

## **State Housing Initiatives Partnership (S.H.I.P.) Program**

*Creating affordable housing opportunities while preserving our existing home values.*

Assistance is now available through the City's S.H.I.P. Program for first time homebuyers interested in purchasing an existing home in the City and for current Deltona homeowners who are in need of emergency home repairs.

The mission of Deltona's Affordable Housing Program is to develop and improve housing opportunities in the City of Deltona by reducing the cost of housing for eligible households, increasing the number of homeowners, and improving the City's existing housing stock.

### **Programs available:**

#### **Emergency Repair Program**

#### **Homeownership Assistance Program**

- includes Purchase Assistance and Purchase Rehabilitation

Provided courtesy of:

<http://www.downpaymentsolutions.com>

Other sections of interest:

[http://www.downpaymentsolutions.com/home\\_buyer\\_education/documents.shtml](http://www.downpaymentsolutions.com/home_buyer_education/documents.shtml)

<http://www.downpaymentsolutions.com/links/links.shtml>

<http://www.downpaymentsolutions.com/articles/articles.shtml>

<http://www.downpaymentsolutions.com/states.shtml>

## Emergency Repair Program

Funded by the State Housing Initiatives Partnership (SHIP) Program  
and the City of Deltona's Housing Program



Is your home in need of emergency repairs for:

- Failing septic system?
- Electrical problems?
- Plumbing problems?
- Roof leaks?
- Water damaged walls or floors?
- Structural deficiencies?
- Bathroom and kitchen damage?
- Broken doors, windows, or screens?
- Improving accessibility for persons with disabilities?
- Any other health and safety issues?

The City of Deltona's Housing Program may be able to help!

The City of Deltona's Housing Program has created the Emergency Repair Program to assist low income homeowners with needed repairs.

If your household income is at or below the Annual Income Limit for your family size, we may be able to help you with emergency repairs to your home.

The Emergency Repair Program provides funding for emergency repairs to eligible owner-occupied homes to correct code deficiencies and/or health and safety issues that pose an immediate threat to the safety of the residents.

The program focuses on worst-case needs, very-low-income households, seniors, and housing retrofit for the disabled.

Awards are limited to \$7,500.00 per household.

All applicants are required to comply with federal, state, and city regulations, including repayment of funds, if you sell your house within the required repayment period.

**You are eligible if:**

- You meet income requirements.
- You are a resident of the City of Deltona.
- You have owned your home for at least one year.
- You have clear title to your home.
- Your property taxes are paid to date.
- You reside in your home year-round.

**Annual Income Limits:**

Household Size	Income Limit
1	\$26,150
2	\$29,900
3	\$33,600
4	\$37,350
5	\$40,350
6	\$43,350
7	\$46,350
8	\$49,300

**Loan Terms:**

Awards are provided in the form of a ten year, deferred payment, second mortgage. Exempt households are eligible for 0% interest loans and no payments with 10% of the loan amount being forgiven each year for ten years.

The full amount of the loan or any remaining percentage will become due and payable to the City if any of the following occurs:

- Homeowner sells, transfers, or disposes of the property by any means, including bankruptcy;
- Homeowner no longer occupies the home as their principle residence;
- Homeowner dies, or survivor dies; or
- Homeowner refinances their first mortgage.

However, income eligible heirs may assume the outstanding debt.

## Homeownership Assistance Program

Funded by the State Housing Initiatives Partnership (SHIP) Program  
and the City of Deltona's Housing Program



The City of Deltona's Housing Program has created the Homeownership Assistance Program to assist eligible households achieve their dream of homeownership.

If your household income is at or below the Annual Income Limit for your household size, we may be able to help you with your down payment, closing costs, and even repair or rehabilitate the home you choose.

The Homeownership Assistance Program has two programs that provide funding toward the purchase of an existing home in Deltona: *Purchase Assistance* and *Purchase Rehabilitation*.

### **Purchase Assistance:**

Provides funds for your down payment and closing costs and any minor repairs that are necessary to protect your health and safety.

### **Purchase Rehabilitation:**

Provides funds for your down payment and closing costs as well as funds to rehabilitate the home you choose so that it meets code requirements.

### You are eligible if:

- You meet all income/program requirements.
- You qualify for a first mortgage.
- You are a first-time homebuyer (haven't owned a home for the last 3 years).
- The home you choose is an existing home in the City of Deltona.
- The home is vacant, owner-occupied, or currently rented by you.
- The home has clear title and can pass the Housing Program's inspection.
- The purchase price of the home does not exceed \$75,000 (Very-low income) or \$90,000 (Low and Moderate incomes).
- You can contribute \$500 (Very-low), \$1,000 (Low), or \$1,500 (Moderate).

