STEP 4:  
Find a Home  
Offer to Purchase

- HACM sells its homes for the appraised value.

- Once you choose a house, HACM will assist you in writing an Offer to Purchase.

- Buyers may be eligible for a forgivable second mortgage or other subsidies.

HACM Homeownership Program Advantages

- HACM homes sold at appraised value.

- Guidance through the homeownership process

- Forgivable second mortgages may be available.

- No Property Tax for the year in which you purchase a HACM home.
STEP 1: Apply for the Homeownership Program

- Complete an application for the HACM Homeownership Program. Obtain one at HACM 2363 N. 50th St., by calling 286-5473, or by going to www.hacm.org.

You must be a resident of the City of Milwaukee Housing Authority’s Public Housing Program to participate. (If you are not a resident, but are still interested in the program, call 286-5405 and learn about the Homeownership Program for non-HACM residents).

- You must have an annual household income of at least $15,000 and no more than 80% of the County Median Income.

- You must be a first-time home buyer or not have owned a home during the past 3 years; homeowners displaced through death or divorce can apply.

STEP 2: Homeownership Counseling

- You must receive homeownership counseling from a HUD certified counseling agency.

- You will be referred to a qualified agency and will need to attend their homeownership class.

- They will obtain your credit report and provide credit counseling to you if recommended.

- You will receive a certificate when you complete the classes.

- You must provide a copy of the certificate to the homeownership program.

STEP 3: Loan Pre-Approval

- You will be referred to a qualified lender.

- The lender will determine how much of a home you can afford; this is called a “pre-approval”.

- Provide the homeownership program with a copy of your pre-approval.

- All loan offers are subject to review and approval by the program.

- No cash offers are accepted.