

Sedona Workforce Homeownership Assistance Program

Up to **\$40,000** in assistance available per household



Purpose of SWHAP

The intent of SWHAP is to provide down payment/closing cost assistance to moderate-income households that are employed within the City of Sedona and who are working towards the purchase of a home within the Verde Valley area, as defined by approved zip code. SWHAP aims to increase the homeownership rate among workforce households, and to revitalize and stabilize communities. SWHAP serves households that do not have sufficient cash to purchase a home but are otherwise mortgage eligible based on credit & income.

Program Overview

- SWHAP is for employees who are employed within the geographic limits of the City of Sedona.
- Homebuyers utilizing SWHAP must not have owned a home in Yavapai or Coconino County in the most recent three years prior to purchase.
- Funds are allocated on a first-come, first-serve basis, based on readiness to purchase & client need.
- SWHAP program goal is to increase workforce stability within Sedona through increased affordable homeownership opportunities.
- Home must be purchased in approved geographic area, based on zip code. Purchase in the following zip codes is allowed: 86322, 86324, 86325, 86326, 86331, 86335, 86336, 86351.

Eligibility

- To qualify, total household income must not exceed 150% of the area median income (AMI) for Coconino County, adjusted for family size (Income Limit Chart below).
- Completion of one-on-one Homebuyer Counseling through Housing Solutions of Northern Arizona and online Homebuyer Education.
- Buyer must be employed by an eligible employer within the City of Sedona & meet employment eligibility requirements. Buyer must work at least 30 hours a week. Employer must verify that the employee’s job duties cannot be completed remotely and that they are required to be present at the Sedona job site at least 30 hours per week.
- Home must be located within eligible Verde Valley limits as defined by pre-approved zip codes.
- Borrower funds must be sourced and documented. Borrower contribution may be a documented gift, as allowed by the first mortgage lender.
- Close of escrow must be scheduled to allow sufficient time for Housing Solutions to verify eligibility, review first mortgage for affordability and request funds (typically 30-45 days).
- Home purchased must be the buyer’s principal place of residence.

2023 Area Median Income Limits

Family Size	1	2	3	4	5
150% AMI	\$95,550	\$109,200	\$122,850	\$136,350	\$147,300

✓ Eligibility Cont.

- Home must be livable, passing lender guidelines for occupancy. A separate home inspection is not required but is highly recommended. Buyers will sign a Hold Harmless Agreement as part of their loan documents, holding HSNA and the City of Sedona harmless for the condition of the home.
- Mortgage must be a 30-year fixed rate loan with a competitive interest rate. Closing costs must be reasonable and consistent with industry norms.

📄 Assistance Details

Amount of Assistance

- SWHAP funds are provided as matching funds based on client contribution.
- Home price may not exceed 1.3 times the median home price for the area.
- SWHAP assistance amount is determined by borrower's contribution. The program provides a 4 to 1 match in down payment/closing cost assistance. Up to \$10,000 in borrower funds can be matched with up to \$40,000 per household is available.
- Housing ratio for homebuyers must be between 25-35% of gross monthly income unless lender or other program requirements have lower housing ratio guidelines. Debt-to-Income ratio cannot exceed 45% of gross monthly income.
- Buyers must demonstrate "need for assistance" – liquid assets of buyer cannot exceed 6 months of PITI payments (does not include retirement assets).

Repayment of Assistance

- SWHAP assistance is a loan that is secured against the property in second position behind first mortgage (may subordinate behind another approved assistance program).
- SWHAP assistance is NEVER forgiven and is repaid when: (1) employment within City of Sedona is separated within five (5) year retention period, (2) home is sold, (3) home is refinanced for cash-out, or (4) home is not owner-occupied, (5) change in title.
- SWHAP is repaid based on an equity-share model. The borrower will pay back the greater of (1) the amount borrowed, or (2) a percentage of the sales price that is determined based on the amount of original assistance provided divided by the original purchase price of the home.

Contact Us

If you have questions, please give us a call or email Angela Koder, Housing Program Manager.

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