on average is 2.59 persons in the county that would indicate that a renter would need at least a two-bedroom apartment. The average two-bedroom apartment in Fulton County is \$666 and the affordable rent indicated below for the mean renter wage individual from the National Low-Income Housing Coalition is \$632. Comparing the average rent within the county to what would be affordable for 30% AMI,

the rent would need to be \$435. These figures conclude that the average renter within Fulton County is paying at least 30% of gross income and that they are right over the cusp of being rent overburdened.

<u>Renter Wage</u>	<i>Indiana</i>	<i>Fulton County</i>
ESTIMATED MEAN RENTER WAGE	<b>\$14.04</b>	<b>\$12.14</b>
RENT AFFORDABLE AT MEAN RENTER WAGE	<b>\$730</b>	<b>\$632</b>

<u>Rent Affordable at Different Income Levels</u>	<i>Indiana</i>	<i>Fulton County</i>
30% OF AREA MEDIAN INCOME (AMI)	<b>\$527</b>	<b>\$435</b>
ESTIMATED RENTER MEDIAN HOUSEHOLD INCOME	<b>\$806</b>	<b>\$816</b>

Out of Reach, 2019

For more comparison statistics between the State and Fulton County such as; Housing Wage per bedroom, Fair Market Rent per bedroom, Annual Income Needed to Afford per bedroom, Work Hours needed per week at Minimum Wage per bedroom, Work Hours needed per Week at Mean Renter Wage, and Income Levels; please see Appendix.

There is one housing authority that services Fulton County, Brightpoint (Affordable, 2020). A non-profit organization in Fort Wayne, Brightpoint, handles supportive housing for Fulton County. However, the waiting list for Section 8 Housing Voucher Program closed as of September 20, 2019 (Supportive Housing, n.d.). North Central Indiana Housing no longer handles the Fulton County voucher program.

On the next page is the current number of active housing choice voucher recipients at the end of 2014. The data is from a report from HUD’s Voucher Management System (Affordable, 2020).

	Standard	Ported Out
Vouchers	153	1
Monthly Cost Per Voucher	\$295	\$539
Monthly Cost	\$45,096	\$539

Affordable, 2020

Affordable housing programs determine eligibility based on area median income which HUD has calculated for a family of four as \$62,100. Any family of four falling at or below the AMI are considered eligible for affordable housing programs. The programs that determine eligibility with this method are Section 8, HOME, LIHTC, Section 515, Section 202, and Section 811 housing. Rental assistance income qualifications for Fulton County per person are listed below (Affordable, 2020).

Income Limit Category	Persons in Family							
	1	2	3	4	5	6	7	8
<b>50%</b> Very Low Income Limit Median Income <b>\$62,100</b>	\$22,900	\$26,150	\$29,400	\$32,650	\$35,300	\$37,900	\$40,500	\$43,100
<b>30%</b> Extremely Low Income Limit	\$13,750	\$17,240	\$21,720	\$26,200	\$30,680	\$35,160	\$39,640	\$43,100
<b>80%</b> Low Income Limit	\$36,600	\$41,800	\$47,050	\$52,250	\$56,450	\$60,650	\$64,800	\$69,000

Fulton County, n.d.

## Current Available Livable Housing

### Apartments

There are 6 low income housing apartment communities (listed below) in Fulton County that have 160 affordable apartments for rent. Of those 160 apartments 104 are income based in which the tenant would typically not pay more than 30% of their income towards rent and 56 are low rent apartments that do not provide direct rental assistance (Affordable, 2020). Currently, only 6 of the 160 units are available to be rented out to a member of the community.

<u>Low Income Apartment Community</u>	<u>Available</u>
1. Akron Garden Senior Apartments	2
2. Arbor Woods Apartments	None
3. Station House Apartments Kathy Richards Management	Closed
4. Oakwood Apartments	None
5. Kewanna Village Justus Property	None
6. Greenlawn Place	4

The Akron Garden Senior Apartments are located at 401 N Virgil, Akron, Indiana. This community is for individuals that are either over 62 or have a disability, and low-cost rent is available because rent is income-based. This community currently has two, one-bedroom units available with rent starting at \$468 per month, with water, sewer, and trash utilities included as unit amenities.

Greenlawn Place is also located in Akron, Indiana at 407 Rural Street. This set of apartments has 16 units on the property. However, one unit is used as the office for the complex, so the property has a total of 15 units available for rent. Of these, there are 11 already occupied, leaving four units available to members in the community. Two of the apartments are one-bedroom with rent set at \$444 per month, and the remaining units have two-bedrooms with rent set at \$506 per month. These apartments are subsidized, which means that a potential tenant receives housing assistance through Indiana Housing and Urban Development (HUD). Essentially, the tenant will pay 30 percent of total gross income for rent and utilities, and HUD assists by paying the remaining balance for the renter (What is Affordable Housing, 2018).

There is an insufficient amount of apartment type housing in Fulton County based on the data the team has gathered. Currently, the only apartments that have units available are in Akron.



The city of Rochester houses the largest population, about 29%, in Fulton County, while Akron is home to roughly 6% (InDepth). While having the highest population in the county, Rochester does not have any available apartments for members of the community which shows that more housing needs to be created to address the current lack of access to safe, affordable housing.

### *Single Family Homes*

There are 36 homes that would qualify as low-income homes that are currently on the market in Fulton County. These homes consist of single family and mobile homes. The average price of these homes came out to \$70,936.11. The average monthly mortgage for these homes is around \$325.83, with the highest mortgage out of the 36 homes being \$484. According to the National Low-Income Housing Coalition, for a two-bedroom apartment, the fair market rent is \$848 per month (Out of Reach, 2019). When comparing this to the average monthly mortgage payment for a two-bedroom house, which is \$351.38, the two-bedroom houses that are currently on the market are affordable. These monthly mortgages are very affordable for those that fall into the low-income bracket. The average size of the homes that are available is around 1,205 square feet. These 36 homes that are currently available in Fulton County have an average of 3 bedrooms. They also have an average of 1.5 bathrooms.

The following listing on the next page provides the data for each home for sale in Fulton County that is \$113,000 or less.

Location	City	Zip	Price	# Bed	# Bath	Sq Ft	Est. Monthly Pymnt	Home Type
404 S Maple St	Akron	46910	\$ 65,000.00	3	1	1184	\$ 308.00	Single Family
408 N Johnson St	Akron	46910	\$ 92,500.00	4	2	1456	\$ 438.00	Single Family
7374 W Upper Bensart Dr	Claypool	46510	\$ 49,900.00	1	1	549	\$ 178.00	Single Family
7732 W Northcrest Ln	Claypool	46510	\$ 50,000.00	3	2	1164	\$ 178.00	Single Family
301 W Davis St	Fulton	46931	\$ 30,000.00	3	2	1390	\$ 142.00	Single Family
11238 W Lakeshore Dr	Kewanna	46939	\$ 45,000.00	1	1	479	\$ 213.00	Single Family
11905 Pearl St	Kewanna	46939	\$ 69,900.00	2	1	1203	\$ 377.00	Single Family
6110 N Lakeshore Dr	Macy	46951	\$ 49,900.00	1	1	595	\$ 236.00	Single Family
6030 N Lakeshore Dr	Macy	46951	\$ 69,900.00	1	1	888	\$ 377.00	Mobile
5975 S 250 E	Macy	46951	\$ 77,500.00	3	2	1568	\$ 367.00	Single Family
155 N Lakeshore Dr	Macy	46951	\$ 79,900.00	1	1	888	\$ 378.00	Mobile
6251 NE Lakeshore Dr	Macy	46951	\$ 89,000.00	2	1	1000	\$ 422.00	Single Family
6106 N Lakeshore Dr	Macy	46951	\$ 106,000.00	2	1	576	\$ 378.00	Single Family
8777 S Oak St	Monterey	46960	\$ 32,900.00	1	1	672	\$ 117.00	Single Family
518 W 6th Street	Rochester	46975	\$ 19,000.00	4	1	1339	\$ 105.00	Single Family
529 W 4th St	Rochester	46975	\$ 30,000.00	2	1	948	\$ 142.00	Single Family
201 W 13th St	Rochester	46975	\$ 40,000.00	3	1	1352	\$ 189.00	Single Family
316 W 8th St	Rochester	46975	\$ 43,000.00	3	1	1124	\$ 204.00	Single Family
7661 Main St	Rochester	46975	\$ 48,000.00	2	1	975	\$ 227.00	Single Family
6739 Talma Rd	Rochester	46975	\$ 58,500.00	2	1	1012	\$ 277.00	Single Family
1126 Jefferson St	Rochester	46975	\$ 67,500.00	3	1	1637	\$ 320.00	Single Family
9634 Zina Dr	Rochester	46975	\$ 69,900.00	2	1	768	\$ 331.00	Single Family
3269 E #300S	Rochester	46975	\$ 69,900.00	2	1	1054	\$ 331.00	Single Family
1315 Main St	Rochester	46975	\$ 74,900.00	3	2	1604	\$ 378.00	Single Family
540 Race St	Rochester	46975	\$ 78,000.00	2	1	1059	\$ 369.00	Single Family
1017 Main St	Rochester	46975	\$ 79,900.00	4	2	2050	\$ 378.00	Single Family
417 W 6th St	Rochester	46975	\$ 85,000.00	4	1	1580	\$ 403.00	Single Family
530 W 9th St	Rochester	46975	\$ 87,000.00	2	1	1064	\$ 412.00	Single Family
1520 Main St	Rochester	46975	\$ 89,900.00	2	1	1242	\$ 426.00	Single Family
219 Fulton Ave	Rochester	46975	\$ 94,000.00	2	1	1384	\$ 484.00	Single Family
316 Fulton Ave	Rochester	46975	\$ 94,900.00	3	2	1548	\$ 449.00	Single Family
679 N Paradise Dr	Rochester	46975	\$ 95,000.00	3	2	1680	\$ 459.00	Mobile
501 Clayton St	Rochester	46975	\$ 99,500.00	3	1	1488	\$ 471.00	Single Family
3418 S Old Us Highway 31	Rochester	46975	\$ 99,900.00	3	1	1680	\$ 473.00	Mobile
2307 Huddleston Dr	Rochester	46975	\$ 110,000.00	2	2	1412	\$ 392.00	Single Family
907 Clover St	Rochester	46975	\$ 112,500.00	3	2	1794	\$ 401.00	Single Family

Out of the 36 homes that are available for sale throughout Fulton County, two are in Akron. There are two more located in Claypool. Fulton has one house that is available for sale, and Kewanna has 2 houses on the market. There are six that are for sale in Macy. Monterey has one that is available. Rochester has the most that are available with 22 homes. Rochester is also home to the most expensive house out of the list of the 36 that are available throughout Fulton County. This house is on the market for \$112,500, it has three bedrooms and two bathrooms. The house has monthly mortgage payments of \$401. The town of Rochester is also home to the least expensive house that is on the list. This house is on the market for \$19,000, it has four bedrooms and one bathroom. The house has monthly mortgage payments of \$105.

