



STONE PINE COVE COMMUNITY HOMEOWNERSHIP PROGRAM

Additional Frequently Asked Questions (“FAQ”) - Part 2

These FAQs are in addition to the original FAQ and Fact Sheet posted on the Stone Pine Cove website, www.smchousing.org/spc.

If there are additional questions and answers not in this FAQ, please refer to the original FAQ or to the Resident Selection Criteria. Both documents are posted on the Stone Pine Cove website.

Overview

Eligibility Guidelines

1. Are seasonal farmworkers eligible for this program?

If you are employed under the H-2A visa program, a program designed to address labor shortage in the agricultural sector, you are not eligible for this program.

An eligible farmworker must work, on average, at least 20 hours per week for one year within the past two years AND live in San Mateo County continuously for at least one year. Eligible homebuyers must also live in the home for at least 10 months out of the year, to maintain eligibility and cannot sublet or rent out any part of the unit.

Application Process

1. If I lost my job because of the shooting at the two coastal farms in Half Moon Bay, will I get a preference under the first priority?

The first preference will be given to those specific people who were living on the two farms and lost their homes after the shooting. If you lost your job because of the shooting but were not living at the farms at the time of the shooting, you are not eligible for the first preference.

2. Do I need a Social Security Number (SSN)?

Yes, an SSN or an Individual Taxpayer Identification Number will be needed for purposes of checking the household’s credit history.

3. Will the County check credit history? Is there a minimum credit score required?

For applicants that are invited to submit a formal application after the lottery is completed, the County will check credit history, however a minimum credit score is not required.

4. What if I have bad credit or a lot of debt?

For applicants that are invited to submit a formal application after the lottery is completed, the County will do a full review of the applicants’ credit and financial history. Final determination is based on a households’ financial capabilities and adequate finances to afford the monthly space rent, registration fees, property taxes, insurance, utilities, and other household expenses.

5. Who can I include as a part of my household on my application?

The household is defined as the total number of residents currently living in the applicant’s household and have resided together, at the same residential address as their primary residence, for at least six months.

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Other Requirements

1. If the borrower dies, can I transfer my unit to family members?

Yes, if the borrower dies, the unit may be transferred to an income-eligible surviving joint tenant and/or spouse by legal effect, if the person intends to live in the unit as their primary residency.

The unit may also be sold but to an income eligible farmworker household that intends to live in the unit as their primary residency, upon approval of the County.