

DEFINITION OF FIRST-TIME HOMEBUYER

"First-time homebuyer" refers to an individual or individuals or an individual and his or her spouse who have not owned a home, or have not held an ownership interest, during the three-year period before the purchase of a home with City assistance, except that the following individual or individuals may not be excluded from consideration as a first-time homebuyer under this definition:

- A. a displaced homemaker who, while a homemaker, owned a home with his or her spouse or resided in a home owned by the spouse. A displaced homemaker is an adult who has not, within the preceding two years, worked on a full-time basis as a member of the labor force for a consecutive twelve-month period and who has been unemployed or underemployed, experienced difficulty in obtaining or upgrading employment and worked primarily without remuneration to care for his or her home and family;
- B. a single parent who, while married, owned a home with his or her spouse or resided in a home owned by the spouse. A single parent is an individual who is unmarried or legally separated from a spouse and has one or more minor children for whom the individual has custody or joint custody or is pregnant; and
- C. an individual or individuals who owns or owned, as a principal residence during the three-year period before the purchase of a home with City assistance, a dwelling unit whose structure is:
 - i) not permanently affixed to a permanent foundation in accordance with local or state regulations; or
 - ii) not in compliance with state, city or specified modified building codes and cannot be brought into compliance with such codes for less than the cost of constructing a permanent structure.