

## Kent Attainable Housing, Inc. Applicant Process for a KAH Home

We believe that everyone should have a safe, affordable place to call home. To carry out our vision, we partner with prospective applicants to build and landscape a home and to secure an affordable mortgage loan to buy it. Every Kent Attainable Housing home is an investment. For us, it is one answer to a critical need. We believe that safe and decent housing will create happier families and stronger communities.

### Qualifying for a Kent Attainable Housing Home

To qualify for a KAH home, prospective applicants must

- **Have a need** for safe, affordable housing.
- **Partner** with us throughout the process. This partnership includes performing **50 volunteer hours** to help build and landscape their own home or other KAH homes as well as participating in homeownership and financial workshops.
- Be able to **pay an affordable mortgage**
- Live and/or work in Kent County

Applicants must make at least \$24,000 and not more than 50% of the Kent County median income for the number of people in your household as determined by the Maryland Department of Housing and Community Development.



**Income Eligibility**

Household income can not be above 50% of Kent County median household income.

Kent County Median Household Income: \$75, 700	
50% of AMI for a 1 Person Household - \$26, 500	30% for Monthly Housing: \$663
50% of AMI for a 2 Person Household: - \$30, 300	30% for Monthly Housing: \$758
50% of AMI for a 3 Person Household : - \$34, 100	30% for Monthly Housing: \$853
50% of AMI for a 4 Person Household: - \$37, 850	30% for Monthly Housing: \$946
50% of AMI for a 5 Person Household: - \$40,900	30% for Monthly Housing: \$1023
50% of AMI for a 6 Person Household - \$43, 950	30% for Monthly Housing: \$1099
50% of AMI for a 7 Person Household. - \$46, 950	30% for Monthly Housing: \$1174
50% of AMI for a 8 Person Household - \$50,000	30% for Monthly Housing: \$1250

## **Process for Applying for a Kent Attainable House**

**Step 1:** Attend an orientation meeting and get a homebuyer eligibility questionnaire. Orientation meetings will be held during the day and evening at the Kent County Public Library – Chestertown branch and other locations when appropriate. At the orientation session, Kent Attainable Housing representatives will introduce the process for applying for a KAH home, answer questions about the process and hand out a homebuyer eligibility questionnaire to potential applicants. Specific homes and locations will not be part of that discussion.

**Step 2:** Applicants must send in their completed homebuyer eligibility questionnaire. The questionnaire should be mailed to Kent Attainable Housing, 200 Radcliffe Drive, Chestertown, MD 21620. Mailings must be postmarked by September 10 for the first round of selection.

A Review Committee will review the questionnaire to determine that it is complete and that the applicant meets the income and commitment criteria. Applicants will be notified in writing whether they will be moved forward in the application process or did not meet the pre-screening criteria.

**Step 3:** A mentor will set up a meeting with the applicant to discuss a schedule for the mandatory workshops and volunteer time, for the loan process meeting with the MRDC housing counselor and for the home visit to evaluate need.

### **Step 4**

A two person team will complete a site visit to determine the applicant's need for a safe and affordable home. That information will be submitted to the selection committee.

**Step 5:** The applicant needs to enroll in the new homeowners workshop and financial workshop counseling sponsored by MRDC.

**Step 6:** The Selection Committee will review the applications to determine who they will recommend for approval for the first two KAH houses. The committee can choose as many applicants to recommend as there are homes expected to be under construction within a year. Currently, that number would be two.

**Step 7:** The KAH Board will make final decision. The Selection Committee chair will present the recommended applicants to the Kent Attainable Housing board for approval without sharing the names of the applicants. All candidates will be notified in writing the status of their application after the board action.

**Step 8:** Successful applicants will continue to work with their mentors. Mentors support applicants in completing any remaining volunteer commitments, obtaining a mortgage loan, and helping them prepare for and accompany them to settlement for their new home.