



FLAGLER COUNTY SHIP HOUSING PROGRAM NOTICE TO QUALIFIED HOMEOWNERS

Flagler County and the City of Palm Coast's distribution of State Housing Initiative Partnership (SHIP) funds are projected to be \$653,322.00 for Fiscal Year 2016-2017. Of this, approximately \$588,000.00 is allocated as follows: Down payment/Closing Cost Assistance (\$200,000), Housing Rehabilitation/Replacement Home Assistance, (\$359,000) Emergency Repair, (\$20,000), Foreclosure Prevention Assistance, (\$4,000) and Rapid Re-housing, (\$5,000). Flagler County is seeking qualified applicants.

Down payment/Closing Cost Assistance Program

First Time Homebuyers can receive up to \$50,000 in assistance toward the purchase of an existing home, townhouse or condominium priced at or below \$189,682.00. **The application period commences July 1, 2016 and ends June 30, 2017 or until all funds have been spent. PRIORITY WILL BE GIVEN TO PERSONS WITH A DEVELOPMENTAL DISABILITY** as 20% of the funding must be used for this special needs category.

Rehabilitation Program

Assistance is provided to homeowners for repairs to correct code violations and to eliminate health and safety problems that pose a threat to residents. **PRIORITY WILL BE GIVEN TO PERSONS WITH A DEVELOPMENTAL DISABILITY** as 20% of the funding must be used for this special needs category. The maximum award is \$35,000 for rehabilitation, and limited to one instance per household for very low and low income households. **The application period commences July 1, 2016 and ends on June 30, 2017 or until all funds have been spent.** This strategy is for very low and low income applicants only.

Emergency Repair Strategy

Funds will be awarded to applicants in need of rehabilitation of their home related to a dire situation that needs to be mitigated immediately. **The application period commences July 1, 2016 and ends on June 30, 2017 or until all funds have been spent.** This strategy is for very low and low income applicants only.

Foreclosure Prevention Strategy

Funds will be awarded to homeowners that are in arrears on their first mortgage. The arrearage must be at least three months, but no more than six months and cannot be under an active foreclosure action. **The application period commences July 1, 2016 and ends on June 30, 2017 or until all funds have been spent.**

Rapid Re-housing Strategy

Funds will be awarded to individuals or families who require temporary rental assistance in order to avoid homelessness. Preference will be given to veterans. **The application period commences July 1, 2016 and ends on June 30, 2017 or until all funds have been spent.** This strategy is for very low and low income applicants only.

Disaster Strategy

This strategy may be funded after a disaster.

PERSONS ALREADY ON THE WAITING LIST FOR DOWN PAYMENT ASSISTANCE OR REHABILITATION/REPLACEMENT HOME ASSISTANCE DO NOT NEED TO RE-APPLY.

To qualify for any of the above assistance, each of the following conditions must be met:

- 1) The dwelling must be located within the jurisdiction of Flagler County.
- 2) Households must qualify under the current rules, regulations and guidelines of the SHIP program.
- 3) The total household income must not exceed the income limits, as per the below chart.

Number of Persons in Family and Income Limits for 2016-2017

<u>Persons Per Family</u>	<u>Very-Low Income Limits</u>	<u>Low Income Limits</u>	<u>Moderate Limits</u>
1	\$18,900	\$30,250	\$45,360
2	\$21,600	\$34,600	\$51,840
3	\$24,300	\$38,900	\$58,320
4	\$27,000	\$43,200	\$64,800
5	\$29,200	\$46,700	\$70,080
6	\$31,350	\$50,150	\$75,240
7	\$33,500	\$53,600	\$80,400
8	\$35,650	\$57,050	\$85,560

Contact Valerie Bradley, SHIP Administrator at 386-313-4037 to see if you may be eligible and to make an appointment to complete an application. Office hours are Monday through Friday from 8 a.m. to 5 p.m.