



Home Assignment Policy

The general location of a Habitat home will be designated to Bend-Redmond Habitat for Humanity families at the time of selection but the family's individual home site will be assigned sometime after the family completes their first 75% of sweat equity. The timeframe on home assignment is variable. Each home location is based on home sponsorships, land currently in inventory, fiscal obligations, construction schedules and other factors to be considered by Bend Area Habitat for Humanity. Bend Area Habitat for Humanity is unable to accommodate a family's specific location requests. Habitat heavily relies on donated materials, land, supplies and labor resources to build its homes.

BRHFH follows the requirements and recommendations outlined in the Habitat for Humanity International Construction Affiliate Operations Manual.

A family's home assignment depends only on two considerations:

- #1: The number of bedrooms a family requires (at time of application/acceptance into the Partnership program)
- #2: Which sizes and types of homes are currently available or will be available in the future on planned sites.

Size of Home:

Habitat determines the home size based on the household size and makeup. The applicant will receive a bedroom and will be expected to share with their spouse or partner. Two children/youth of the same gender are expected to share one bedroom with limited exceptions. Adult couples who are not the applicants will get their own bedroom. If a family member is expecting at the time of selection the child will be included in the household size. If a family member has a disability and/or special needs Habitat may make exceptions to this policy. This **must** be addressed and noted at the time of application. Habitat builds homes with a maximum of four bedrooms. For families of 8 or more household members, Habitat may build a dormitory style home with 3-4 people of the same sex (regardless of age differences) sharing a larger bedroom.

Habitat for Humanity determines the size of the home and number of bedrooms based on who is living in the household at the time of selection, including adult children. Habitat will not include family members who want to move into the Habitat home in the future. Families need to notify BAHFH of any "permanent" demographic changes while in the program in order to adjust or modify a home design.

Location of home and home site:

Bend-Redmond Habitat for Humanity builds where it is able to acquire land. Families must be willing to live anywhere within the affiliate's geographical boundaries. If a family declines the property offered at time of selection or thereafter, their selection as a partner family will be reviewed for possible de-selection, and/or they will need to reapply to purchase a Habitat house.

Should a family subsequently elect to re-apply to the Homeownership Program, a new application must be submitted by the family during a regular family selection round. The family will be subject to all eligibility policies and procedures in effect at the time of the new application. If the family is again approved for the Homeownership Program, all adult sweat equity hours per applicant completed during the first partnership may be transferred to the new partnership. Donated hours will not carry over.

Type of homes:

Bend-Redmond Habitat for Humanity constructs multi-family attached housing units (i.e. townhomes), cottage communities ruled by HOAs on a land-lease model, and single family homes that may or may not be on a land lease model. Families must be willing to live in either of these types of homes. Habitat cannot make **ANY** guarantees whatsoever as to what type of home they will build for a family. On rare occasions, BRHFH will purchase a home back, perform any necessary repairs and sell it to a family in the queue. The same criteria will be applied to determine which family or families would qualify for any homes purchased back.