## *Foreclosed Homes on the Market*

When looking at the foreclosed homes on the market in Fulton County, there were a total of twenty-six homes on the market, with most of the homes being in Rochester. In fact, six homes were in Akron, five homes were in Kewanna, with the remaining fifteen homes being in Rochester. Looking at the averages of these homes, the numbers showed that the average home out of these twenty-six has three bedrooms and one and a half bathrooms. The price of these homes also averaged out to be \$65,044.58. Having twenty-six foreclosed homes on the market ranging from \$24,800 - \$90,400, presents a good opportunity for developers to use those homes and turn them into affordable housing. Also, those on the market to purchase a home can buy one of these foreclosed homes with a FHA 203K loan and also receive funds to develop the home into a safe and affordable livable area.

Below is a list of the foreclosed homes within Fulton County.

Location	Price	# Bed	# Bath
N State Rd 14 Akron, IN 46910	\$73,450.00	3	2
Monroe St Rochester, IN 46975	\$79,700.00	3	1
Monroe St Rochester, IN 46976	\$77,000.00	3	1
Franklin St Rochester, IN 46975	\$57,000.00	3	1
N 775 W Rochester, IN 46975	\$70,700.00	3	2
S Smith St Kewanna, IN 46939	\$25,000.00	3	1
Wabash Ave Rochester, IN 46975	\$84,100.00	2	2
W 13th St Rochester, IN 46975	\$64,400.00	3	1
Washington St Rochester, IN 46975	\$70,000.00	3	2
Spruce Ln Rochester, IN 46975	\$59,900.00	2	2
W 8th St Rochester, IN 46975	\$56,692.00	3	1
E Center St Rochester, IN 46975	\$80,824.00	3	2
S Cherry St Akron, IN 46910	\$69,900.00	3	2
W 700 S Kewanna, IN 46939	\$44,900.00	3	1
W State Rd 114 Kewanna, IN 46939	\$84,600.00	2	2
N East St Kewanna, IN 46939	\$66,300.00	3	2
S 800 W Kewanna, IN 46939	\$70,700.00	3	2
E 14th St Rochester, IN 46975	\$59,800.00	3	1
Monroe St Rochester, IN 46975	\$81,700.00	2	1
E Rochester St Akron, IN 46910	\$90,400.00	3	2
W Olson Rd Rochester, IN 46975	\$70,174.00	2	1

## *Real Estate Agents Fulton County*

Below is a list of the active real estate agents that service Fulton County.

<b>Name</b>	<b>Phone #</b>	<b>Name</b>	<b>Phone #</b>	<b>Name</b>	<b>Phone #</b>
Abby Renie	574-406-0042	John Schmicker	574-248-4287	Pamela Maloney	765-438-1132
Amy Helt	574-835-8414	Julie Borden	678-293-7530	Philip Michaelson	574-914-4121
Andy Zoda	260-213-4582	Justin Helt	574-835-0627	Shawn Reed	574-842-4652
Britney Powell	574-242-2887	Kimberly Sut	219-669-6081	Shelly Bailey	574-223-5000
Carol Ousley	574-285-0569	Linda Thompson	574-406-2172	Sherrill Fujimura	574-842-5116
Dave Helt	574-835-6410	Lisa Goodman	574-223-4301	Steve Gottschalk	574-223-0535
Dewain Davis	574-343-1768	Lisa Malchow	574-248-4096	Sue Hoffman	260-578-7224
Gene Frye	574-551-7074	Lori Roberts	574-205-2703	Susan Kelley	574-292-6523
Gwen Hornstein	574-835-0265	Marcy Fox	888-496-2935	Susan Morris	574-298-8652
Hayley Marchese	765-227-4592	Matt Steininger	574-223-5000	Teri Carr	574-223-3179
Jennifer Luttrell	574-250-3852	Natalie Brookins	574-202-6625	Terry Van Duyne	574-862-6725
Jennifer Wilcox	574-242-8824	Orville Haney	574-406--1092	Todd Brown	260-624-0751

### *Development Costs*

When trying to determine the most affordable option for a house, there are two solutions. The first solution would be to renovate the house and the second solution would be to build a new house. The average cost to renovate a 1000 square foot house is \$19,000. It can range anywhere from \$10,000 to \$60,000 depending on the location of the house and what kind of renovations the homebuyer is completed on the house. There are small factors such as service fees, material, and furniture that can have a large impact on the renovation costs (2020, May 26).

The Team has determined that the most affordable option would be to renovate a home rather than build from the ground up. When buying a new house, there are a lot of factors that impact the price of the house. On average, buying a 1000 square foot home costs around \$154,000 which is \$154 per square foot. Courtney Campbell, from Homelight, states that the materials used in the building of the home and the region the home is located are the factors that have the biggest effect on the price (2020, May 26).

## *Loan Requirements and Information*

### *FHA Loan*

There are several loan options out there for those in the low income and bad credit history category. One of the most common options is an FHA loan. An FHA loan is a loan administered from the Federal Housing Administration that allows the borrower to put as low as only 3.5% down payment on a single family home, multi family home, condo, mobile home, or manufactured home (Yates (a), 2020). The down payment varies depending on the borrower's credit score. Individuals with a credit score of 580-619 are only required to put forth 3.5% down payment. Individuals with a credit score that is between 500 to 579 are required to put a 10% down payment (Best FHA, 2020). If individuals do not have the ability to save up for the down payment, this type of loan does have the opportunity for the funds to be gifted or there is a down payment assistance program (Yates (a), 2020).

Private mortgage insurance will be an extra cost on these types of loans since the full 20% down payment was not placed initially on the loan. PMI typically is an upfront payment of 1.75% of the loan amount plus an annual premium that is variable from .45% to .85%. Typical loan rates for these loans are 3.5% (Best FHA, 2020). FHA loans do not discriminate if the buyer has previous history with bankruptcy or foreclosure if the buyer is a part or were a part of the Back to Work Program (Yates (a), 2020).

All the bank's in Fulton County offer FHA loans since they are government backed loans. A full list of the banks within Fulton County can be located in the appendix. When choosing a lender for your FHA loan, it is important to shop around and compare interest rates as FHA loans can either have fixed interest rates over the life of the loan and cannot be refinanced,

or they can have an adjustable rate after a specified period of time. The Team also highly suggests comparing the closing costs each lender requires for their loan (Best FHA, 2020).

### *USDA Rural Housing Loan*

Another type of loan option available to low income individuals is a USDA loan, formerly known as Section 502, but is now commonly known as a Rural Housing Loan. This loan is typically for those in the low-to-moderate income homebuyer category. To qualify for this type of loan, your income level cannot be more than 115% of the average median income within the area (Best FHA, 2020). According to the United States Census Bureau American Community Survey, it was found that the median household income in Fulton County between the years of 2013 and 2017 was \$47,108 (Data Access, 2017). To qualify for a USDA loan in Fulton County, a household will need to make less than \$54,174 annually. Like FHA Loans, USDA Loans do not require a limit on debt-to-income ratio. A couple perks with a USDA loan include that they have the lowest PMI fee of any mortgage type at .35%, eligible home repairs can be added to the loan amount, and closing costs are added to the total loan balance rather than being due upfront (Yates (a), 2020).

Individuals will be accepted for a USDA loan if they have not filed bankruptcy or been foreclosed on within the past 3 years and have a credit score of at least 620. The location of the home in mind for purchase does have to be deemed to be located in a rural area by the USDA (Indiana Home Loans, 2020). To determine if a buyer is eligible for a USDA loan they can visit the following site (<https://usdamortgagelender.net/indiana/>).

### *Fannie Mae's HomeReady Mortgage*

Fannie Mae's HomeReady Mortgage is offered to home buyers with average to low income (Fannie Mae, 2015). The income limit for the Fulton County area is \$52,240.00 annually

per household (AMI Lookup Tool, n.d.). This program was created to provide access to a mortgage for credit-worthy individuals. With this program a borrower must put down a 3% down payment. The funds for the down payment can come as a gift or from grants. What is unique to this type of loan is that any income from anyone living in the household can be used to become qualified (Fannie Mae, 2015). To be considered creditworthy an individual must have a minimum credit score of 620 to qualify (HomeReady Mortgage, n.d.).

Since this loan is backed by a government organization, Fannie Mae, this type of loan is typically offered at most if not all bank and mortgage lending institutions. This mortgage is offered as either a fixed rate mortgage or an adjustable-rate mortgage (Fannie Mae, 2015). If all buyers listed on the mortgage are first time home buyers, then at least one of the buyers is required to take the homeownership education course, but it is not required to be a first time home buyer to be approved for this loan (HomeReady Mortgage, n.d.).

