



Kent Attainable Housing

Orientation for Potential Applicants



Kent Attainable Housing is a nonprofit working to create home ownership opportunities for local families in need of safe, decent and affordable housing.



What do we hope to accomplish?

When we build homes for families in need, we build foundations for healthier, happier and more productive families and a stronger community.

When families can live in a decent and affordable home, they don't have to worry about where they are going to be next month.

Since most mortgages for a Kent Attainable home will be far less than renters pay, they have a chance to begin saving and invest in their or their children's education.

They can create all those memories of home that so many of us have from our growing up experiences in safe homes.

What do we do to meet our mission?

- Buy property.
- Prepare the property for a home.
- Design and construct a home or install a modular home on the property.
- Landscape the grounds with volunteers.
- Add a deck or porch with volunteers.
- Select a low income applicant to buy the home.






Our First Project

What We've Done To Date

- Bought property zoned for single family on College Avenue across from Garnet ES and Bethel Church
- Negotiated with a modular home company for a two story, three bedroom, 1.5 bathroom modular home
- Worked with construction team to site the home on the property
- Scheduled three orientation meetings for potential applicants.

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How do we select our home buyers?

Kent Attainable Housing uses a selection process modeled after the Habitat for Humanity process to select our home buyers based on three criteria:

- **Ability to pay an affordable mortgage**
- **Commitment to partner with Kent Attainable Housing**
- **Need**

Just to be
clear ...

The process to be screened for a buyer for a Kent Attainable home is not for a particular house. Once an applicant(s) has been selected as a homebuyer, then the determination of which house is available for them to buy will take place.

ABILITY TO PAY

Applicant must have enough household income to pay an affordable mortgage.

The mortgage should be no higher than 30% of the applicant's income

Current debt and credit scores are part of the consideration for attaining a mortgage.

Most often, the mortgage is below the fair market rent they would pay for the same size house.



COMMITMENT TO PARTNER

Applicants must put in 50 hours of volunteer time that includes the following:

- New homeowner workshop sponsored by the Maryland Rural Development Corporation (two 4-hour Saturday sessions)
- Financial workshops or counseling. (approximately 8 hours)
- Sweat equity to include landscaping and light construction of their house or other Kent Attainable houses. (approximately 34 hours)

DEMONSTRATED NEED

Once applicants have been screened on the ability to pay a mortgage and commitment to partner, they will then be screened for greatest need. Need criteria will include

Overcrowdedness

Safety of home

Affordability of home

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Income Eligibility

To apply for a Kent Attainable House, the home buyer's household annual income must be at least \$24,000 and not more than 50% of the Kent County median income as established by the Maryland Department of Housing and Community Development which is based on the number of people in the household.

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
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50% of AMI for a 2 Person Household: - \$30, 300	30% for Monthly Housing: \$758
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50% of AMI for a 3 Person Household : - \$34, 100	30% for Monthly Housing: \$853
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50% of AMI for a 4 Person Household: - \$37, 850	30% for Monthly Housing: \$946
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50% of AMI for a 5 Person Household: - \$40,900	30% for Monthly Housing: \$1023
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50% of AMI for a 6 Person Household - \$43, 950	30% for Monthly Housing: \$1099
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50% of AMI for a 7 Person Household. - \$46, 950	30% for Monthly Housing: \$1174
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50% of AMI for a 8 Person Household - \$50,000	30% for Monthly Housing: \$1250
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How does the application process work?

Applicants need to attend an orientation meeting where they will receive a Homebuyer Eligibility Questionnaire

An review committee will screen applicants for ability to pay and commitment to partner.

A mentor will be assigned to those applicants who met the first two criteria to work through the rest of the process.

A site visit by the mentor and a technical assistant knowledgeable about house mechanics will complete a checklist to determine need.

A screening committee will review candidates applications and recommend two to the board of directors who will make the final decision.

Why only two?

The selection committee will select two applicants for the first two homes that Kent Attainable Housing expects to make available in the next year.

Names of applicants that meet the eligibility criteria but did not have the greatest need at the time of selection will remain in the files for the next selection committee review nearer to the time of the next homes being built. Applicants will need to update their files at that time.

Homebuyer Eligibility Questionnaire

Asks questions about

Your address, birthdate and contact information

Your employer, income and source of income

Who will live in the house

Your current housing situation and need

Your willingness to partner with Kent Attainable
Housing



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