



*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

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# 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](http://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	Maximum Income for Homeownership		1-person	2-person	3-person	4-person	5-person	6-person	7-person	8-person	9-person	10-person	
\$103,500		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](http://www.annualcreditreport.com)  
or call 877-322-8228

## Equifax

P.O. Box 740241

Atlanta, GA 30374-0241

[www.Equifax.com](http://www.Equifax.com)

## TransUnion

P.O. Box 390

Springfield, PA 19064-0390

[www.TransUnion.com](http://www.TransUnion.com)

## Experian

P.O. Box 2104

Allen, TX 75013-2104

[www.Experian.com](http://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](https://bit.ly/2024Happ)



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

**May 31, 2024**

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

[homeownerquestions@habitatgwinnett.org](mailto:homeownerquestions@habitatgwinnett.org)



**Rhonda Streat**  
*Director of Homeowner Services*  
[rstreat@habitatgwinnett.org](mailto:rstreat@habitatgwinnett.org)



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*Executive Director*  
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**Thank you for your interest!**

**Questions?**

[homeownerquestions@habitatgwinnett.org](mailto:homeownerquestions@habitatgwinnett.org)

**Gwinnett/Walton Habitat for Humanity, Inc.**

**P.O. Box 646**

**Lawrenceville, GA 30046**

[www.GwinnettWaltonHabitat.org](http://www.GwinnettWaltonHabitat.org)



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