

**NYS Office of Mental Retardation and Developmental Disabilities
Office Of Housing Initiatives**

“ A HUD-Certified Housing Counseling Agency”

Home of Your Own Program

Our Mission:

To establish policy and program direction for person controlled housing.

To establish policy and program direction based on the needs of individuals with developmental disabilities.

To provide information, referral, training, technical assistance, group and one-on-one homeownership counseling to individuals with developmental disabilities, their families, provider agencies and others.

Training:

HUD Certified Pre-Homeownership Counseling – Part1, 2 &3

HUD Certified Post Homeownership Counseling

Financial Education Training and Asset Development for Individuals with Developmental Disabilities

Credit Counseling for maximum results

Foreclosure prevention

Housing Safety Net Education & Training Project

Mortgage Products:

OMRDD has worked with SONYMA and FANNIE MAE to develop mortgage products that will be more beneficial to persons with developmental disabilities.

SONYMA:

This is a 4%, 30 year fixed mortgage for individuals who have developmental disabilities. They must be first time homebuyers, age 18 or more, have an income and be credit worthy. They can have a co-borrower, friend or parent who is not disabled, but that person must also live in the house.

HOME GRANT:

OMRDD is pleased to announce an opportunity for income eligible individuals with developmental disabilities and/or their families to apply for up to \$15,000 to assist in purchasing their own home. The funds can be used for down payment and/or closing costs assistance, as well as reducing the cost of the mortgage. This grant money, for first time homebuyers, was awarded to the Research Foundation for Mental Hygiene, Inc., and OMRDD by the New York State Division of Housing and Community Renewal to support home ownership for persons with a developmental disability and their families.

FANNIE MAE:

The purpose of the Fannie Mae HOME CHOICE mortgage is to assist low-to moderate income first time homebuyers who have a disability to purchase their own home in New York State. The Home Choice mortgage is also available to parents of children with disabilities to purchase homes, if they meet the low-to moderate income criteria.

Other mortgage options:

USDA

First time home buyer mortgage through local banks

For more information on these products please contact our office.

SAFETYNET:

OMRDD is pleased to announce the implementation of a SafetyNet Education and Training Program for homeowners and apartment renters with developmental disabilities.

The program will be modeled after the "HomeSafe" program administered by the Massachusetts Housing Finance Agency. The curriculum will be adapted for individuals with developmental disabilities and include property management, maintenance and all of the components of OMRDD's financial education and asset development program, including but not limited to budgeting, foreclosure prevention, and refinancing. OMRDD will use this model to build its system's capacity for managing long term homeowners' issues in a manner that avoids crises and keeps people in their homes, and in their communities.

The SafetyNet Program is funded by the Developmental Disabilities Planning Council.

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