Macomb County



**Family Selection Criteria for Application**

**Criteria:**

There are Three (3) criteria used to select applicants listed below:

1. Ability to Pay – legal verifiable income that falls within income range (see chart below)
2. Need – proof of living in some type of substandard housing (see housing need assessment form)
3. Willingness to Partner – each adult in the home completes a minimum of 250 volunteer hours.

**Ability to Pay:**

This section clarifies guidelines used for reviewing the applicant’s ability to pay.

|  |  |  |
| --- | --- | --- |
| **Family Size** | **Minimum Yearly Gross Salary** | **Max Yearly Gross Salary** |
| **1** | **$31,350** | **$50,150** |
| **2** | **$35,800** | **$57,300** |
| **3** | **$40,300** | **$64,450** |
| **4** | **$44,750** | **$71,600** |
| **5** | **$48,350** | **$77,350** |
| **6** | **$51,950** | **$83,100** |
| **7** | **$55,500** | **$88,800** |
| **8** | **$59,100** | **$94,550** |

**\* All program requirements are subject to change without notification**

**Credit Criteria:**

* Must have a Credit Score in the 600’s to qualify and 640 or higher to close on a house.
* Debt-to-Income ratio of 40% or lower: a math projection calculating the income you have coming in versus the debt you should have going out which includes
* Minimum payments
* 5% of collection
* 2% of Student loans
* 1% of medical
* Never filed bankruptcy **or** 2 years from discharge of bankruptcy.
* No foreclosure or within 3 years from foreclosure.
* No open liens or judgments against the applicants.
* Cannot be delinquent on Student loans or Child Support.