



Welcome to the 2024

Gwinnett/Walton Habitat for Humanity Applicant Information Session



We build **strength, stability, and self-reliance** through shelter.



What is Habitat for Humanity?



Habitat for Humanity is a all-embracing Christian housing ministry dedicated to building affordable houses to sell to qualified families.



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How the Program Works



- Habitat does not give houses away, but instead through a hand up, our qualified applicants earn the homes they help build by putting in 200-250 hours of volunteering and learning.
- Homebuyers then purchase their houses with an affordable mortgage that we provide.
- Homebuyers qualify by demonstrating their need for a Habitat house, their ability to pay for it, and their willingness to accomplish their sweat-equity hours and other requirements, like completing a financial education program.

Everyone deserves a decent place to live.

Partnering with Gwinnett/Walton Habitat an Individual Can:



- Purchase a quality house at cost
- Purchase it with an affordable monthly mortgage and low copayment
- Pay no interest over the life of the 30-year mortgage
- Participate in a solid, reliable program
 - Since 1988 we have completed more than 159 houses

Everyone deserves a decent place to live.

Owning a Home Means

JOY

- Family stability & safety
- Inclusion in a community
- Pride in ownership
- Investment in your future



RESPONSIBILITY

- Paying a mortgage
- Maintaining good credit
- Keeping the house in good repair
- Being a good neighbor
- Be a positive representative of the Habitat community



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Partnership is the Foundation of Habitat for Humanity

- We partner with individuals, churches, businesses, civic groups and others to build houses
- We partner with Homeowner Families
- We provide opportunities for you to learn the skills needed to own and maintain a house



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The House We Build

- New or rehab
- 2 - 4 bedroom homes
- 1200 - 1500 square feet (varies based on floorplan)
- 2 bathrooms (based on square footage)
- May or may not have a garage
- Location of the house is determined by land availability, size of the house that can be built, and by family need
- Our homes are appraised at market value.
- **We build in Gwinnett and Walton Counties only, where we have land, and we cannot guarantee the location of the home ahead of time.**



NOTE: if you are willing to consider living in a county other than Gwinnett, you can find the contact information for other Habitat Affiliates by going to the general Habitat website: www.habitat.org.

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Initial Criteria

- U. S. Citizen or Legal Permanent Resident of the U.S.
- Employed in OR a resident of Gwinnett or Walton County for minimum of one year
- Have a minimum of 1-year continuous income (includes disability income, Social Security income, part-time work, etc.)
- Must meet household income limits
- Debt-to-income ratio should be no more than 43% percent for total long-term debt (for example car loans, credit cards, student loan debt)
- Reasonably good credit; any bankruptcies must have been discharged for **at least 2 years** before applying; **must be making payments on ALL debt (delinquent debt as well)**
- Your present housing must be inadequate
- You will be expected to be a Habitat Partner and complete 200-250 volunteer and learning hours, (attend mandatory workshops), and make a \$2,000 co-payment.

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Selection Criteria is Based On 3 Factors



- **Need**
- **Ability to Pay**
- **Willingness to Partner**

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Selection Criteria - Need

Applicant is currently:

- Living in overcrowded housing
- Living in substandard housing
- A resident of public housing
- Paying more than 30% gross income on rent (considered rent burdened)
- Does not own a home at the time of application
- Unable to qualify for a mortgage through conventional means

NOTE: As part of the selection process, we will conduct home visits to verify need.

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Selection Criteria - Ability to Pay

The ability to pay is based on debt-to-income, credit history, and any other factors the affiliate deems appropriate.

Income

- Total gross annual **household** income determines your initial qualification.

Delinquent Debt

- No more than **\$1,200 delinquent debt/collections at the time of application** and you must be making a good faith effort to pay off all delinquent debt/collections

Outstanding Debt

- Debt should be no more than 43% percent for total long-term debt (for example car loans, credit cards, student loan debt). **NOTE:** deferred student loan debt will count towards DTI, calculated as ½% of the total amount owed.
- No more than \$2,000 in outstanding debt at the time of application (excluding student loans or automobile loan debt)

Bankruptcy

- Must wait 2 years after being discharged and on the way to reestablishing good credit to apply

2023 HUD Income Guidelines

NOTE: HUD Income Guidelines for 2024 have not been released; these are 2023 guidelines.

Median Income			1-person	2-person	3-person	4-person	5-person	6-person	7-person	8-person	9-person	10-person
\$103,500	Maximum Income for Homeownership	80%	\$57,960	\$66,240	\$74,520	\$82,800	\$89,424	\$96,048	\$102,672	\$109,296	\$125,194	\$142,151
		75%	\$54,338	\$62,100	\$69,863	\$77,625	\$83,835	\$90,045	\$96,255	\$102,465	\$117,369	\$133,267
		70%	\$50,715	\$57,960	\$65,205	\$72,450	\$78,246	\$84,042	\$89,838	\$95,634	\$109,544	\$124,382
		65%	\$47,093	\$53,820	\$60,548	\$67,275	\$72,657	\$78,039	\$83,421	\$88,803	\$101,720	\$115,498
	ABWK and WRAP Maximum Income is 60%	60%	\$43,470	\$49,680	\$55,890	\$62,100	\$67,068	\$72,036	\$77,004	\$81,972	\$93,895	\$106,613
		55%	\$39,848	\$45,540	\$51,233	\$56,925	\$61,479	\$66,033	\$70,587	\$75,141	\$86,071	\$97,729
		50%	\$36,225	\$41,400	\$46,575	\$51,750	\$55,890	\$60,030	\$64,170	\$68,310	\$78,246	\$88,844
	Minimum Income for Homeownership	45%	\$32,603	\$37,260	\$41,918	\$46,575	\$50,301	\$54,027	\$57,753	\$61,479	\$70,421	\$79,960

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Selection Criteria - Willingness to Partner

It is important to understand up front what the program is about and what will be expected of you. Below are samples of willingness to partner.