Another part of the HomeReady program that makes it an attractive choice is that the closing costs can be completely free to the buyer as long as they take the Buyer Ready Curriculum from the HUD-sponsored counseling course. The course is an initial cost of \$75 that is then refunded at the closing of the house \$75 (Pogol, 2015).

### *FHA 203K Home Renovation Loan*

FHA 203K loan is a type of home renovation loan that allows the borrower to buy property and borrow money to make repairs and renovations (Yates (a), 2020). This specific type of loan is part of the FHA loan program but funded by the 203K mortgage lenders (Yates (b), 2020).

The loan requirements for an FHA 203K mortgage is that the lender must be FHA-approved, and the borrower has to have a minimum credit of 640. The borrower also needs to

have consistent employment history, no late payments on any of their credit accounts within the last 12 months, and not have filed bankruptcy or have been foreclosed on in the last 3 years. This loan requires a 3.5% down payment which like the regular FHA loan can be gifted (Yates (b), 2020).

There are two types of loans that fall under this category, one that is standard and one that is streamlined. The major difference between standard versus streamlined is that for standard is for extensive repairs in which the borrower will not be able to occupy the household while streamlined is for more cosmetic repairs in which the borrower can inhabit the household. With a streamlined 203k loan, it does not require a lot of extensive paperwork as a standard 203K loan does (Yates (b), 2020).

With a streamlined 203K loan an appraiser will give the borrower a list of recommended repairs, the repairs have to be under a \$35,000 limit in order to remain a streamlined 203K loan. Then the borrower will then receive a bid from a HUD contractor and then pass along the bid to their lender. You will then be given a time frame in which the repairs must be completed. Once complete the borrower will be able to close on your house. Below is a list of the repairs that are permitted for the streamlined type (Yates (b), 2020).

- Repair/Replacement of roofs, gutters, and downspouts
- Existing HVAC systems Electrical and Plumbing systems
- Painting
- Flooring
- Appliances
- Weatherization
- Basement waterproofing



- Repair, replace or add exterior decks, patios, porches
- Window and door replacement and exterior siding
- Septic and well repair or replacement
- Improvements for accessibility
- Lead-based paint stabilization or abatement of lead-based paint hazards

Standard 203K loans are for homes that need major renovations. There is no set limit on cash the borrower is permitted to borrow for these loans. For this type the borrower will be assigned a HUD consultant that is to oversee the renovations that are needed. Below is a list of repairs that are permitted for the standard type of loan (Yates (b), 2020).

- Major rehabilitation, such as the relocation of a load-bearing wall
- New construction, including room additions
- Structural repair
- Repairs requiring detailed drawings or architectural exhibits
- Landscaping or similar “site amenity” improvement
- Any repair requiring a work schedule longer than three (3) months; or rehabilitation activities that require more than two (2) payments per specialized contractor
- Improvements that need a plan reviewer
- Improvements that result in work not starting within 30 days after loan closing; or cause the owner to be displaced from the property for more than 30 days during the time the rehabilitation work is being conducted

## *VA Loans*

Veterans Affairs Loans are no down payment mortgages for active duty, veterans, or surviving spouses that served in the US Military (Yates (a), 2020). These types of loans do not require private mortgage insurance (Lucas, 2016), but however may require a VA Funding Fee (VA funding fee, 2020). This funding fee can be paid upfront or added to the principal of the loan and paid overtime. The below features guidelines of indications if the borrower can waive the VA funding fee (VA funding fee, 2020).

- Receiving VA compensation for a service-connected disability, or
- Eligible to receive VA compensation for a service-connected disability, but you are receiving retirement or active-duty pay instead, or
- The surviving spouse of a Veteran who died in service or from a service-connected disability, or who was totally disabled, and you're receiving Dependency and Indemnity Compensation (DIC), or
- A service member with a proposed or memorandum rating, before the loan closing date, becomes eligible to get compensation because of a pre-discharge claim, or
- A service member on active duty who before or on the loan closing date provides evidence of having received the Purple Heart

Below is the typical funding fee rate chart for the VA funding fee: VA, 2020

	<b>If your down payment is...</b>	<b>Your VA funding fee will be...</b>
<b>First use</b>	Less than 5%	2.3%
	5% or more	1.65%
	10% or more	1.4%
<b>After first use</b>	Less than 5%	3.6%
	5% or more	1.65%
	10% or more	1.4%

The great thing about VA loans, if the borrower is a veteran, they can use this type of loan multiple times (Lucas, 2016). Typical closing costs for VA loans range from 3-5% of the principal amount of the loan (VA Loan Closing Costs, 2020).

### *The Conventional Loan 97*

The Conventional Loan 97 is a mortgage that is only for first time home buyers. This mortgage that is offered by Fannie Mae only requires 3% down payment. The term first time home buyer is not only for someone who has never owned a home but is allowed for anyone who has not owned a home in at least 3 years. Borrowers need to have at least a 680 or higher credit score and 43% debt-to-income (Mariotti, 2016).

Conventional 97 loans require rates to be fixed and houses cannot be more than \$424,100. There is no annual income limit for this loan and like other Fannie Mae loans the borrower cannot have filed or been foreclosed on within the past two years. Private mortgage

insurance on a conventional 97 loan is slightly higher than that of an FHA loan, however once the loan reaches 20% paid on the principal mortgage insurance can be cancelled (Mariotti, 2016).

### *FHA 203 (b)*

An FHA 203 b loan is a repair escrow mortgage that allows the borrower to finance up to 96.5% of a purchase of a HUD home. A HUD home is characterized by a one to two-unit home dwelling that is owned by the United States Department of Housing and Urban Development due to foreclosures of homes financed by FHA loans. This loan type is the most commonly used FHA loan. This loan only requires a 3.5% down payment (FHA 203 B, n.d.).

To be eligible for the FHA 203 b loan the borrower must have a 580 or higher credit score and there are no minimum salary requirements (FHA 203 B, n.d.). If the borrower has filed a recent bankruptcy or have been foreclosed upon, but they are part of the Back to Work Program, this part of the loan application will be overlooked (Yates (a), 2020). The borrower will be able to finance up to \$10,000 in repairs to the home and the repairs must be completed within 90 days of the closing of the home. Prior to the repairs the home must be appraised for the repairs and after the repairs the lender must inspect the repairs in order to release the funds. Below are the eligible repairs to be completed with this type of loan (FHA 203 B, n.d.).

- Basement waterproofing
- Interior and exterior painting
- Roof repairs (including gutters and downspouts)
- Mold remediation
- New appliances
- Porch, patio, and deck repairs
- Replacement doors and windows

- HVAC systems
- Plumbing and electrical systems
- Flooring repairs
- Purchase and installation of appliances

*Freddie Mac Home Possible*

The Freddie Mac Home Possible loan is a low, down payment loan that is available for low to moderate income borrowers that are first time home buyers as well as previous homeowners. This loan allows as little as 3% down payment allowing this to be affordable for a low-income borrower (Single-Family, 2020).

To be eligible for a Freddie Mac Home Possible loan, one must have a credit score of 660 or higher, must meet income limit requirements, and have a steady employment history (Single-Family, 2020). For Fulton County the household income limit is \$51,600 (Home Possible, 2020). Below are the exact credit scores required for approval of a Home Possible loan depending on type of rate, whether fixed or adjustable and whether the loan is for a manufactured home (Single-Family, 2020).

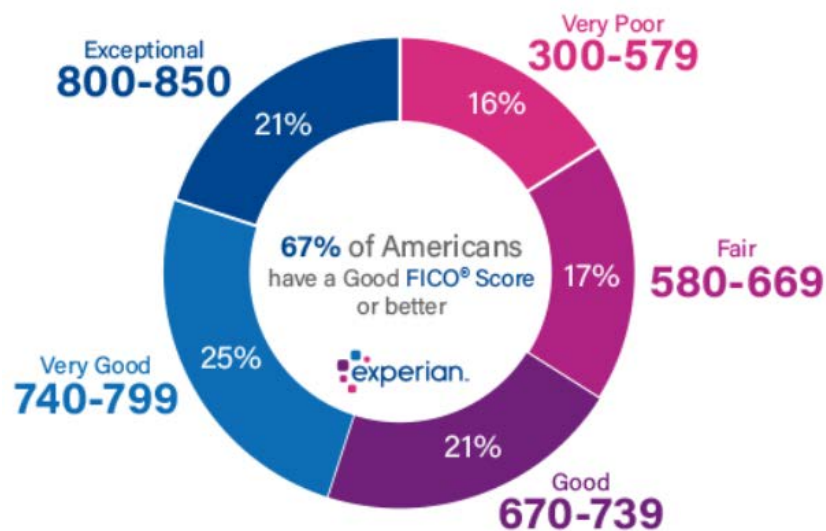
Mortgage Type for 1-Unit Properties	Minimum Indicator Score
Fixed-rate mortgage that is a purchase transaction	660
1-unit ARM or a 1-unit no cash-out refinance mortgage	680
Manufactured home	720

Single-Family, 2020

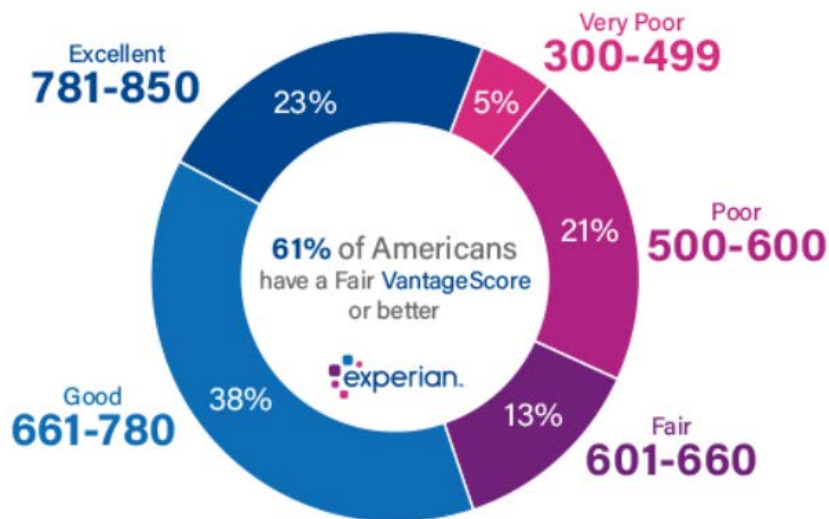
For tables comparing eligibility, rate and cost, and special features as well as a list of all the banking institutions within the county please see the Appendix.

