Lebanon Area Habitat for Humanity®

Information Sheet

Minimum Homeowner Application Requirements

LAHFH provides home loans to eligible applicants based on requirements listed below.

Application Requirements

1. You must show proof you have lived within Linn County in one of these ZIP Codes: 97355, 97327, 97386, 97345 or 97329.
2. You must have a need for a safe, affordable home.
3. Your income must fall within the current Department of Housing and Urban Development (HUD) low-income limits listed below and provide proof of income.

Fiscal Year 2026	**Persons in Family**							
	1	*2*	*3*	*4*	*5*	*6*	*7*	*8*
30% limit	20,800	23,750	27,320	33,000	38,680	44,360	50,040	55,720
50% limit	34,600	39,550	44,500	49,400	53,400	57,350	61,300	65,250
80 % limit	55,350	63,250	71,150	79,050	85,400	91,700	98,050	104,350

Financial and Volunteer Requirements

4. You must be able and willing to pay an affordable mortgage.
5. House size determination is determined according to the family size and configuration; Habitat assumes two children of the same gender per bedroom. Therefore, a family of four (two adults, two daughters) would qualify for a two bedroom. A family of four (two adults, one son and one daughter) would qualify for a three-bedroom home.

   Other allocations for additional space are based on same gender children with significant age differences, dependent children of head of household with significant disability, or older (18+) relatives that are not related as a dependent to head of household.

   You must be willing to partner with LAHFH and perform “sweat equity” hours. (Sweat equity can also include performing non-manual work at the home site or volunteering in a Habitat ReStore.) The exact number of minimum required “sweat equity” hours for a specific partner family are specified in their **Homebuyer Partnership Agreement.**

Courses

- DevNW.org in Corvallis offers online classes, which include the following courses required by our affiliate.

  Note: DevNW offers cost waivers based on income to their Financial Well Being program.

- One Homebuyer Foundations class and one Financial Foundations financial literacy class at your expense.
- For the Homebuyer and Financial Foundations classes, one hour of counseling is offered for each; LAHFH homeownership program requires a total of two (2) hours counseling.
- Our affiliate requires a Home Maintenance class.

Fees

- Per the **Homebuyer Partnership Agreement**, it is required to provide monthly proof of savings to Habitat for Humanity, according to a schedule determined by LAHFH. To assist in this, our affiliate requires either the creation of an Individual Development Account (IDA), available at DevNW.org if income and program criteria can be met, or a savings account for monthly reporting. The benefit of an IDA account is that after 12 months of saving a specific amount each month, a grant program will double the amount. (There have also been options for two and three years of savings, when a grant match is available.)
- You must pay in advance for a nonrefundable credit report fee and agree to a criminal background check for all adults at least 18 years of age that completes a loan application. (The credit and criminal background check will be ordered by LAHFH after the minimum requirements for the loan are met.)
- You must pay for a second credit check, due at loan closing.