



Effective 8/23/24



DPA Info Chart

This sheet reflects the main requirements of the DPA programs for informational purposes and does not represent all guidelines.

The St. Louis City program is totally or partly funded through CDA and HUD.

| | | The Counties | | | | | |
|---|--|----------------|------------------|--------------------|------------------|--------------------|------------------|
| | | St. Louis City | St. Louis County | City of Florissant | Jefferson County | St. Charles County | City of O'Fallon |
| Loan Details | Loan amount (maximum) | \$10,000 | \$7,000* | \$8,000* | \$7,000* | \$10,000* | \$10,000* |
| | Can go towards down payment and/or closing costs | X | X | X | X | X | X |
| | Maximum Purchase Price (pre-existing 1 unit; other limits for other types) | N/A | \$200,000 | \$200,000 | \$196,000 | \$242,000 | \$242,000 |
| | Maximum Ratios (for THP to follow, not lender) | 36% / 42% | 36% / 42% | 36% / 42% | 36% / 42% | 36% / 42% | 36% / 42% |
| | 0% Interest, \$0 Monthly Payment | X | X | X | X | X | X |
| | Forgivable after 5 years, prorated each 1 year of primary residence | X | X | X | X | X | X |
| | Will subordinate for refinance | X | X | X | | X | X |
| Homebuyer Requirements | Must be 1st time homebuyer according to HUD guidelines | X | X | | X | | |
| | Total household income must be at or below 80% AMI (see limits below) | X | X | X | X | X | X |
| | HUD-approved Homebuyer Education Course | X | X | X | X | X | X |
| | One-on-One Counseling Session | X | X | X | X | X | X |
| | Buyer must have at least \$1,000 vested | | X | X | X | X | X |
| | Non-occupant co-signer allowed | X | X | X | X | X | X |
| | Non-occupant co-borrower allowed | | | | | | |
| Property Requirements | Buyer must have a real estate agent | | X | X | X | X | X |
| | Property can be sold as-is | X | | | | | |
| | Building inspection by ASHI certified or InterNACHI certified inspector | X | X | X | X | X | X |
| | Visual lead assessment (must pass) | X | X | X | X | X | X |
| | Occupancy inspection by County (must pass) | X | X | X | X | X | X |
| | Occupancy inspection by municipality, if applicable (must pass) | | X | X | X | X | X |
| | Must be in a Flood Zone X | | X | X | X | X | X |
| Appraisal value must be greater than or equal to purchase price | X | X | X | X | X | X | |

*Maximum Income Limits & Sliding Scale DPA

Total household income must be calculated for everyone age 18+ who will live in the home, even if they are not on the loan. We use gross income from all sources including job wages, Social Security, Disability, SSI, Pension, Child Support, etc.

The Counties use a sliding scale DPA system, where the total household income impacts the amount of the DPA loan received.

| Jurisdiction | DPA Loan Amount | Income Limit | Household Size <i>for residents of the future home</i> | | | | | | | |
|-------------------------------------|-----------------|--------------|---|----------|----------|----------|----------|----------|-----------|-----------|
| | | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
| St. Louis City effective 5/01/24 | 100% | 80% AMI | \$57,800 | \$66,050 | \$74,300 | \$82,550 | \$89,200 | \$95,800 | \$102,400 | \$109,000 |
| The Counties effective 8/06/24 | 100% | 50% AMI | \$36,150 | \$41,300 | \$46,540 | \$51,600 | \$55,750 | \$59,900 | \$64,000 | \$68,150 |
| | 95% | 60% AMI | \$43,380 | \$49,560 | \$55,740 | \$61,920 | \$66,900 | \$71,880 | \$76,800 | \$81,780 |
| | 90% | 80% AMI | \$57,800 | \$66,050 | \$74,300 | \$82,550 | \$89,200 | \$95,800 | \$102,400 | \$109,000 |

Contact Information

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