## Credit Score Statistics

The average credit score in the United States as of 2005 was 688 and has increased in 2019 to 703. As of March 2020, 67% of Americans have a credit score that is labeled as “good.” A good credit score falls into the 670-739 range on the FICO scale. In order to obtain a home loan or down payment grant the minimum score range of “fair” is needed. The fair ranges from 580 to 669 on the FICO scale and 17% of Americans fall in this range. On the VantageScore scale the “poor” range is 500-600, which the minimum score of 580 for a home loan falls into, accounts for 21% of Americans (What is a Good Credit Score, 2020). The average VantageScore in Indiana is 667 (Irby, 2020).



(What is a Good Credit Score, 2020)



(What is a Good Credit Score, 2020)

### *Criminal Background*

Criminal records such as previous felonies do not prevent individuals from obtaining a home loan. Most banks do not run a background check on criminal records and if the borrower meets all other criteria to be eligible for the loan, they will be approved. Private Banks are only concerned about credit scores, income, steady employment, and your overall ability to pay back the loan (Can You Get a Home Loan, 2018).

### *Downtown Apartments*

Harry Webb was listed as an initial contact for the information about apartments above businesses in downtown Rochester. Unfortunately, Mr. Webb was unable to participate, but assisted the team by providing a new contact, Jacki Johnson. After reaching out to Ms. Johnson, the team received a response from Jessica Webb. Ms. Webb was unable to provide information regarding the apartments above the businesses on Main Street in downtown Rochester, but Ms. Webb does manage properties called Belle Chasse Properties. Unfortunately, Ms. Webb does not

have any housing available for rent at the present time. Additionally, the team contacted the Chamber of Commerce, however the Chamber of Commerce was unable to provide on the apartments above the businesses in downtown Rochester.

### *Habitat for Humanity*

Fulton County Habitat is a local affiliate of Habitat for Humanity, a national non-profit organization that builds new homes and rehabilitates existing homes for those who lack decent housing. “Habitat’s vision is of a world where everyone has a decent place to live. Habitat works toward their vision by building strength, stability, and self-reliance in partnership with people and families in need of a decent and affordable home” (Habitat for Humanity, n.d.). Karmin Reeves is the President of Fulton County Habitat and after speaking with her, via email, the team has gathered important information regarding the viability of the local affiliate, FC Habitat, building a second home each year. As of now, Fulton County Habitat only produces one home per year for the county. FC Habitat is partnered with Rochester Homes which reduces the cost of the build, as the company builds the shell of the home, windows, doors, and the roof for a discounted price (K. Reeves, Personal Communication, July 8, 2020).

FC Habitat had about 10 people apply for their next home, but there is a possibility that only one may qualify. The applicant that receives the home must have an income that is 30-80% of the area median income. Additionally, the applicant needs to perform 250 community service hours, including building the home, and be willing to partner with Habitat for Humanity (K. Reeves, Personal Communication, July 8, 2020).

An issue that FC Habitat faces is a lack of community involvement. FC Habitat held a public meeting at the Fulton County Library that was advertised across several locations and mediums, and no one was in attendance. Ms. Reeves stated, “This seems to be the pattern over



the past 15 years that I've been associated with Habitat" (K. Reeves, Personal Communication, July 8, 2020). Additionally, the President noted that most of the construction workers building the Habitat homes in Fulton County are in their late 70's to 90's (K. Reeves, Personal Communication, July 8, 2020). The work done by Habitat for Humanity is completed with the assistance of local volunteers, and with current resources FC Habitat will be unable to build a second home each year.

Although a second home is not possible FC Habitat can gather more volunteers for the next build, but it will be difficult amidst the current COVID-19 pandemic. FC Habitat uses local mass media to advertise upcoming events, like local radio stations, so the team believes there are several strategies developed by the Substance Abuse and Mental Health Services Administration (SAMHSA) that FC Habitat can utilize to increase volunteer recruitment. First, members of the organization can make appearances at schools, career fairs, and other events to recruit new volunteers (Successful Strategies, 2005). Additionally, FC Habitat can send mass mailings, and members of the organization should make announcements at services, meetings, and social gatherings (Successful Strategies, 2005). Another way for to recruit volunteers would be to partner with schools because this could give students an opportunity to work for the community while building a resume, or coordinate with a school that requires community service hours for graduation (Successful Strategies, 2015). Society consumes more online media than ever before, and targeted advertising on social media is an effective way to get FC Habitat's message to interested parties. Lastly, go out and ask people to volunteer, as data shows people usually volunteer because they are asked to (Successful Strategies, 2015).

## **Recommendations for FC H.O.P.E**

### *Down Payment and Closing Costs Grants*

Bank of America offers two home grant programs that do not require repayment. "Our America's Home Grant" program allows for a \$7,500 credit that can be used toward closing costs, title insurance, recording fees, or can be used as a down payment. The second program is Our Down Payment Grant program which is 3% of homes purchase price up to \$10,000 that can be used toward the down payment only. For more information on how to apply or to find other down payment assistance programs in the area visit [www.bankofamerica.com/downpaymentcenter](http://www.bankofamerica.com/downpaymentcenter) or call 800-270-5746 (Down Payment Grants, n.d.).

FundMyHome.org has a non-repayable down payment grant of up to \$48,000. To be eligible to receive this grant, the applicant needs to have a credit score of 580 or higher, or less than 56% debt to income (Real Estate Mortgage, n.d.).

Federal Housing Administration (FHA) offers one down payment assistance program that is applicable to Fulton County residents that is called Next Home. Next Home is for first time buyers and repeat home buyers. To be eligible for the Next Home grant program one must have a minimum credit score of 640 (Homebuyers Programs, 2020), complete the homebuyer education course 'Framework,' and have a mortgage that is going through a Indiana Housing and Community Development Authority (IHCDA) lender (Next Home, n.d.). This down payment grant program offers 4% of the purchase price for an FHA financed home and 3% for a home financed with a conventional loan (Next Home, n.d.). FHA also offers Next Home Advantage, which is very similar to that of its predecessor, Next Home. Next Home Advantage offers down payment of 3.5% on loans that are through Freddie Mac conventional 30-year fixed loans. To be

eligible the borrower has to have at least a 640 credit score and less than 50% debt to income ratio (Homebuyers Programs, 2020).

Indiana Housing and Community Development Authority offers grants and down payment assistance programs. To find out what IHEDA down payment grants and assistance programs are available for borrowers go to <https://www.in.gov/iheda/4430.htm>. The IHEDA offers a First Place grant program that is available to Fulton County residents. This grant provides 6% of the down payment assistance on the appraised value of the home. The borrower must be a first time home buyer unless the county in which the house is being purchased is in the qualified census tract (which Fulton County qualifies) or the borrower is a veteran in which case the borrower is eligible. To also be eligible the borrower must have a minimum credit score of 640 and less than 50% debt to income ratio. Much like the First Place grant, the Helping to Own grant is for borrowers that are first time buyers unless in a qualified census tract (which Fulton County qualifies) or a veteran. To be eligible the borrower needs a credit score of at least 640 and less than 50% debt to income ratio. The H2O grant provides a 3.5% down payment assistance. For both of the loan, these grants, First Place and H2O, the loan has to be an FHA 30-year fixed loan (Homebuyers Programs, 2020).

IHEDA also offers a Federal income tax credit to borrowers to reduce their income tax liability as well as increasing their qualifying income. To be able to deduct the Mortgage Credit Certificate tax credit the borrower must be a first time home buyer unless the county in which the house is being purchased is in the qualified census tract (which Fulton County qualifies) or the borrower is a veteran. The credit can be combined with the Next Home and Next Home Advantage, or any Ginnie Mae, Fannie Mae, or Freddie Mac financing program (Homebuyers Programs, 2020).

## *Housing and Utilities Assistance*

Indiana 211 is a free service that connects Hoosiers to the help and answers they need. Indiana 211 can help connect individuals to resources such as food, clothing, housing and utility assistance, education, employment, tax assistance, and mental health and addiction. For those in need of assistance, call 866-211-9966, text your zip code to 898-211, or email [info@in211.org](mailto:info@in211.org) (VisionLink, n.d.).

For rent and utilities assistance in Fulton County there are a few viable options. The first option is the program, Outreach, which is provided by the United Ministries of Fulton County. The program is located at 625 Pontiac Street, Rochester, IN 46975. This program provides financial assistance with rent and utilities. For more information or to apply, the office hours are Monday through Wednesday from 9:00 AM to 3:00 PM. Walk-ins are acceptable, or the office can be reached by phone at 574-223-4802. Assistance is provided once a year for two years in a row and returning clients may not apply again within 2 years of last assistance (VisionLink, n.d.).

The next program is Trustee Assistance which is provided by several different Township Trustees in Fulton County. This program assists with burial or cremation services, food, clothing, housing expenses, work and medical transportation, medications, medical care, and essential utilities. Below is a list of Township Trustees offering this program.

