



WASHINGTON STATE
HOUSING FINANCE
COMMISSION

Opening doors to a better life

COVENANT

Homeownership Program

Emelie Ortiz
REAL ESTATE

Why

In spring 2023, thanks to the advocacy and leadership of the Housing Development Consortium, the Black Home Initiative, Rep. Jamila Taylor, Sen. John Lovick, and Rep. Frank Chopp, the Washington State Legislature passed the Covenant Homeownership Act with bipartisan support. The act creates a new program and funding source to help people who have been impacted by this discrimination to become homeowners.

What

**DOWN PAYMENT
LOAN**
0%

20% of Home Cost

Up to \$150,000 +

Closing Fees



Black, Hispanic
Native American
Alaska Native
Native Hawaiian
Other Pacific Islander
Korean, Asian Indian
*More may be added

Qualifications

- Household income at or below 120% of the Area Median Income (AMI).
- First-time homebuyer.
- The homebuyer or a parent/grandparent/great-grandparent lived in Washington state before April 1968.
- The person who lived in Washington before April 1968 is Black, Hispanic, Native American, Alaska Native, Native Hawaiian or other Pacific Islander*, Korean or Asian Indian.

1. *Following the U.S. Census definitions, "Pacific Islander" includes individuals with origins in any of the original peoples of Hawaii, Guam, Samoa, or other Pacific Islands, including, for example, Samoan, Chamorro, Tongan, Fijian, and Marshallese.




Windermere
REAL ESTATE

Guild
mortgage

Household income at or below 120% of the Area Median Income (AMI).

1 \$

King County | \$188,500 **Pierce County | \$144,950**

Snohomish County | \$188,500 **Thurston County | \$140,050**

2

First Time Home Buyer.

- Has not owned a primary residence during the 36 months prior to the transaction
- A single person or parent who only owned a home with a former spouse while married
- Owned a manufactured home NOT permanently attached to land
- Owned a property that was determined to be uninhabitable

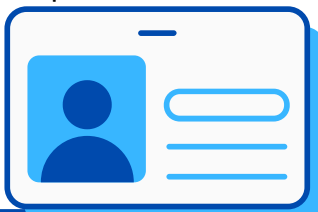
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The homebuyer or a parent/grandparent/great-grandparent lived in Washington state before April 1968.

Examples of acceptable documents



<ul style="list-style-type: none"> Birth & Death certificates School records Death certificates Church records Probate Records Newspaper clippings Marriage certificates Employer records Military records 	<ul style="list-style-type: none"> Genealogical records from reliable sources Tribal membership records Draft card Social Security Claims & Applications WA State Concealed Weapon License Census data Obituaries Historical Societies
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The person who lived in Washington before April 1968 is Black, Hispanic, Native American, Alaska Native, Native Hawaiian or other Pacific Islander*, Korean or Asian Indian.



Covenant Program Website



emelieortiz.com



Guild Mortgage

Call the Washington State Homeownership Hotline at 1-877-894-4663 to be connected to support, guidance and financial help through the Covenant homeownership program and more.