- The applicant will provide completed application information in a timely, honest manner.
- **The applicant agrees to avoid new consumer debt during this process.**
- The applicant agrees to live where the affiliate has land to build.
- The applicant provides contact information for landlords, employers, etc.
- The applicant keeps all appointments as agreed on.
- The applicant pays the \$2000 co-payment and closing costs.
- The applicant meets the 200-250-hour volunteer and learning requirements as outlined in the homebuyer agreement.



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Required Documents

It is important to understand up front what the program is about and what will be expected of you. Below are samples of willingness to partner.

- Driver's license, ID card, proof of citizenship
- Marriage certificate/divorce decree
- Birth certificates for applicants
- Two years' tax returns or W2s or IRS 4506T completed form (transcript request)
- Written verification of all income from other sources (social security, child support, etc.)
- Pay stubs or earnings statements from the previous 3 months
- Public assistance award letters
- Copies of rent receipts from the past three months or a copy of a current lease
- Documentation of car payments
- Documentation of student loan payments or deferments
- Landlord verification
- One credit report from either:
 - **Equifax, TransUnion, or Experian Only**

What is the Application Process?

- Step 1:** Attend an orientation session
- Step 2:** Complete an online application.
- Step 3:** Submit all backup materials items requested in the application, by mail or dropped off at our office by the deadline - office address is 52 Gwinnett Drive, Suite B, Lawrenceville, GA 30046
- Step 4:** The Homeowner Selection Committee reviews applications.
- Step 5:** Notices go out to applicants who did not meet our requirements or whose application is incomplete; if incomplete you will be given a date to get items to us.
- Step 6:** Home visits are conducted by a 2-member Selection Committee team
- Step 7:** 2nd review by committee
- 2nd home visit occurs if applicable
 - Criminal background and sex offender checks will be conducted
- Step 8:** Final review and selection of applicants; Gwinnett/Walton Habitat Board approves
- Step 9:** Applicants are notified of approval.

Once You are Approved

Expectations of homeowners once you are Approved

- Attend a Homeowner Orientation meeting – required.
- Attend the required homebuyer education classes
- Complete all sweat equity
- Maintain or improve your credit standing
- **Open a savings account – Save a minimum of \$100 per month**
- Understand Habitat's mission for affordable homeownership.

Expectations of homeowners once you close and move in:

- Make timely payments
- Maintain the home, inside and out
- Practice good financial management
- Be an active member of the community
- Continue to participate in Gwinnett/Walton Habitat homeowner activities
- Inform Gwinnett/Walton Habitat of changes to income status, email addresses, or phone numbers.

Q&A

Typical Questions:

How long is the whole process?

The application process takes roughly 6 months. It could take up to 12-18 months to complete the entire process from the date of application to the house closing.

What if I'm not approved?

If applicants do not meet the Gwinnett Habitat's criteria for homeownership, and are not selected for the program, they will receive a letter with a description of the reason and a list of HUD approved Financial Counselors or a referral to another qualified organization.

Is there a limit to how many times I can apply?

There is no limit to how many times an individual can apply for a Habitat home, so we encourage applicants who do not make it the first or second time, to reapply.

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How to Access a Credit Report

How do you access a credit report?

Applicants can access reports for free – www.annualcreditreport.com
or call 877-322-8228

Equifax

P.O. Box 740241

Atlanta, GA 30374-0241

www.Equifax.com

TransUnion

P.O. Box 390

Springfield, PA 19064-0390

www.TransUnion.com

Experian

P.O. Box 2104

Allen, TX 75013-2104

www.Experian.com

**WE DO NOT ACCEPT CREDIT REPORTS FROM CREDIT KARMA
ONLY ONE OF THE 3 AGENCIES LISTED ABOVE**

How to Apply

We will select 5 families to become Habitat homeowners—two (2) in Gwinnett County and three (3) in Walton County.

To access the application please go to the URL below.



bit.ly/2024Happ



The deadline to submit the entire application and ALL supporting documentation is MIDNIGHT

April 30, 2024

If you need a hard-copy application mailed to you please submit your request to:

homeownerquestions@habitatgwinnett.org



Rhonda Streat
Director of Homeowner Services
rstreat@habitatgwinnett.org



Brent Bohanan
Executive Director
bbohanan@habitatgwinnett.org

Thank you for your interest!

Questions?

homeownerquestions@habitatgwinnett.org

Gwinnett/Walton Habitat for Humanity, Inc.

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