

Presentation

Introduction:

Good Afternoon, my name is David Moulton and I am the Homeownership Coordinator at Neighborhood Housing Services of Waterbury.

For those of you unfamiliar with Neighborhood Housing Services of Waterbury, we are a 30 year old HUD approved non profit agency founded to help revitalize inner city neighborhoods, as well as create and sustain home ownership. Over the years we have expanded our footprint to include most of Western Connecticut, including the Danbury area. We began seeing the need for these services about a year ago, and want to be sure to make ourselves available, and would appreciate your assistance in getting the word out about our services.

These services and programs include:

1. Reverse Mortgage Counseling – for clients 62 and over (Charge for service)
2. Various Education Classes including: (All of these are currently free)
 - A. Financial Fitness – To assist those who are struggling financially to understand their spending habits, and learn how to prepare and stick to a budget, save for a major purchase, college etc, and work through credit issues
 - B. Three Hour CHFA Pre-purchase class – Specifically for those who are receiving CHFA Down Payment Assistance, and already have a Purchase Agreement
 - C. Eight Hour Pre-purchase class – For those thinking of purchasing a home More detailed then the Three Hour and has a higher focus on what happens prior to a loan closing
NOTE: Clients are entitled to three one-on-one counseling sessions post class
 - C. “Landlording” – For those purchasing a multi-family home, or those landlords having issues
 - D. Post Purchase - Workshop which reviews maintenance issues, budgets, and community involvement to name a few
3. Foreclosure Intervention Assistance– To help those who are facing foreclosure or are having difficulty keeping current on their existing mortgage. (Free)
4. In addition to education, we also facilitate down payment assistance – NHS Does not lend, both programs are funded through the Housing Development Fund of Connecticut
 - 1) SMARTMOVE
 - Down payment assistance only/no closing costs
 - Up to 20% of the Purchase Price

- Twenty year 2nd mortgage with a 3% interest rate (current)
- 2) Workforce Housing
- Down payment and/or closing cost assistance
 - Maximum \$15,000
 - Thirty year mortgage (last position), with a 0% interest rate
 - NOTE: Must be purchasing and work in Waterbury

Of course in our ever changing environment, we will continue to evolve to meet the needs of the community. If you have any questions, please contact us by calling at 203-753-1896, or visit our new website at www.nhswaterbury.org. I also brought some brochures and business cards. Thank you for allowing me the opportunity to speak to you today.