

Technical Revisions to Levy County LHAP 2022-2025

B. Strategy Name: Owner Occupied Rehabilitation	Code: 3
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a. Summary: SHIP funds will be awarded for rehabilitation defined as repairs or improvements that are needed for safe or sanitary habitation, correction of code violations, and the creation of additional living space to meet HQS standards. Other items may be included on rehabilitation projects if funds are available after completing all required repairs listed above. Should project bids exceed maximum allowance, the scope of the project will be reassessed and narrowed where possible or the project will be rejected.

- b. Fiscal Years Covered: 2022-2023, 2023-2024, and 2024-2025
- c. Income Categories to be served: Very low, low and moderate
- d. Maximum award: \$30,000
- e. Terms:
1. Repayment loan/deferred loan/grant:
Deferred Payment Loan (DPL) secured by a recorded Mortgage and Note.
 2. Interest Rate: 0% interest
 3. Years in loan term: 10 years
 4. Forgiveness: Loan will be forgiven prorated at 20% at beginning at the end of the sixth year of the loan.
 5. Repayment: None required as long as loan is in good standing.
 6. Default: Default of the loan occurs, and the entire principal amount of the DPL will be due and payable, if the borrower no longer resides in the home as the principal residence or if any part of the Property or any interest in it is sold, transferred, gifted or otherwise conveyed, whether by voluntary act, involuntarily, by operation of law or otherwise, or if borrower is divested of title by judicial sale, levy or other proceeding, or if foreclosure action is instituted against the Property, or if the First Mortgage on the Property (as defined in the Mortgage) is satisfied or refinanced, or upon failing to meet any condition of the Mortgage securing the Note or the DPL Agreement, or if the Property is leased or rented. Default also occurs, and the entire principal amount of the DPL will be due and payable immediately, if the borrower is found to have given materially false or inaccurate information or statements to the County (or failed to provide the County with any material information) in connection with the DPL or the DPL application.
- In cases where the qualifying homeowner(s) die(s) during the loan term, the loan is forgiven.
- f. Recipient/Tenant Selection Criteria:
1. Applicants meeting the following threshold requirements will be served on a first qualified, first served basis. However, should more applications be received than funding allows, names will be placed on a waiting list based on time and date received. Applicants will be ranked for assistance with

the priorities for Special Needs, Essential Services Personnel and income groups as described in this plan.

2. Applicants must own and occupy the assisted property as a principal residence.
3. Applicants may reapply for assistance 10 years after the first time receiving SHIP assistance but may only use SHIP funds twice within a lifetime. This excludes any assistance received under the Disaster Repair/Mitigation strategy.
4. Mobile or manufactured homes constructed after June 30, 1994 are eligible for this strategy. However only households within the very low and low income categories owning such units can be assisted.
5. Applicant shall maintain homeowner insurance on the Property for the full replacement value of the rehabilitated unit. Said property insurance shall be maintained during the duration of the DPL and shall list Levy County, a political subdivision of the State of Florida, as a mortgage holder in the loss-payable provision thereof as its interest may appear.
6. All property taxes/assessments must be current, there may not be any judgments or liens and any first mortgage must be current on said property.
7. Maximum property values shall not exceed maximum purchase price for new or existing single family housing as established by the Housing Delivery Goals chart.

D. Strategy Name: Disaster Assistance

Code: 5, 16

Summary:

The Disaster Assistance strategy provides funds to households following a disaster or emergency declared by the President of the United States or Governor of the State of Florida. SHIP disaster funds may be used for items such as, but not limited to:

- I. purchase of emergency supplies for eligible households to weatherproof damaged homes;
- II. interim repairs to avoid further damage; tree and debris removal required to make the individual housing unit habitable;
- III. construction of wells or repair of existing wells where public water is not available;
- IV. payment of insurance deductibles for rehabilitation of homes covered under homeowners' insurance policies;
- V. security deposit for eligible recipients that have been displaced from their homes due to disaster;
- VI. rental and utility assistance for eligible applicants.
- VII. mortgage and utility payment assistance for eligible applicants.
- VIII. Strategies included in the approved LHAP that benefit applicants directly affected under the Executive Order.
- IX. Other eligible activities as proposed to and approved by Florida Housing.

- b. Fiscal Years Covered: 2022-2023, 2023-2024, and 2024-2025
- c. Income Categories to be served: Extremely Low, Very low, low and moderate
- d. Maximum award: ~~\$5,000~~, \$10,000
- e. Terms:
 1. Repayment loan/deferred loan/grant: Grant
 2. Interest Rate: N/A
 3. Years in loan term: N/A
 4. Forgiveness: N/A
 5. Repayment: N/A
 6. Default: N/A
- f. Recipient/Tenant Selection Criteria:
 1. Applicants meeting the following threshold requirements will be served on a first qualified, first served, however, should more applications be received than funding allows, names will be placed on a waiting list based on time and date received. Applicants will be ranked for assistance with the priorities for Special Needs, Essential Services Personnel and income groups as described in this plan.
 2. Applicants must own and occupy the assisted property as a principal residence.
 3. Mobile or manufactured homes constructed after June 30, 1994 are eligible for this strategy.
 4. All property taxes/assessments must be current, there may not be any judgments or liens and any first mortgage must be current on said property.
 5. Maximum property values shall not exceed maximum purchase price for new or existing single family housing as established by the Housing Delivery Goal chart.
 6. If home is uninhabitable or dilapidated and homeowner does not have alternative housing or financial resources to alleviate the situation, the homeowner may apply for the assistance under another strategy.

g. Sponsor Selection Criteria: N/A

h. Additional Information:

1. Homeowner must provide proof of homeowner's insurance
2. Homeowner must file for and use proceeds from insurance as first option.