Program	Phone #	Address	Hours of Operation	Preferred Method to Apply
Henry Township Trustee	574-893-4246	815 Main St, Rochester	Office Vacant	Call to Schedule Appt
Rochester Township Trustee	574-223-3258	126 East 7th St, Rochester	M-Thur 9am-1pm; Fri 9am-11am	Walk-ins/Call to Schedule Appt
Richland Township Trustee	574-223-4436	37 East 375 North, Rochester	M-Fri 9am-5pm	Call to Schedule Appt
Liberty Township Trustee	574-857-2565	504 N Miller Street, Fulton	M-Fri 8am-5pm	Walk-ins/Call to Schedule Appt
Wayne Township Trustee	574-653-2877	7037 West 650 South, Kewanna	M-Fri 9am-4pm	Call to Schedule Appt/Apps available for pickup
Aubbeenaubee Township Trustee	574-542-4505	7410 Main St, Rochester	Wed 6pm-7pm	Call to Schedule Appt/Apps available for pickup
Union Township Trustee	574-653-2305	9765 West 100 S, Kewanna	M-Fri 8am-5pm	Call to Schedule Appt
Newcastle Township Trustee	574-835-0194	6623 Indiana 25, Rochester	M-Fri 9am-5pm	Call to Schedule Appt

The program Financial Assistance provided by The Cross Church is available assistance for rent, mortgage, utilities, and emergency transportation. This program location is 100 West 3rd Street, Rochester, IN 46975 and their office hours are Monday through Thursday 9 am to 5 pm and Friday 9 am to 1:30 pm. For more information, the program can be reached by phone 574-223-3107. Assistance is provided on a first come first serve basis via walk-ins. There is a limit of one visit per 12 months (VisionLink, n.d.).

Financial assistance is offered by the United We Stand Ministries of Akron. This program aids with rent, utilities, or medications up to \$200. Applications are only accepted once per year per household. Applications are available for pick up at the Town Hall or walk-ins are welcome. The program is located at 204 West Rochester Street, Akron and the phone number is 574-223-4357 (VisionLink, n.d.).

### *Tax Incentives*

One tax incentive for people with low income is the Low-Income Housing Tax Credit. It subsidizes the construction or remodeling of rental housing for people with low to moderate income. TPC says that “the LIHTC program has supported the construction or rehabilitation of

about 110,000 affordable rental units each year (TPC 2020). “The federal government issues tax credits to state and territorial governments” and state housing agencies give these tax credits to “private developers” (TPC 2020). These developers can sell these tax credits to investors to get the funding that they need. Once the house is on the market, these investors can then go and claim the LIHTC over a 10-year period.

To qualify for a tax credit, developers must meet the income test. The three ways to meet this test is to have “20 percent of the project’s units occupied by tenants with an income of 50 percent or less of the area median income for family size, have at least 40 percent of the units occupied by tenants with an income of 60 percent or less of AMI, or have at least 40 percent of the units occupied by tenants with an income averaging no more than 60 percent of AMI and no units are occupied by tenants with income greater than 80 percent of AMI” (TPC 2020). Anyone who plans on getting a tax credit must follow the income test for 15 years or the credits will be recaptured. The credit that is claimed is a credit percentage multiplied by the project’s qualified basis. This percentage is higher for new construction and huge renovations. The state housing finance agencies will look for areas that need affordable housing the most.

### *Bedford Housing Project*

Lawrence County recently began a housing development study that was designed to be a strategic outline to identify and meet current and future housing needs. More specifically the cities of Bedford and Mitchell were the towns in focus. The county has an older housing stock but saw interest from buyers to rehab and resell them. What Lawrence County did was look at all the reasons to try and rehabilitate the homes. One reason is that Bloomington is just twenty-four miles away, and acts as a “bedroom community.” Additionally, the county viewed the data from

historical trends. Lawrence County grew in the 70's and the 90's, and this trend suggests the 2020 decade to show at least a small amount of growth.

Other characteristics they looked at were industry breakdown, household income, and the economic statistics in the county. The county came up with a suitability map that used a variety of sources to see what land would be suitable for development. The criteria the county came up with was it had to be an area with a thirty-minute drive time to a population center, in proximity to a major corridor, relatively flat terrain, and no floodplains or government land. The county also had other goals in order to help the affordable housing initiative succeed, and that was to continue to invest in the quality of life features such as parks, schools, and downtowns, and to continue to establish a funding strategy for affordable lot development projects in the future.

Shance Sizemore, the CEO for the Lawrence County Economic Growth Council, provided some insight on how they were able to provide the funding for regional opportunity initiative housing study. Mr. Sizemore proceeded to say this about this funding:

The funding for the regional study was part of a larger initiative from the regional organization (ROI). They received a grant from the Lily endowment to look at economic conditions, workforce, and education in the region. Housing was a clear pain point in almost every community. They interviewed several firms, but ultimately chose the one they did because of their past work regarding rural regional housing studies. While county level studies are common, they found that creating cohesive study over an 11-county area was somewhat unique.

We are gearing up for some more work in the space and have continued to use the study to drive conversations regarding housing and the current demand. (S. Sizemore, Personal Communication, July 22, 2020).

Lawrence County looked created several different options and ultimately used a grant from the Lily endowment to fund their initiative but continue to look at funding options for future housing development opportunities.

### *Investors/Developers*

Terry Lee, the Executive Director at the Fulton Economic Development Corporation, has provided a couple names and contact information for developers in the area that had initially expressed some interest in constructing low income housing and the back story. The first developer is Linda Snyder, 812-208-1727. Linda had contacted Terry a year ago with some interest in building an assisted living facility. Linda has not been back in touch because she has been recovering from fall that broke her shoulder. However, Ms. Snyder could still have interest in building the assisted living center after fully recovering. The second developer that Mr. Lee provided; Nick Surak from Englewood Development, 202-489-8537 (cell) and 317-848-5111 (office). This developer company is the same company that owns Arbor Woods, they also own the land behind Arbor Woods that was to be a part of their phase 2 project. Terry believed they were looking into an assisted living center as well for their phase 2 project. Terry has advised that they have not moved forward with phase 2 yet because the city has shown little support for another low income housing development due to the high volume of calls to the police department that the Arbor Woods addition has created (Fulton County, 2020).



## *Programs in Iowa*

There are “\$1 Programs” where the basic principle is that a certain city might own or take over lots or old abandoned houses that are located throughout low income neighborhoods. These homes are “empty spaces” essentially. They are not providing any tax revenue, and cost money for maintenance. Sometimes companies go from town to town and buy these lots for very cheap, which is where the one-dollar programs come from. The business that offers the program in Iowa that offers these services is Rural Housing 360. Rural Housing 360’s goal and mission is to:

“Make high performance housing accessible, affordable, and a reality for hard working Americans by providing established pathways for mortgage approvals. Our mission is to strengthen local communities by allowing hard-working folks the opportunity to live where they work, stabilize school enrollment, utilize existing city infrastructure, and to enhance the ability of employers to grow their respective businesses.” (Rural Housing 360, 2020)

Rural Housing 360 offers \$0 down, \$0 closing, and \$0 lot cost for the buyer. They pride themselves on offering a low stress and convenient process. They also are able to offer low utility bills, commute elimination, and peace of mind.

Rural Housing 360 realized that the United States was in the midst of a housing crisis. They want to do whatever they can to make home-ownership possible for those who struggle to find options. They identified barriers to homeownership and discovered three common issues which were (Rural Housing 360, 2020):

- Lack of available cash for down payment and closing costs.
- Insufficient credit scores or lack of credit history
- Affordability gap – cost to build vs. income

They are able to accomplish offering homes to citizens who usually would struggle by increasing efficiencies and eliminating waste to be able to reduce different costs from the process. These costs include time, material, money, people, and real estate.

The benefits are extended beyond just the citizen moving into their new affordable home. When looking at the community, Rural Housing 360 provides lots, utilities, waived fees, incentives, and marketing. The benefits it brings to the community include utilization of assets, school enrollment increase, ROI, and economic growth. Another group that is benefitted are employers. Rural Housing 360 provides construction loan interest, closings costs, and marketing. The benefits this provides for employers are employee retention, a positive recruiting image, and overall growth.

### *Additional Low-Income Housing Shortage Costs*

There are several upfront costs and criteria that must be met when obtaining affordable housing, for example, a damage deposit, down payment, and utility connection fees. However, this did not show the additional costs and issues that may arise after losing a residence and now unable to find safe, affordable housing.

The first issue that arises is, where does the affected person or family go, and is the family at risk of the state taking custody of children after losing housing? The displaced resident could stay with friends or family, leave the county, or attempt to survive without housing. Moving in with friends or family will cause increased expenses for utilities, etc., and could potentially strain relationships.

If the displaced resident is unable to obtain housing they may resort to moving from the county and seeking new employment elsewhere, which would take talent from the community, and the county would lose tax revenue from a smaller workforce. According to [tax-rates.org](http://tax-rates.org),

Fulton County charges residents a tax rate of 1.93 percent (The 2019 Tax Resource, n.d.). If many people are unable to find housing, this could potentially threaten the local economy.

Should the resident be unable to find accommodations or leave the county, their final resort is to survive without shelter. After losing housing, reduce spending to try to pull themselves out of the situation. According to Pat Brown, the Mental Health and Substance Abuse Lead of FC Hope, it is common for low-income individuals to defer medical care (P. Brown, Personal Communication, June 22, 2020). This can create a dangerous situation if the individual has a pre-existing condition because their condition could worsen during the period without medical care. Additionally, the worsened condition will take more recovery time and could be more costly to treat.

Having a child will also increase costs to the state if the homeless parent utilizes assistance programs such as the Supplemental Nutrition Assistance Program (SNAP). The Supplemental Nutrition Assistance Program is in place to provide food to no and low-income residents of the state (SNAP, n.d.). For a family of three to receive SNAP benefits the max monthly gross income for the household is \$2,311, max monthly net income is \$1778. If these qualifications are met, the max monthly benefit the family is eligible for is \$509 (SNAP, n.d.). In some instances, parents can temporarily lose custody of their children when faced with homelessness. The state incurs another large expense when the situation arises. According to Nicholas Zill, Ph.D., of the National Council For Adoption, “The average maintenance cost per child per year is \$19,107” (Zill, 2011). The creation of more, safe, affordable housing in Fulton County can potentially stymie a portion of these costs incurred by the state and the displaced resident.

