Homeowner Qualifications

OVERVIEW
Habitat for Humanity of Butte County will be building homes in Paradise Ca. These homes will be for those who meet Habitat’s qualification criteria, which include:

- Income qualifications: 55-60% to 80% area median income. Please note, due to the high insurance costs in Paradise, CA families of two must qualify for a minimum of 60% AMI in order to be considered.
- Need for affordable housing: Priority will be given to those who are most vulnerable (Disaster affected persons, displaced persons, single parent households, older people-65+, person with disabilities, person with long term illness) as well as other criteria
- Ability to Pay an affordable mortgage – steady form of income
- Willingness to Partner with Habitat – provide 250 sweat equity hours per applicant to help build your home

NEED FOR HOUSING

Present Housing Situations:

- Priority will be given to the most vulnerable in our community (Disaster affected persons, displaced persons, single parent households, older people 65+, person with disabilities, persons with a long-term illness)
- Cost Burdened household (paying more than 30% of gross income for housing)
- Overcrowded housing i.e., more than two (2) children per room, adults sharing room with children, children of different sex sharing a room
- Substandard housing: Problems with maintenance and repairs
- Resident of Public Housing
- Unable to secure adequate housing through private market
- Desires home ownership

ABILITY TO PAY

Total Gross Income: Monthly gross income approximately 60% to 80% of HUD median income for Butte County. Income must be stable and any supplementary income must also be stable and likely to continue. Please note, due to the high insurance costs in Paradise, CA families of two must qualify for a minimum of 60% AMI in order to be considered.

- Debt to income must be manageable. Debt to Income must fall between the ratio 33/41 for all applicants.
- Ability to pay a $2,000 to HFHBC down payment at the time of closing
- Not been an homeowner within the last three years
- Demonstrate the ability to manage monthly budget
- History of timely payments and stable work history
- The ability to qualify and participate in State and Federal programs (eg USDA and First Time Homebuyer Programs)
Any assets in excess of $15,000 for individuals under 62 and $20,000 for individuals over 62 will be required as a down payment (subject to USDA evaluation).

If credit score less than 640 or only one credit score is available additional documentation will be required.

- Liens and judgments - No liens or judgments that cannot be cleared before closing
- Free of significant delinquencies or bankruptcies in the last three years

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<th>2023 Income Qualification</th>
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<td>Family Size</td>
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**Due to the high insurance costs in Paradise, CA a family of two must have a minimum of 60% AMI to qualify**

**WILLINGNESS TO PARTNER**

**Sweat Equity:** Understands and is willing to perform at least 250 hours of sweat equity per adult per household from the beginning of partnership to completion of home.

**Commitment:** Commitment to the community. Commitment to a drug free community.

**Lawful Permanent Resident:** Applicant must provide proof of permanent residency (i.e green card).

**Criminal Record:** No adult member of the household has a criminal record that poses a likely future risk to neighbors, Habitat staff, or Habitat volunteers.

For questions contact the Habitat office at 530-332-0821, visit our website at [www.buttehabitat.org](http://www.buttehabitat.org), or email info@buttehabitat.org