Habitat for Humanity of Greater New Haven

Habitat Homebuyers Program

September 2022
Our History

❖ Habitat for Humanity of Greater New Haven was founded in 1986 and is an affiliate of Habitat for Humanity International.

❖ We are 1 of 8 affiliates in Connecticut.

❖ We serve all of New Haven County.

❖ In the past 36 years, we have built or rehabbed over 120 homes in the Greater New Haven area.

❖ We plan to build at least four homes in the coming year.

Our office at 37 Union Street, New Haven
Our History

- We opened the New Haven County ReStore in Wallingford in June 2013.
- The ReStore sells new and gently used furniture, appliances, lighting, and building materials.
- Proceeds from sales support Habitat building projects.
- Anyone can shop at or donate to the ReStore!
How We Operate

- We do both new construction and rehabs. We acquire property from various sources, such as the City of New Haven and through private sales.

- We have also built homes in Hamden and Wallingford.
How We Operate

❖ Our financial support comes from individuals, corporations, businesses, religious organizations, charitable foundations, and the City of New Haven. In-kind donations are also accepted.

❖ We also have two community-based house sponsor groups:
  ❖ Raise the Roof
  ❖ Sleeping Giant Build
How We Operate

- Volunteers and partner families help to build and rehab homes under guidance from our construction staff.
- Licensed trade work (plumbing, electrical, and roofing) is done by professionals in those fields.
- It takes an average of six months to complete a new construction home; rehabs take longer and are more costly.
- Habitat makes no profit from the sale of homes.
The Homes We Build

**New Construction**

- Single-family, 3 bedrooms, 1½-baths, porch, full unfinished basement and off-street parking.
- ENERGY STAR® certified with energy-efficient appliances and fixtures.
- All homes are fortified to withstand natural disasters.
- The selling price for newly constructed homes is approximately $96,000.
The Homes We Build

Rehab Project

- Single-family, 3 bedrooms, 1½-baths, porch, full unfinished basement and off-street parking.
- ENERGY STAR® certified with energy-efficient appliances and fixtures.
- Selling price varies by home.
- Our rehabbed projects are completely restored homes.

387 Lenox Street, New Haven
(interior before & after)
Upcoming Projects

- Properties will be available in a variety of neighborhoods.
- New houses will look similar to our recently constructed homes and rehab designs will vary.
- A list of upcoming property addresses will be sent to those who qualify to receive a full application.

13 Rock Creek Road, New Haven
Eligibility requirements include:

1. Demonstrated need for housing
   - Your current housing is inadequate, substandard, or unaffordable.

2. Willingness to partner with Habitat
   - Put in 400 hours of “sweat equity”.
   - Satisfactorily complete workshops for successful homeownership.

3. Ability to pay a mortgage based on income requirements and credit history.
Habitat Homebuyer Program

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

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<th>Family size</th>
<th>1</th>
<th>2</th>
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<td>Minimum</td>
<td>23,670</td>
<td>27,030</td>
<td>30,420</td>
<td>33,780</td>
<td>36,510</td>
<td>39,210</td>
<td>41,910</td>
<td>44,610</td>
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<td>(30% of area median income)</td>
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<td>Maximum</td>
<td>47,340</td>
<td>54,060</td>
<td>60,840</td>
<td>67,560</td>
<td>73,020</td>
<td>78,420</td>
<td>83,820</td>
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<td>(60% of area median income)</td>
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- Must have acceptable credit and income history.
Habitat Homebuyer Program

*How the Habitat mortgage works:*

- Habitat houses are sold at **no profit**.
- Homes are purchased from Habitat at below market cost via a 25-year, zero percent (0%) interest mortgage.
- Habitat, rather than a bank, holds the mortgage.
- A down payment of $600 is required.
- Homeowners must sign a recapture agreement at their closing.
Applicants must demonstrate that they have enough in savings to cover closing costs, which are approximately $4,500-$5,000.

A credit report will be run on all applicants during the application process and again just before the closing.
Habitat Homebuyer Program

Additional homebuyer requirements:

❖ All 400 hours of sweat equity and all home ownership courses must be completed before the closing.

❖ Homebuyers will communicate with the Habitat staff throughout the home buying process.
Obtaining a Pre-Application

❖ Pre-applications will be available from September 12 to September 23, 2022.

❖ If you have access to a printer, you may print out a copy of the pre-application packet from the website. Here is the link: [https://bit.ly/3qwcpys](https://bit.ly/3qwcpys)

❖ If you do not have access to a printer, you may email a request for one pre-application packet to amangles@habitatgnh.org.

  ❖ You may request via email to pick up a copy of the pre-application packet at our office. Pre-application pickups will be by appointment only.

  ❖ You may request via email to have a copy of the pre-application mailed to your home. Pre-applications will be sent out to the address you provide within 72 hours of the request.
Pre-Application Requirements

- Pre-application must be completely and accurately filled out and signed by each applicant. *Pre-applications must include:*
  - Last two (2) years of income tax returns (2020 & 2021).
  - Paystubs from last two (2) pay periods or copy of relevant bank statement if you have direct deposit.
  - Other proof of income, such as: SSI, SSDI, child support, etc.
  - Check or money order for $19.00 for each applicant to cover the cost of the credit report(s). If there are two applicants a check or money order is needed for each person.

*Incomplete pre-applications will not be considered!*
Next Steps

The Pre-Application Process:

❖ Complete the pre-application and submit it to the Habitat for Humanity office, 37 Union Street, New Haven, on or before: 

   Friday, September 30, 2022 by 4:00 p.m.

To limit the number of people in the office for the safety of applicants and staff, pre-applications may only be dropped off in the mail slot next to the front door of the building or must arrive via mail by

   September 30.

❖ Habitat will review all pre-application forms and contact all applicants regarding eligibility by October 30. Incomplete pre-applications will not be considered!
If Your Pre-Application is Accepted

❖ Eligible applicants will be asked to:
  ❖ Complete a **formal application**
  ❖ Virtually meet with the **Family Selection Committee**
  ❖ Complete **14 application hours** volunteering on a Habitat construction site.
❖ Applicants will be notified of the Habitat Board of Directors’ decision to accept or decline their formal application.
For more information, please contact:
(203) 785-0794 ext. 110
amangles@habitatgnh.org

For the safety of other applicants and staff, all questions will be answered by phone or email. Questions will not be answered in-person.

General information about the home-buying program can be found at www.habitatgnh.org.