

Buyer Prioritization Policy

3/1/2021



As of March 1st, 2021, MWCLT has adopted a new waitlist policy. The purpose of this policy is to prioritize applicants who are disadvantaged because of historical and ongoing systemic inequities. Instead of a first-come, first-served waitlist system, MWCLT will use a point system when two (2) or more applicants are interested in the same home. **This Buyer Prioritization Policy only comes into play when there are two or more applicants interested in the same home.** Applicants, with completed applications in MWCLT's applicant pool, will be scored based on the point criteria below.

1. Lowest percent of median income: 1 point

The household that has the lowest percent of median income based on household size will receive one point. The household's ratio of housing costs to gross income has to be 35% or lower to qualify for this point.

2. Number of bedrooms matches or is less than the household size: ½ to 1 point

If the number of bedrooms matches or is less than the size of the household, the applicants will receive one point and if home size is only one bedroom over the needed number the household will receive ½ point. Parental units are counted as 1, whether they are a single person or a couple.

Ex: With a 3 bedroom home, a family with one parent and two children would receive 1 point. A family with one parent and one child would receive ½ point. A family with two parents and one child would receive ½ a point.

3. The applicant has accessibility needs that requires the features of the property: 1 point

If at least one member of the household has accessibility needs that require the features of the property (for example, 1st floor flat for a person with a mobility impairment), the household will receive one point.

4. Single Parent Household: 1 point

Any applicant who is a single parent with children under 18 living in the house will receive 1 point.

5. First-time Homebuyer: 1 point

Any applicant who is applying to buy their first home through MWCLT will receive one point.

6. First-generation Homebuyer: ½ to 1 point

Any single applicant whose parents never owned a home will receive one point. If an applicant and co-applicant apply together, and one person has parents who have owned a home, and one person has parents who have never owned a home, the application will receive ½ a point.

7. Risk of Displacement: 1 point

Applicants will receive 1 point if they are at risk of displacement through no fault of their

own, through condemnation or sale of property, divorce or domestic abuse, or other unfortunate external circumstance.

8. **Have lived in or currently reside in public housing:** 1 point

Applicants who have lived in or currently live in public housing will receive 1 point.

9. **Current MWCLT resident:** 1 point

All current MWCLT renters or homeowners in good standing will receive 1 point.

10. **Actively seeking MWCLT properties for at least four (4) months:** ½, 1, or 1 ½ points

Any household that has been actively seeking to purchase a MWCLT property, and there has been no available property that suits their financial and household needs, will receive: ½ point for every four months (cap of 1 ½ points) from the time the homeowner application was submitted.

Selection Process

Available homes will be previewed to the applicant pool (applicants with completed applications). If multiple applicants are interested in one house, the point system will be applied. The household with the highest points will be selected as the buyer. In the event of a tie, the property will be offered to the household with the lowest median income based on household size. If there is only one interested applicant in an available home, this applicant will have the option to purchase it, regardless of points. If there are no interested applicants in the pool for an available home, the home will be listed on MLS and available to qualified buyers who are not currently in the waiting pool.