



Welcome Home Ohio Program

Program Amendments |

The Welcome Home Ohio Program aims to improve access to affordable homeownership by refining eligibility criteria, financial structures, and occupancy guidelines. The following amendments streamline program implementation and enhance support for homebuyers.

Key Highlights

- Qualified Residential Housing
 - Minimum home size reduced from 1,000 sq. ft. to 800 sq. ft.
 - Manufactured homes allowed; mobile homes remain ineligible
 - Expanded eligibility to commercial properties with up to 10 residential units, provided no grant funds are used for non-residential purposes other than common areas and improvements
- Counseling Program
 - Establishes a homeownership and financial literacy course including home maintenance training
 - Removes one-year requirement for counseling participation
- Counseling Provider
 - Defines counseling providers as profit or non-profit entities licensed to offer homeownership and financial literacy training
 - Expands provider eligibility to HUD-certified professionals, lenders, housing advocates, and approved organizations
- Income Eligibility
 - Adjusts qualifying median income from 80% AMI to 120% AMI
- Deed & Mortgage Structure
 - Eliminates deed restrictions, replacing them with a promissory note and subordinate mortgage
 - Adds a first right of refusal for the lead applicant to acquire the property to maintain affordability
- Occupancy Requirements
 - Reduces occupancy requirement from 5 years to 3 years
 - Modifies penalty structure based on the subsidy amount, with one-third reduction for each full year of residence
- Affordability Restriction
 - Adjusts from 20 years to 15 years
- Financial Assistance
 - Grant amount increased from \$30,000 to \$90,000
 - Property sale price cap increased from \$180,000 to \$220,000
 - Introduces financial counseling funding up to \$2,000 per participant
- Annual Occupancy Certification
 - Now required only upon request by ODOD

- Tax Credit Adjustments
 - Changes tax credit eligibility from \$90,000 or 1/3 of total project costs to \$90,000 or 90% of total project costs

These changes enhance program flexibility and accessibility, ensuring homebuyers receive the necessary support to achieve long-term stability and financial success.