



Homeowner Qualification Guide 2020



Our Vision

A world where everyone has a decent place to live.

Our Mission

Seeking to put God's love into action,
Habitat for Humanity of Lincoln County
brings people together
to build homes, communities and hope.

HFHLC Homeowner Qualification Guide 2020

Step 1: Review Program Materials

Before you begin, Please review the orientation videos posted on our website at habitatlincoln.org. These include:

- ♦ HFHLC homeownership program overview
- ♦ Requirements to qualify and selection criteria
- ♦ What it means to partner with Habitat for Humanity to help build your future home
- ♦ A description of permanent affordability, how it benefits our community, and how it impacts future Habitat homeowners

Step 2: Review Criteria for Family Selection

- Need for improved housing
- Ability to pay a monthly mortgage payment
- Willingness to partner with HFHLC, including “sweat equity”
- Must be a resident of Lincoln County for a minimum of one year
- Must be able to pass a sex offender background check with a clean record
- Total household income, including all permanent income from individuals 18 years or older, must fall between 45 - 60% of the Lincoln County median income for 2020.

Household Size	Minimum Income (45% of AMI)	Maximum Income (60% of AMI)
1 Person	\$19,350	\$25,800
2 People	\$22,140	\$29,520
3 People	\$24,885	\$33,180
4 People	\$27,630	\$36,840
5 People	\$29,880	\$39,840
6 People	\$32,085	\$42,780
7 People	\$34,290	\$45,720
8 People	\$36,495	\$48,660

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Step 3: Complete an Application

Applications are available on our website, from our ReStores in Newport and Lincoln City, and from partner organizations listed on our website under the Homeownership tab.

To have an application mailed to you, call 541.574.4437.

Step 4: Home Interview

The Family Selection Committee will schedule a home visit with qualified applicants and interview the families to further determine the applicants' level of need. After all home visits have been completed, the Family Selection Committee makes recommendations to the Board of Directors, who then make the final decision for family selection.

Ability to Pay

If you meet the basic eligibility requirements, we'll perform a credit check and evaluate your current income, debt, and history of making on-time payments. We'll request multiple documents, including but not limited to:

- Pay stubs for the past 3 months
- Copies of past tax returns and W-2 forms
- Confirmation of continuing employment and/or verification of other permanent income

Acceptable Sources:

- Regular working wages
- Permanent Social Security Income
- Permanent Disability
- Retirement Income
- SNAP Benefits

Sources Not Accepted:

- Unemployment
- Temporary Social Security Income
- Temporary Disability
- Other temporary income
- TANF

Are you a low income household with good credit?

Apply now to purchase a home in 2022.

Need for Improved Housing

A family's need for shelter can be determined by factors such as lack of space, unsafe living conditions, dangerous environment, unaffordable housing, problems with major utilities, or other general structural problems.

Simple, Decent, Affordable Housing

Many people are involved in working to provide a home: volunteers, staff, the Lincoln County community, businesses, and more. Funding is provided by individual donors, businesses, foundations, and state and local governments. We all work together to help you in your quest to improve your situation and build a better future for your family.

Willingness to Partner

A willingness to partner with HFHLC is determined by a commitment to maintain your financial status, participate in required financial and homeownership training, and put in "sweat equity." All selected families are required to complete 350-500 hours of sweat equity to move into their new home.

Time Frame

We anticipate completing our homes in Lincoln City in late 2022; however, this may be extended due to volunteer labor constraints and other limited resources. Move-in date is typically 30 days after final inspection of the home.

Equal Opportunity

It is the continuing policy of HFHLC to provide equal opportunity to all applicants, without regard to race, color, gender, gender identity, sexual orientation, national origin, age, religion, disability, or any other characteristic protected by law.

HFHLC
Box 1311, Newport, OR 97365
www.habitatlincoln.org
(541) 574-4437
CCB # 217601

