
APPLICATION CRITERIA

Habitat's primary goal is to provide simple, quality and affordable homes to qualified low-income individuals and families. Applicants to NWV Habitat must live or work in the affiliate's service area for 12 months within the last 3 years to qualify and to apply to the Homeownership Program. Habitat for Humanity evaluates all applications based on three criteria:

- 1) The ability to pay a mortgage and expenses.
- 2) The applicants' need for housing.
- 3) The applicants' willingness to partner with Habitat.

Each of these criteria will be explained below. Before applying or re-applying for a Habitat home, please consider whether you meet the qualifications listed below. If you do not meet these qualifications, your application will be denied.

NEED FOR HOUSING

You must be able to demonstrate **one or more** of the following concerning your current housing situation:

- Housing conditions that are unsafe: physically or environmentally.
- Overcrowded housing situation.
- Housing that is too expensive – more than 30% of your gross monthly income.

WILLINGNESS TO PARTNER WITH HABITAT

Families must be willing to fulfill the requirements of Habitat for Humanity home ownership by donating "sweat equity" hours in building your own houses and other Habitat projects. And, you must be willing to be good stewards of the house after you move in. If your family is approved for a Habitat home, we will work with you to develop a sweat equity plan.

The homes we are currently taking applications for will be part of a Homeowner's Association, which is responsible for taking care of any common areas, such as open space or streets. You must be willing to play an active role and cooperate with other homeowners.

ABILITY TO PAY THE MORTGAGE AND EXPENSES

North Willamette Habitat for Humanity works with families whose annual household income* does not exceed 80% of the area median income. Since the homes we are building are in Marion County, those numbers are:

Marion County Household Size								
	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Maximum Income	\$51,920	\$59,280	\$66,720	\$74,080	\$80,080	\$86,000	\$91,920	\$97,840

*Examples of Income include:

- Income from employment
- Social Security Income
- Supplemental Security Income (SSI)
- Social Security Disability Insurance (SSDI)
- Child support
- Alimony/spousal support
- Any other form of income. (Including, but not limited to, repayment of a debt, interest income, etc.)

While your credit does not have to be perfect, you need to demonstrate that you are able to pay your bills on time. Habitat will look at your payment history, as shown on your credit report, as well as the total amount of debt you have and the amount of any collections or judgements. Below are some of our criteria for these:

- Debt-to-income: 15% maximum consumer debt
- Bankruptcies: 4 years cleared with established good credit after

For this application, North Willamette Valley Habitat for Humanity will work with selected homeowner candidates to secure a mortgage through the USDA Rural Home Loans program.

A frequently asked questions document from USDA is included in your packet. You can also learn more about the program by going to the following website: <https://www.rd.usda.gov/programs-services/single-family-housing-programs/single-family-housing-direct-home-loans/or#overview>