## List of Non-Profit/Charity Homes

Below is a list of non-for-profit and charity homes within Fulton County. There is a list of mailing addresses that are for the individuals and organizations that own the property. The Team thinks this list would be useful for potential locations for low income apartments or houses. These individuals or organizations may be willing to donate these properties or sell them at a discounted price.

Parcel/Property Number	Owner of Record	Property Address	Property City	Mailing Address	Mailing City
25-07-91-200-019.013-008	Fulton County Animal Adoption and Education Center Inc	1540 Wentzel St	Rochester	1540 Wentzel St	Rochester
25-07-16-200-014.020-008	Manitou Lodge 1107 Loyal Order Of Moose Inc	Westside Dr.	Rochester	1911 Westside Dr P	Rochester
25-07-92-134-018.011-009	Fulton County United Way Inc	722 Main St	Rochester	PO Box 583	Rochester
25-07-92-256-004.000-009	Northern Indiana Community Foundation Inc	227 E 9th St	Rochester	P.O. Box 807	Rochester
25-07-92-204-009.000-009	Fulton County Habitat for Humanity Incorporated	212 E 6th St	Rochester	PO Box 843	Rochester
25-07-04-300-003.016-009	Manitou Aerie Number 852 Fraternal Order of Eagles Inc	1018 E 4th St	Rochester	1081 E 4th Street	Rochester
25-07-91-399-011.000-009	Straeter James E & Staeter Melinda	420 Main St	Rochester	914 E 100 S	Rochester
25-07-14-300-001.000-009	Elks Lodge 2120 Holding Corp	Manitou Park Dr.	Rochester	Box 106	Rochester
25-07-15-400-001.000-009	Elks Lodge 2120 Holding Corp	S. Country Club Dr.	Rochester	Box 106	Rochester
25-07-15-445-001.000-009	Elks Lodge 2120 Holding Corp	Manitou Park Rd	Rochester	Box 106	Rochester
25-07-15-400-002.000-009	Elks Lodge 2120 Holding Corp	Manitou Park Dr.	Rochester	Box 106	Rochester
25-07-15-281-011.000-009	Elks Lodge 2120 Holding Corp	Bay View Dr.	Rochester	Box 106	Rochester
25-07-15-410-004.000-009	Elks Lodge 2120 Holding Corp	Manitou Park Dr.	Rochester	Box 106	Rochester
25-07-14-300-002.020-009	Elks Lodge 2120 Holding Corp	Manitou Park. Rd.	Rochester	Box 106	Rochester
25-07-92-131-013.000-009	Times Theater Inc, The	618 Main St.	Rochester	PO Box 168	Rochester
25-07-09-405-006.000-009	Veterans Of Foreign Wars	1621 Federal Rd	Rochester	P. O. Box 296	Rochester
25-07-09-405-005.000-009	Veterans Of Foreign Wars	Federal Rd	Rochester	Po Box 296	Rochester
25-07-16-200-014.011-009	Manitou Lodge 1107 Loyal Order	1905 Westside Rd.	Rochester	P O Box 43	Rochester
25-07-09-405-007.000-009	Veterans Of Foreign Wars	Federal Rd	Rochester	P O Box 296	Rochester
25-07-92-228-004.000-009	Local Union #947 Uaw Bldg Corp	504 Clayton St.	Rochester	%Jessica Hettinger	Rochester
25-07-92-320-001.000-009	Rochester Little League Inc	E. 12th St.	Rochester	P O Box 265	Rochester
25-01-02-200-008.010-001	LE Constance D Richie; ACRES Inc	700 W	Culver	1802 Chapman Rd	Huntertown
25-05-27-165-004.000-011	Heartery Inc The	414 Main St.	Kewanna	PO Box 143	Kewanna
25-05-27-357-002.010-011	Harvest Homes Inc	Maple St.	Kewanna	Justus Property Mar	Whitestown
25-05-27-300-006.010-015	Harvest Homes Inc	115 E Maple St.	Kewanna	Justus Property Mar	Whitestown
25-01-09-340-003.000-001	Acres Inc	Zina Dr.	Rochester	1802 Chapman Rd	Huntertown
25-07-92-254-001.000-009	Four County Comprehensive Mental Health Center Inc	401 E 8th St	Rochester	1015 Michigan Ave	Logansport
25-07-92-254-007.000-009	Four County Comprehensive Mental Health Center Inc	401 E 8th St	Rochester	1015 Michigan Ave	Logansport
25-07-92-254-008.000-009	Four County Comprehensive Mental Health Center Inc	401 E 8th St	Rochester	1015 Michigan Ave	Logansport
25-07-22-100-005.000-008	Nickel Plate Trail Incorporated	Beside Us 31	Rochester	PO Box 875	Peru
25-07-93-205-001.000-009	Marshall-Starke Development Center, Inc	455 Man-Chester Dr	Rochester	1901 Pidco Dr	Plymouth
25-07-93-107-004.000-009	Goodwill Industries of Michiana Inc	200 Potawatomi Ln	Rochester	1805 W Western Ave	South Bend
25-07-93-107-005.000-009	Goodwill Industries of Michiana Inc	200 Rouch Place Dr	Rochester	1805 W Western Ave	South Bend
25-07-93-204-004.000-009	Community Housing Initiative Inc	433 E. 18th St.	Rochester	P O Box 703	Wabash
25-07-93-100-002.010-009	Milvic Corp	1920 Rhodes St.	Rochester	7908 N St Rd 23	Walkerton
25-07-09-379-001.011-009	Cardinal Center Inc	1300 Mitchell Dr	Rochester	504 North Bay Drive	Warsaw

## Conclusion

Fulton County H.O.P.E. is an important local organization that works hard to provide access to resources in the community. These services are intended to improve the lives of residents in Fulton County that struggle with poor mental health, poverty, and substance abuse. Inadequate access to affordable housing can jeopardize a community because of the additional costs that arise, or the loss of talent in the community due to fleeing residents.

The data collected by the team establishes that Fulton County has a shortage of affordable housing for low-income families. The Team strived to provide useful information regarding the current availability of housing and the set of requirements needing met to obtain housing. Additionally, the team compiled data that presents available options that F.C. Hope can implement to assist low-income community members in overcoming barriers to obtain safe and affordable housing.

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## Appendix

Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
\$465	\$570	\$666	\$833	\$918

Fulton County, n.d

<u>Renter Wage</u>	<i>Indiana</i>	<i>Fulton County</i>
ESTIMATED MEAN RENTER WAGE	<b>\$14.04</b>	<b>\$12.14</b>
RENT AFFORDABLE AT MEAN RENTER WAGE	<b>\$730</b>	<b>\$632</b>

<u>Rent Affordable at Different Income Levels</u>	<i>Indiana</i>	<i>Fulton County</i>
30% OF AREA MEDIAN INCOME (AMI)	<b>\$527</b>	<b>\$435</b>
ESTIMATED RENTER MEDIAN HOUSEHOLD INCOME	<b>\$806</b>	<b>\$816</b>

<u>Housing Wage</u>	<i>Indiana</i>	<i>Fulton County</i>
ZERO-BEDROOM	<b>\$11.16</b>	<b>\$9.21</b>
ONE-BEDROOM	<b>\$12.87</b>	<b>\$11.56</b>
TWO-BEDROOM	<b>\$16.03</b>	<b>\$13.23</b>
THREE-BEDROOM	<b>\$21.08</b>	<b>\$16.58</b>
FOUR-BEDROOM	<b>\$23.81</b>	<b>\$17.88</b>

### Fair Market Rent

	<i>Indiana</i>	<i>Fulton County</i>
ZERO-BEDROOM	\$581	\$479
ONE-BEDROOM	\$669	\$601
TWO-BEDROOM	\$834	\$688
THREE-BEDROOM	\$1,096	\$862
FOUR-BEDROOM	\$1,238	\$930

### Annual Income Needed to Afford

	<i>Indiana</i>	<i>Fulton County</i>
ZERO-BEDROOM	\$23,223	\$19,160
ONE-BEDROOM	\$26,776	\$24,040
TWO-BEDROOM	\$33,346	\$27,520
THREE-BEDROOM	\$43,844	\$34,480
FOUR-BEDROOM	\$49,520	\$37,200

### Work Hours/Week at Minimum Wage

	<i>Indiana</i>	<i>Fulton County</i>
ZERO-BEDROOM	62	51
ONE-BEDROOM	71	64
TWO-BEDROOM	88	73
THREE-BEDROOM	116	91
FOUR-BEDROOM	131	99

### Work Hours/Week at Mean Renter Wage

	<i>Indiana</i>	<i>Fulton County</i>
ZERO-BEDROOM	32	30
ONE-BEDROOM	37	38
TWO-BEDROOM	46	44
THREE-BEDROOM	60	55
FOUR-BEDROOM	68	59

## Income Levels

	Indiana	Fulton County
30% OF AREA MEDIAN INCOME (AMI)	\$21,091	\$17,400
ESTIMATED RENTER MEDIAN HOUSEHOLD INCOME	\$32,229	\$32,645

Occupation	Total Employment	Median Hourly Wage
FOOD PREP WORKERS, FAST FOOD	94,470	\$9.18
WAITERS AND WAITRESSES	49,530	\$9.37
CASHIERS	70,150	\$9.82
RETAIL SALESPERSONS	90,780	\$10.77
PERSONAL CARE AIDES	28,420	\$10.99
TEACHER ASSISTANTS	26,450	\$11.12
COOKS, RESTAURANT	27,890	\$11.39
STOCK CLERKS AND ORDER FILLERS	42,050	\$12.18
JANITORS AND CLEANERS	44,560	\$12.27
ONE-BEDROOM HOUSING WAGE		\$12.87
NURSING ASSISTANTS	30,220	\$13.08
LABORERS AND MATERIAL MOVERS	95,010	\$14.10
FOOD PREP AND SERVING SUPERVISORS	22,540	\$14.36
SECRETARIES AND ADMINISTRATIVE ASSISTANTS	29,460	\$15.55
OFFICE CLERKS	67,600	\$15.56
SHIPPING, RECEIVING, AND TRAFFIC CLERKS	20,660	\$15.72
TWO-BEDROOM HOUSING WAGE		\$16.03
CUSTOMER SERVICE REPRESENTATIVES	56,030	\$16.38
ASSEMBLERS AND FABRICATORS	94,910	\$16.70
MEDIAN WAGE		\$17.42

