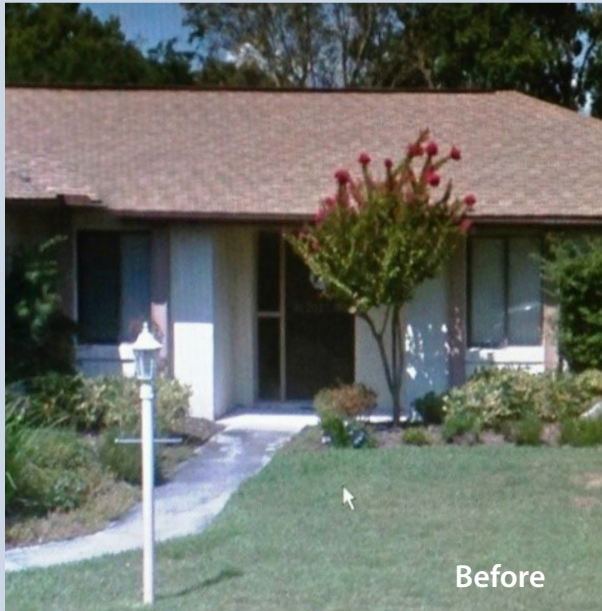


CDBG

Palm Coast manages the Federal Community Block Grant (CDBG) to renovate home owner housing units in need of repairs.

To participate, the residence must:

1. Be located within the jurisdictional limits of the City of Palm Coast.
2. The residence must be owner occupied for a minimum of one year.
3. Have its owner be income qualified.*
4. Homes must be free of all delinquent liens or debts, including but not limited to local utility and code infraction fines.



Before



After

Income Qualification

Family or individual must be income qualified by the County and fall within the current Housing and Urban Development Department FFY income allowable limits. Assistance to households/buyers with incomes at or below 80% of the Area Median Income/AMI (LMI) – Very Low, and Low to Moderate Income. In 2015 the Median Income Limit for the Palm Coast, FL MSA was \$52,200. Low income (80%) income limits for a one person household was established at \$30,250, for a two person household \$34,600 and for a four person household \$43,200.

FY 2016 Income Limit Area	Median Income	FY 2016 Income Limit Category	Persons in Family			
			1	2	3	4
Palm Coast, FL MSA	\$52,200	Low (80%) Income Limits (\$)	30,250	34,600	38,900	43,200

City of Palm Coast

160 Lake Avenue
Palm Coast FL, 32164
Phone: 386.986.2482

www.palmcostgov.com

Community Development Block Grant



Housing Rehabilitation Program to promote safe and decent housing standards.



Eligible Rehabilitation Activities

Code Violations: Items which do not meet current housing codes. These include primary electrical services and wiring, plumbing and structural defects.

Health and Safety: Items which endanger health and safety such as roofing, bathroom fixtures, kitchen facilities and windows.

Disability Accessibility: Ramps, grab bars and door widening to assist disabled or mobility impaired.

General Property Improvements: These are the items that make a house look nicer, feel more comfortable, and in some cases provide an increase in neighborhood morale. They include paint, carpet, vinyl, cabinets etc. Funding for general improvements is limited and based on availability.



Applications Are Taken Once A Year!

Come to our application workshop

The City holds an annual application workshop each year.

The next Workshop will be held in December of 2016 at the Community Wing of the Palm Coast City Hall, 160 Lake Avenue, Palm Coast, FL 32137

CDBG Entitlement Program

The CDBG program is a Federal program that started in 1974 to address community development and housing needs. The housing rehabilitation component of the CDBG program helps qualified families and individuals with rehabilitation and repairs to correct health and safety code deficiencies.

Fair Housing You Have Rights!

It is illegal to discriminate based on the race, color, religion, sex, national origin, age, disability, or familial status when renting, selling, or financing a home or property.

If you feel you have been discriminated against when purchasing or renting a home, please contact the Community Development Department, City of Palm Coast at 386-986-2482.

Visit our website:

HOUSING PROGRAMS

www.palmcoastgov.com/housing-programs/housing-rehabilitation-program

Application Review

The City partners with the County's SHIP program to conduct the income verification process. Once an application is completed, applicants should schedule appointments as quickly as possible to have their income verified.

First Qualified, First Served!

It is wise to complete the income verification process as soon as possible, once the application window is complete.

This establishes the basis for list ranking and further property review of houses by those applicants that qualify.

After application and property review the housing unit is submitted for bid to a qualified pool of contractors. A pre-bid meeting is conducted for each eligible property. Contractors participate in a guided walkthrough for each property.

The City of Palm Coast is your partner in the housing rehabilitation process!

