

Mosaic CLT Homebuyer Selection Criteria

Selection Criteria: Point Scale for Ranking Multiple Applicants

- Current Resident [10 points] – This home must be the leaseholder(s)'s primary residence.
- Local Workforce [10 points] – The head of this household or the spouse/domestic partner of the Head of Household lives or works within Pottstown Borough.
- Core Workforce [15 points] – The applicant is an active provider or employee of a provider of education, healthcare, social services, public safety, housing, agriculture, construction or other building trades, cottage industry, manufacturing, or other essential public service that directly maintains, improves or otherwise enhances the quality of life in Berkshire County.
- Community Involvement [15 points] – The applicant maintains organizational memberships and/or participates in and supports local agriculture and/or nonprofits for environmental protection, arts and culture, faith-based or civic groups, youth and entrepreneurship mentoring in the areas of sports, career advancement and personal growth.
- Member of Mosaic CLT [5 points for 1-3 years; 10 points for over 3 years]
- Sale/ Leaseback [15 points] – The applicant sells their land to Mosaic CLT and retains ownership of and occupancy of dwelling unit situated (or to be situated) on the land under the terms of a Mosaic CLT Ground Lease.
- Donation /Leaseback [15 points] – The applicant donates land that they own to Mosaic CLT and retains ownership of and occupancy of dwelling unit situated (or to be situated) on the land under the terms of a Mosaic CLT Ground Lease.
- Resident At Risk of Displacement/Displaced Pottstown Resident (10 pts)
- Household Size Relative to Bedroom Count (5 points)
- Ratio of cost of current housing to income (10 points)
- Interest rate on loan? (I can't remember why we discussed this at the last board meeting)

The applicant(s) with the most points have the highest selection criteria score (SCS) and will be given the opportunity to sign a contract to purchase the property in question. This policy is a living document and Mosaic CLT reserves the right to adjust it as needed as well as to require additional documentation that is not explicitly named below.