RETAIL SALES SUPERVISORS	25,130	\$17.66
CONSTRUCTION LABORERS	22,080	\$17.75
BOOKKEEPING, ACCOUNTING, AND AUDITING CLERKS	27,970	\$18.03
GENERAL MAINTENANCE AND REPAIR WORKERS	34,840	\$18.91
HEAVY AND TRACTOR-TRAILER TRUCK DRIVERS	54,560	\$21.68
ELEMENTARY SCHOOL TEACHERS	26,520	\$24.17
SECONDARY SCHOOL TEACHERS	19,690	\$24.58
OFFICE AND ADMIN SUPPORT SUPERVISORS	28,970	\$24.90
PRODUCTION AND OPERATING SUPERVISORS	26,260	\$28.30
SALES REPS, WHSL AND MANUFACTURING	29,910	\$29.36
REGISTERED NURSES	67,870	\$30.38
ACCOUNTANTS AND AUDITORS	20,100	\$31.38
GENERAL AND OPERATIONS MANAGERS	54,610	\$40.08

Out of Reach, 2019

	Standard	Ported Out
Vouchers	153	1
Monthly Cost Per Voucher	\$295	\$539
Monthly Cost	\$45,096	\$539

Affordable, 2020

Income Limit Category	Persons in Family							
	1	2	3	4	5	6	7	8
<b>50%</b> Very Low Income Limit Median Income \$62,100	\$22,900	\$26,150	\$29,400	\$32,650	\$35,300	\$37,900	\$40,500	\$43,100
<b>30%</b> Extremely Low Income Limit	\$13,750	\$17,240	\$21,720	\$26,200	\$30,680	\$35,160	\$39,640	\$43,100
<b>80%</b> Low Income Limit	\$36,600	\$41,800	\$47,050	\$52,250	\$56,450	\$60,650	\$64,800	\$69,000

Fulton County, n.d.

Below is a list of the active real estate agents that service Fulton County.

Name	Phone #	Name	Phone #	Name	Phone #
Abby Renie	574-406-0042	John Schmicker	574-248-4287	Pamela Maloney	765-438-1132
Amy Helt	574-835-8414	Julie Borden	678-293-7530	Philip Michaelson	574-914-4121
Andy Zoda	260-213-4582	Justin Helt	574-835-0627	Shawn Reed	574-842-4652
Britney Powell	574-242-2887	Kimberly Sut	219-669-6081	Shelly Bailey	574-223-5000
Carol Ousley	574-285-0569	Linda Thompson	574-406-2172	Sherrill Fujimura	574-842-5116
Dave Helt	574-835-6410	Lisa Goodman	574-223-4301	Steve Gottschalk	574-223-0535
Dewain Davis	574-343-1768	Lisa Malchow	574-248-4096	Sue Hoffman	260-578-7224
Gene Frye	574-551-7074	Lori Roberts	574-205-2703	Susan Kelley	574-292-6523
Gwen Hornstein	574-835-0265	Marcy Fox	888-496-2935	Susan Morris	574-298-8652
Hayley Marchese	765-227-4592	Matt Steininger	574-223-5000	Teri Carr	574-223-3179
Jennifer Luttrell	574-250-3852	Natalie Brookins	574-202-6625	Terry Van Duyne	574-862-6725
Jennifer Wilcox	574-242-8824	Orville Haney	574-406--1092	Todd Brown	260-624-0751

	If your down payment is...	Your VA funding fee will be...
<b>First use</b>	Less than 5%	2.3%
	5% or more	1.65%
	10% or more	1.4%
<b>After first use</b>	Less than 5%	3.6%
	5% or more	1.65%
	10% or more	1.4%

VA, 2020

Mortgage Type for 1-Unit Properties	Minimum Indicator Score
Fixed-rate mortgage that is a purchase transaction	660
1-unit ARM or a 1-unit no cash-out refinance mortgage	680
Manufactured home	720

Single-Family, 2020



## Eligibility

Type	Annual Income Limit	Bankruptcy or Foreclosure	Credit Score Threshold	Purchase Price Limit
FHA Loan	None	waived in of Back to Work Program	580	\$331,760.00
USDA - Indiana Rural Developmental Loan	\$54,175.00	3 years	620	No max
Fannie Mae's HomeReady Mortgage	\$52,240.00	2 years	620	\$510,400.00
Single Family FHA 203K Home Renovation Loan	None	3 years	640	\$271,050.00
VA Loans	None	2 years	Unstated	No max
The Conventional Loan 97	None	2 years	680	\$424,100.00
FHA 203 (b)	None	waived if in Back to Work Program	580	\$331,760.00
Freddie Mac Home Possible	\$51,600.00	2 years	680	\$510,400.00

## Rates and Costs

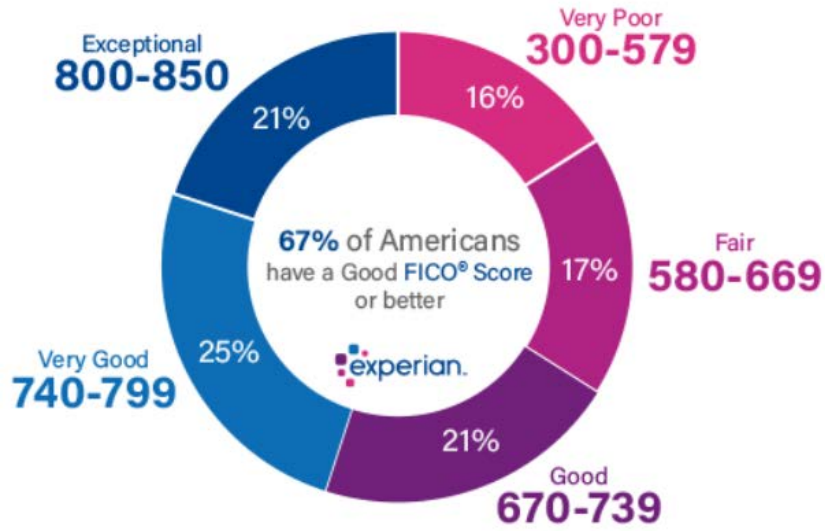
Type	Down Payment	Closing Costs	PMI	Rate Type
FHA Loan	credit score 580 < is 3.5 %; >580 is 10%	3%	upfront cost of 1.75% of loan plus annual premium .45% to .85% - lasts till 78% of loan is reached or 11 years	Fixed or Adjustable
USDA - Indiana Rural Developmental Loan	None	3-5%	Lowest monthly mortgage insurance rate .35% lasts life of the loan	Adjustable
Fannie Mae's HomeReady Mortgage	3%	3%	annual premium .45% to .85% Can be cancelled once reached 20%	Fixed or Adjustable
Single Family FHA 203K Home Renovation Loan	3.50%	2-5%	upfront cost of 1.75% of loan plus annual premium .45% to .85% - lasts till 78% of loan is reached or 11 years	Fixed or Adjustable
VA Loans	None	3-5%	None	Fixed or Adjustable
The Conventional Loan 97	3%	3-6%	annual premium .45% to .85%.	Fixed
FHA 203 (b)	3.50%	2-5%	upfront cost of 1.75% of loan plus annual premium .45% to .85% - lasts till 78% of loan is reached or 11 years	Fixed or Adjustable
Freddie Mac Home Possible	3%	2-5%	annual premium .45% to .85%.	Fixed or Adjustable

## Special Features

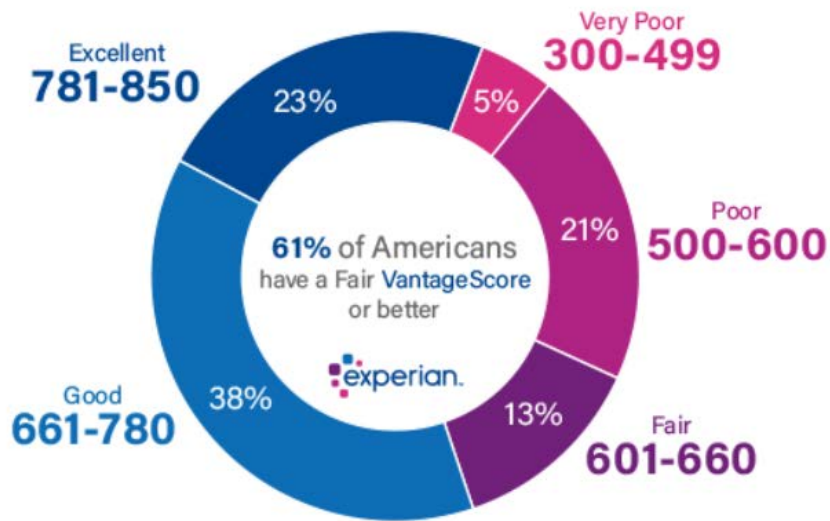
Type	Special Features
FHA Loan	Down payment can be gifted or downpayment assistance program
USDA - Indiana Rural Developmental Loan	Construction/renovation costs can be added to loan as well as closing costs
Fannie Mae's HomeReady Mortgage	Closing costs can be paid by Fannie Mae if completed homeownership course that is offered - costs \$75 to take course but then the \$75 refunded at closing of the house
Single Family FHA 203K Home Renovation Loan	Can borrow money for renovations and even borrow money to pay for mortgage for up to 6 months
VA Loans	rates are .25% lower than other loans; May have to pay VA Funding Fee
The Conventional Loan 97	saves .5% over that of FHA loan down payment can be completely gifted as long as person gifting is related to you
FHA 203 (b)	Closing costs can be 100% gifted with restrictions
Freddie Mac Home Possible	Closing costs can be 100% gifted with restrictions

Below is a full list of the local banking institutions within Fulton County that can be contacted to provide further loan information and to begin the purchasing a home process.

