

## Replacement Selection Criteria:

Selection criteria for awarding SHIP funds to eligible households is based on the priority of need. Priority will be given to very low-income applicants and:

1. Special Needs households as defined by Section 393.063 Florida Statutes, Section 420.0004(5) Florida Statutes, Section 420.0004(7) Florida Statutes, and Section 401.1451(13) Florida Statutes.
2. After Special Needs Set-asides goals are met then very low and low income households only.

Awards are contingent upon income verification and the following criteria:

1. The home must be located in Flagler County;
2. The applicant must be the homeowner and the deed must be in the homeowners name;
3. The applicant must not be delinquent on any real property tax owed to Flagler County;
4. Home must have been occupied by the owner/applicant for the past three (3) years and at the time of application.
5. Home must be covered by property insurance.
6. Applicant must provide copies of current utility bills for the property to be demolished.
7. The homeowner must reside in the home year round as indicated by homestead exemption.
8. Mortgage payments on the home's first mortgage must be current.
9. Flagler County will NOT pay relocation costs.
10. The Flagler County SHIP program is to be included on the homeowner's insurance declarations page for notification of cancellation of insurance.



SHIP assistance is secured with a **SECOND MORTGAGE**, Rehabilitation \$0 —\$10,000 having a seven year (7) year term with 0% interest. \$10,001-\$20,000 having a ten (10) year term with 0% interest. \$20,001 to \$35,000 having a thirteen (13) year term with 0% interest. The interest rate is zero if the applicant remains in the home for the full term of the mortgage. If the home does not remain the applicant's main residence or they refinance before the completion of the mortgage term, the full loan will become due and payable. There is no forgiveness on rehabilitation loans. Emergency repair loans are for five years with 20% forgiven annually. All Replacement homes will have the 30 year mortgage term. If property owned and occupied for thirty years (30) years, the second mortgage due is **zero**. Should the property be sold during the first ten years of the second mortgage, or the homeowner should refinance the first mortgage to use equity in the home within the first ten years, the full loan will become due and payable. There will be a reduction of 5% per year for each year of ownership between year eleven (11) and year thirty (30).

All loans will be determined to be in default if any of the following occurs during the Loan term: sale, transfer, or conveyance of property; conversion to a rental property; loss of homestead exemption status; or failure to occupy the home as primary residence. If any of these occur the outstanding balance will be due and payable. Any payoff funds due to the county must be repaid within 180 days.

### For More Information Contact:

⇒ Valerie Bradley  
SHIP Administrator  
1769 East Moody Blvd, Building 2  
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# FLAGLER COUNTY SHIP

(State Housing Initiatives Partnership)



## Rehabilitation/ Replacement Housing Assistance Program

# Flagler County Rehabilitation/Replacement Housing Program

## What is the SHIP Program?

State Housing Initiatives Partnership Program provides funds to local governments as an incentive to create partnerships to produce and preserve affordable home ownership.



## What is the Rehabilitation/Emergency Repair/Replacement Program?

SHIP provides assistance in repairing homes to correct code deficiencies and/or health and safety issues that pose a threat to the safety of the residents. If a home would be too expensive to rehabilitate or had hidden damage, which was uncovered during the rehabilitation inspection, then it may be considered for replacement. If eligible, the existing home would then be demolished and a new home would be constructed on the same lot.

Emergency repair funds will be awarded to applicants in need of rehabilitation of their home related to a dire situation that needs to be mitigated immediately. This includes damaged roofing that is leaking, damaged windows causing exposure to the elements, or electrical or plumbing problems that could cause damage (fire) to the home or is an immediate health hazard to the occupants.

## How do I Qualify for the Program?

To be considered for the program, a "Request for Consideration/Application Form must be completed. The application will be reviewed and if income eligible, the SHIP Administrator will call to schedule an appointment to inspect the home. SHIP requires that an applicant fall into the very-low or low income category, with preference given to the very-low. All replacement home and rehabilitation home applicants must undergo a budget and maintenance class.

2016 Income Guidelines		
Family Size	Very Low	Low
1	\$18,900	\$30,250
2	\$21,600	\$34,600
3	\$24,300	\$38,900
4	\$27,000	\$43,200
5	\$29,200	\$46,700
6	\$31,350	\$50,150
7	\$33,500	\$53,600
8	\$35,650	\$57,050

## Maximum Award Amounts:

Emergency Repair - up to \$10,000\*

Rehabilitation—up to \$35,000\*

Replacement—up to \$189,682\*

\*Property must be owned by the Applicant.

## Rehabilitation/Emergency Repair

### Selection Criteria:

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1. Special Needs households as defined by Section 393.063 Florida Statutes, Section 420.0004(5) Florida Statutes, Section 420.0004(7) Florida Statutes, and Section 401.1451(13) Florida Statutes.
2. After Special Needs Set-asides goals are met then very low and low income households.

Awards are contingent upon income verification and the following criteria:

1. The home to be repaired must be located in Flagler County;
2. The applicant must be the homeowner and the deed must be in the homeowners name; Life estates are acceptable.
3. The home must be covered by homeowner insurance;
4. The applicant must not be delinquent on any real property tax owed to Flagler County;
5. The applicant must reside in the home year round as indicated by Homestead Exemption.
6. Mortgage payments on the first mortgage must be current.
7. The applicant must have owned home for at least 2 years prior to assistance and at the time of the application.
8. The Flagler County SHIP program is to be included on the homeowner's insurance declarations page for notification of cancellation of insurance.
9. SHIP applicants may not receive assistance more than twice for the same property and only one of each type of assistance.