

CLT Homebuyer Eligibility Requirements (2023-2024)

You may be eligible for the Housing Resources Bainbridge (HRB) community land trust (CLT) homeownership program if you meet the following criteria:

1. Income Requirements:

The HRB homeownership program is available for households that earn a gross income before taxes that is at or below 120% of the area median income (AMI) for Kitsap County (see chart below*). However, the household must earn enough that their total housing costs are no more than 35% of their monthly gross income.

Household Size	80% AMI	100% AMI (HUD median income in Kitsap County*)	120% AMI
1	\$61,000	\$79,450	\$95,340
2	\$69,700	\$90,800	\$108,960
3	\$78,400	\$102,150	\$122,580
4	\$87,100	\$113,500	\$136,200
5	\$94,100	\$122,580	\$147,096
6	\$101,050	\$131,660	\$157,992

**AMI shown here is as of June 15, 2023. AMI changes annually.*

2. Credit Rating:

You must have a credit rating with a **FICO score of 640 or higher** and show no significant delinquencies in the past year and no bankruptcies or foreclosures in the last four years. Your CLT lender will pull a credit report including a FICO score. You can review your credit for free (no score included) at www.annualcreditreport.com.

3. Debt:

- HRB requires that your **total housing costs are no more than 35% of your monthly gross income**. Housing costs include principal, interest, taxes, insurance, ground lease fee, repair reserve fee, and homeowner's association fees.
- **Your total debt (which includes your housing costs) should be no more than 40% of your monthly gross income**. (Debt includes things such as automobile payments, child support, student loans, and credit card debt).

4. Employment or Other Income:

- You must have proof of steady income for at least *two years*, or an employment contract if newly hired.
- Sources of income include all wages, overtime, tips, self-employment, interest, dividends, social security, annuities, pensions, disability, alimony, and child support, and most forms of public assistance.
- You must provide tax returns for the most recent two years and most recent 90 days of income statements.

5. Assets:

- **Total assets after close are limited to \$300,000.** Other lending programs or partner organizations may have smaller asset limits.
- Assets include savings, savings in retirement plans, investments (stocks, bonds, gold, etc.), land, mobile homes, recreational vehicles, boats, art collections, or similar items.
- Not included as assets: household possessions, cars, or assets from an active business.
- Exceptions to the asset policy may be granted in unusual circumstances at the discretion of HRB.
- Income will be calculated on assets using actual returns or the HUD Passbook rate and will be added to the income calculation.

6. CLT Homeownership Requirements:

- Homeowners must use the property as their primary residence and live in their CLT home.
- Homeowners must sign a ground lease with HRB prior to purchase of their CLT home.
- Homeowners cannot own other real estate. If applicant currently owns a home but is selling due to divorce or other extenuating circumstances the prior home must be sold before completing purchase of a CLT home.

For questions, please contact our team for assistance:

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