Bank Name	Location	Phone
Lake City Bank	Akron	574-893-4353
First National Bank of Monterey	Monterey	574-542-2121
First Federal Savings Bank	Rochester	574-223-2128
Flagstar Bank	Rochester	574-223-3151
Community State Bank	Rochester	574-653-2105
Lake City Bank	Rochester	574-223-3300
1st Source Bank	Rochester	574-223-4303
Republic First National	Rochester	800-700-7878
American Midwest Financial	Rochester	574-223-2128
Beacon Credit Union	Rochester	574-223-1504
TCU	Rochester	574-223-8446



(What is a Good Credit Score, 2020)



(What is a Good Credit Score, 2020)

Program	Phone #	Address	Hours of Operation	Preferred Method to Apply
Henry Township Trustee	574-893-4246	815 Main St, Rochester	Office Vacant	Call to Schedule Appt
Rochester Township Trustee	574-223-3258	126 East 7th St, Rochester	M-Thur 9am-1pm; Fri 9am-11am	Walk-ins/Call to Schedule Appt
Richland Township Trustee	574-223-4436	37 East 375 North, Rochester	M-Fri 9am-5pm	Call to Schedule Appt
Liberty Township Trustee	574-857-2565	504 N Miller Street, Fulton	M-Fri 8am-5pm	Walk-ins/Call to Schedule Appt
Wayne Township Trustee	574-653-2877	7037 West 650 South, Kewanna	M-Fri 9am-4pm	Call to Schedule Appt/Apps available for pickup
Aubbeenaubee Township Trustee	574-542-4505	7410 Main St, Rochester	Wed 6pm-7pm	Call to Schedule Appt/Apps available for pickup
Union Township Trustee	574-653-2305	9765 West 100 S, Kewanna	M-Fri 8am-5pm	Call to Schedule Appt
Newcastle Township Trustee	574-835-0194	6623 Indiana 25, Rochester	M-Fri 9am-5pm	Call to Schedule Appt

Homes for sale in Fulton County (\$113,000 or less)

Location	City	Zip	Price	# Bed	# Bath	Sq Ft	Est. Monthly Pymnt	Home Type
404 S Maple St	Akron	46910	\$ 65,000.00	3	1	1184	\$ 308.00	Single Family
408 N Johnson St	Akron	46910	\$ 92,500.00	4	2	1456	\$ 438.00	Single Family
7374 W Upper Bensart Dr	Claypool	46510	\$ 49,900.00	1	1	549	\$ 178.00	Single Family
7732 W Northcrest Ln	Claypool	46510	\$ 50,000.00	3	2	1164	\$ 178.00	Single Family
301 W Davis St	Fulton	46931	\$ 30,000.00	3	2	1390	\$ 142.00	Single Family
11238 W Lakeshore Dr	Kewanna	46939	\$ 45,000.00	1	1	479	\$ 213.00	Single Family
11905 Pearl St	Kewanna	46939	\$ 69,900.00	2	1	1203	\$ 377.00	Single Family
6110 N Lakeshore Dr	Macy	46951	\$ 49,900.00	1	1	595	\$ 236.00	Single Family
6030 N Lakeshore Dr	Macy	46951	\$ 69,900.00	1	1	888	\$ 377.00	Mobile
5975 S 250 E	Macy	46951	\$ 77,500.00	3	2	1568	\$ 367.00	Single Family
155 N Lakeshore Dr	Macy	46951	\$ 79,900.00	1	1	888	\$ 378.00	Mobile
6251 NE Lakeshore Dr	Macy	46951	\$ 89,000.00	2	1	1000	\$ 422.00	Single Family
6106 N Lakeshore Dr	Macy	46951	\$ 106,000.00	2	1	576	\$ 378.00	Single Family
8777 S Oak St	Monterey	46960	\$ 32,900.00	1	1	672	\$ 117.00	Single Family
518 W 6th Street	Rochester	46975	\$ 19,000.00	4	1	1339	\$ 105.00	Single Family
529 W 4th St	Rochester	46975	\$ 30,000.00	2	1	948	\$ 142.00	Single Family
201 W 13th St	Rochester	46975	\$ 40,000.00	3	1	1352	\$ 189.00	Single Family
316 W 8th St	Rochester	46975	\$ 43,000.00	3	1	1124	\$ 204.00	Single Family
7661 Main St	Rochester	46975	\$ 48,000.00	2	1	975	\$ 227.00	Single Family
6739 Talma Rd	Rochester	46975	\$ 58,500.00	2	1	1012	\$ 277.00	Single Family
1126 Jefferson St	Rochester	46975	\$ 67,500.00	3	1	1637	\$ 320.00	Single Family
9634 Zina Dr	Rochester	46975	\$ 69,900.00	2	1	768	\$ 331.00	Single Family
3269 E #300S	Rochester	46975	\$ 69,900.00	2	1	1054	\$ 331.00	Single Family
1315 Main St	Rochester	46975	\$ 74,900.00	3	2	1604	\$ 378.00	Single Family
540 Race St	Rochester	46975	\$ 78,000.00	2	1	1059	\$ 369.00	Single Family
1017 Main St	Rochester	46975	\$ 79,900.00	4	2	2050	\$ 378.00	Single Family
417 W 6th St	Rochester	46975	\$ 85,000.00	4	1	1580	\$ 403.00	Single Family
530 W 9th St	Rochester	46975	\$ 87,000.00	2	1	1064	\$ 412.00	Single Family
1520 Main St	Rochester	46975	\$ 89,900.00	2	1	1242	\$ 426.00	Single Family
219 Fulton Ave	Rochester	46975	\$ 94,000.00	2	1	1384	\$ 484.00	Single Family
316 Fulton Ave	Rochester	46975	\$ 94,900.00	3	2	1548	\$ 449.00	Single Family
679 N Paradise Dr	Rochester	46975	\$ 95,000.00	3	2	1680	\$ 459.00	Mobile
501 Clayton St	Rochester	46975	\$ 99,500.00	3	1	1488	\$ 471.00	Single Family
3418 S Old Us Highway 31	Rochester	46975	\$ 99,900.00	3	1	1680	\$ 473.00	Mobile
2307 Huddleston Dr	Rochester	46975	\$ 110,000.00	2	2	1412	\$ 392.00	Single Family
907 Clover St	Rochester	46975	\$ 112,500.00	3	2	1794	\$ 401.00	Single Family

Location	Price	# Bed	# Bath
N State Rd 14 Akron, IN 46910	\$73,450.00	3	2
Monroe St Rochester, IN 46975	\$79,700.00	3	1
Monroe St Rochester, IN 46976	\$77,000.00	3	1
Franklin St Rochester, IN 46975	\$57,000.00	3	1
N 775 W Rochester, IN 46975	\$70,700.00	3	2
S Smith St Kewanna, IN 46939	\$25,000.00	3	1
Wabash Ave Rochester, IN 46975	\$84,100.00	2	2
W 13th St Rochester, IN 46975	\$64,400.00	3	1
Washington St Rochester, IN 46975	\$70,000.00	3	2
Spruce Ln Rochester, IN 46975	\$59,900.00	2	2
W 8th St Rochester, IN 46975	\$56,692.00	3	1
E Center St Rochester, IN 46975	\$80,824.00	3	2
S Cherry St Akron, IN 46910	\$69,900.00	3	2
W 700 S Kewanna, IN 46939	\$44,900.00	3	1
W State Rd 114 Kewanna, IN 46939	\$84,600.00	2	2
N East St Kewanna, IN 46939	\$66,300.00	3	2
S 800 W Kewanna, IN 46939	\$70,700.00	3	2
E 14th St Rochester, IN 46975	\$59,800.00	3	1
Monroe St Rochester, IN 46975	\$81,700.00	2	1
E Rochester St Akron, IN 46910	\$90,400.00	3	2
W Olson Rd Rochester, IN 46975	\$70,174.00	2	1

List of individuals contacts for this study.

Phone #	Alt. Phone #	Email Address	Person Contacted/Business
260-724-4076	574-598-2770		Akron Garden Apartment
574-223-1925			Arbor Woods
260-423-3546	Extension 233		Brightpoint
574-223-8130			College Square Apartments
574-601-0480			David Ramariz
606-791-2134			Earl Martin
574-533-9925	Extension 3		Fulton County Housing Authority
765-469-7760			Greenlawn Place Apartment
574-223-2209			Helt Realty
		jacki@tidewater-tax.com	Jacki Johnson
574-201-9671			Jorge Martinez
574-653-2802			Kewanna Village Justus Property
574-269-7641	574-533-9925		north central indiana housing
574-223-2442			Northgate Apartments
574-223-3180			Oakwood Apartments
574-328-0267			Ramara Hendrix
317-758-5036			Rochester Mobile Home Community
574-223-4119	765-506-1498		Rochester Place Apartments
574-268-8536			Stan Miller
574-653-2324			Station House Apartments Kathy Richards Mgnmt
574-205-2504			Steven Thomas
765-447-0811			Village Place Apartments
574-223-8130			Waterhaven Apartments
574-835-6038			Woodcox Mobile Rental Homes
		alex@rochesterhomesinc.com	Alex Berlin
		brown619@icloud.com	Pat Brown
574-223-2912		auditor@co.fulton.in.us	Christina Sriver
		treasurer@co.fulton.in.us	Kathy Easterday
800-800-9588		GLuedtke@sriservices.com	Glen Luedtke
574-223-0701		tlee@fultondevelopment.org	Terry Lee