



Habitat for Humanity of Greater New Haven



APPLICATION CRITERIA

Habitat for Humanity of Greater New Haven is an equal opportunity housing provider. Habitat considers applicants without regard to race, religious preference, gender, handicap, familial status or national origin. The application process consists of completion of the application forms, credit check, sex offender check, an interview, and fourteen (14) hours of volunteer work. Habitat's acceptance guidelines are based on consideration of the following criteria:

- I. **Need for Housing:** The applicant(s) must demonstrate that their current housing situation has one or more of the following characteristics:
 - a. Unsafe, very poor conditions, or located in a particularly unsafe area;
 - b. Rent, or contribution currently paid towards rent, exceeds 35% of net income;
 - c. Size is inadequate for the present or anticipated residents;
 - d. Other factors demonstrating a need for the type of housing Habitat can provide that goes beyond a personal desire to own a home.

Applicants will not be approved if they qualify for conventional financing, presently own real estate, or have owned real estate within the last three (3) years. Otherwise, eligible applicants are not disqualified because they may qualify for another subsidy program (governmental or charitable) or tax deferral.

- II. **Demonstrated Ability to Pay:**
 - a. Gross household income should generally be between 30% and 60% of the median income for the New Haven area at the time of application, as determined by HUD for the current fiscal year;
 - b. A two-year history of stable income and employment;
 - c. An acceptable credit history, which includes a good record of paying rent and utilities;
 - d. Bankruptcies must have been discharged for at least two (2) years;

- e. Ability to cover closing costs and adjustments which are in the range of \$4,500-\$5,000 (but could be higher or lower), as well as a \$600 down payment;
- f. Ability to afford anticipated monthly mortgage payments, including taxes and homeowners insurance;
- g. Applicants must be U.S. citizens or permanent residents.

III. Willingness to Partner with Habitat:

- a. Applicant must complete 400 hours of sweat equity toward the building of Habitat homes. Each primary applicant must personally complete 150 hours. Applicant must comply with all other sweat equity policies;
- b. Applicant must be willing to live in a neighborhood in which Habitat is currently building;
- c. Applicant must be willing to attend required workshops for success in homeownership.

2022 MINIMUM & MAXIMUM INCOME REQUIREMENTS
(based on HUD income limits for FY 2022 for New Haven, CT)

| Family Size | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
|---|----------|----------|----------|----------|----------|----------|----------|----------|
| Minimum (30% of area median income) | 23,670 | 27,030 | 30,420 | 33,780 | 36,510 | 39,210 | 41,910 | 44,610 |
| Maximum (60% of area median income) | 47,340 | 54,060 | 60,840 | 67,560 | 73,020 | 78,420 | 83,820 | 89,220 |



VETERANS ARE ENCOURAGED TO APPLY!