

North Haven Sustainable Housing

North Haven Sustainable Housing is a community housing trust dedicated to the concept and belief that home ownership for year-round families is a vital component in maintaining our town's continued sustainability, well being, and growth.

Our commitment is based upon a local tradition of community involvement in house-raising and home building. Our goal is to encourage and facilitate housing that is affordable for island families now and in the future.

Housing Recipient - Eligibility Requirements and Criteria

The eligible recipient of North Haven Sustainable Housing's services will demonstrate: (1) NEED, (2) INCOME, (3) CREDIT WORTHINESS, (4) RESIDENCY. In addition, North Haven Sustainable Housing (NHSH) has established preferences to be used to choose between eligible applicants.

NEED - The applicant must demonstrate a need for affordable housing. The applicant may not own a buildable lot, or an existing house and lot in the town of North Haven at the time of the application, nor for a reasonable period prior to the application. In general, this period of time will be three years.

Those applicants facing imminent displacement will be considered in greater need than those not facing displacement.

INCOME - NHSH's mission is to provide housing options to families of very low, low, and moderate income. Income limits are defined by commonly accepted standards that use specific percentages of median family income (very low = 50%, low = 80%, moderate = 120%) adjusted for family size. Median Family Income limits (see chart below) are calculated using North Haven median income data from the 2000 census and it is updated annually according to the Department of Housing and Urban Development (HUD's) estimated increases in Knox County median income and percentage adjustments for family size.

Financial information will be requested of applicants to determine income eligibility. Applicants will be asked to provide a copy of their most recently completed tax return.

North Haven Sustainable Housing Income Guidelines January 2007						
	1 person	2 persons	3 persons	4 persons	5 persons	6 persons
Very low	\$19,050	\$ 21,750	\$ 24,500	\$ 27,200	\$ 29,400	\$ 31,550
Low	\$ 30,450	\$ 34,800	\$ 39,150	\$ 43,500	\$ 47,000	\$ 50,450
Moderate	\$ 45,720	\$ 52,200	\$ 58,800	\$ 65,280	\$ 70,560	\$ 75,720

Families or individuals whose income is above these limits will not be eligible for the below-market house purchase program. Should an applicant apply to NHSH whose net worth is significantly above average, they will not be considered for the program, even if their income falls within these guidelines.

CREDIT WORTHINESS - In general, an applicant should have full-time employment with sufficient income to cover the subsidized house costs. Total housing debt should not exceed 28% of annual gross income in most cases. Our goal is to strengthen and maintain a viable, year-round island community

RESIDENCY - NHSH requires that the applicants have been legal residents of North Haven for at least one year. Preference, in cases where other matters remain the same, may be given to native and long-term residents. Again, NHSH's goal is to help the Town of North Haven strengthen and maintain a viable year-round community and the vitality of the year-round community is linked to a broad sense of commitment to that community. Those who have lived in a community for some time, and those whose families have lived in a community even longer, show a greater likelihood of continuing to live in that community and of participating in the vitality of that community than others. Applicants will be asked to describe their long-term commitment goals, in an effort to determine this commitment quotient.

PREFERENCES

Preference will be given to families that have been on the NHSH waiting list.

Preference will be given to people who have shown an understanding of and a commitment to NHSH's goals.

Preference will be given to those who, whether through volunteer service or employment, provide essential community services. This may include holding a job that is vital to the continuation of the year-round community.

In recognition of the essential role North Haven Community School plays in the island's future, preference will be given to applicants with school aged and pre-school aged children.

The final decision to award is at the sole discretion of NHSH. Applicants will be selected on the basis of meeting the eligibility requirements. The final decision will represent the best judgement of NHSH as to which candidate best fulfills the overall mission of the organization.

NHSH will not discriminate on the basis of race, color, religion, national origin, gender, sexual orientation, marital status, or age.

CERTIFICATION

The above Eligibility and Selection Criteria were approved by the NHSH Board of Directors on March 1, 2007 by a vote of 5 in favor and 0 against.

ATTEST:

John Dietter, Secretary