### Annual Income Limits:

<u>Household Size</u>	<u>Very-Low</u>	<u>Low</u>	<u>Moderate</u>
1	\$16,350	\$26,150	\$39,240
2	\$18,700	\$29,900	\$44,880
3	\$21,000	\$33,600	\$50,400
4	\$23,350	\$37,350	\$56,040
5	\$25,200	\$40,350	\$60,480

6	\$27,100	\$43,350	\$65,040
7	\$28,950	\$46,350	\$69,480
8	\$30,800	\$49,300	\$73,920

**Purchase Assistance:**

The home you choose may be eligible for Purchase Assistance funds if:

- It is at least 42 months old;
- It meets all codes ensuring safe and decent housing; and
- All property taxes are paid to date.

**Award Limits:**

<u>Very-Low-Income</u>	<u>Low-Income</u>	<u>Moderate Income</u>
\$20,000	\$13,000	\$5,000

\* Up to \$5,000 may be used for eligible repairs.

**Purchase Rehabilitation:**

The home you choose may be eligible for Purchase Rehabilitation funds if:

- It is at least 10 years old;
- It is in need of repairs to meet all codes ensuring safe and decent housing; and
- All property taxes are paid to date.

**Award Limits:**

<u>Very-Low-Income</u>	<u>Low-Income</u>	<u>Moderate Income</u>
\$28,000	\$23,000	\$18,000

\* Both Programs offer an additional \$2,000 if the home is in one of the City's Incentive Areas.

**Loan Terms:**

Awards are provided in the form of a ten year, deferred payment, second mortgage. Exempt households are eligible for 0% interest loans and no payments with 10% of

the loan amount being forgiven each year for ten years.

The full amount of the loan or any remaining percentage will become due and payable to the City if any of the following occurs:

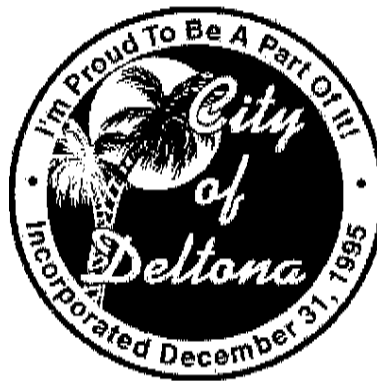
- Homeowner sells, transfers, or disposes of the property by any means, including bankruptcy;
- Homeowner no longer occupies the home as their principle residence;
- Homeowner dies, or survivor dies; or
- Homeowner refinances their first mortgage.

However, income eligible heirs may assume the outstanding debt.

# **CITY OF DELTONA**

## **AFFORDABLE HOUSING ASSISTANCE PROGRAM**

### **LOCAL HOUSING ASSISTANCE PLAN**



#### **FOR FISCAL YEARS:**

**JULY 1, 2001 – JUNE 30, 2002**

**JULY 1, 2002 – JUNE 30, 2003**

**JULY 1, 2003 – JUNE 30, 2004**

Amendment Date  
September 6, 2002

City of Deltona  
Department of Development Services  
2345 Providence Boulevard  
Deltona, FL 32725

A. Lending Guidelines

1. Lender Participation Criteria:

“Institutional First Mortgage Lender” is defined as any bank or trust company, mortgage banker, savings bank, credit union, national banking association, savings and loan association, building and loan association, or other financial institution or governmental agency authorized to conduct business in Florida and which customarily provides service or otherwise aids in the financing of mortgages on real property located in Florida. FHA, VA, and Conventional mortgages are the only acceptable form of mortgage financing. Prior to commitment of SHIP funds, lenders must meet the following threshold conditions:

- a. Lender must have an affordable housing underwriting criteria with guidelines available for review and approval by the City of Deltona Housing Program.
- b. Lender must provide its most recent Regulators public disclosure report CRA Examination.
- c. Lender must submit a firm loan commitment letter, which clearly contains the dollar amount, the interest rate, terms and conditions. Conditional commitment must contain conditions and good faith estimate.

2. Lender Parameters:

- a. The interest rate established will be the FreddieMac net 30 day rate for 30 years. If the loan is not closed within 60 days, the interest rate will be the prevailing rate to be determined not less than 5 days before closing.
- b. The term of the loan shall be 30 year fixed.
- c. The maximum allowable fees to the borrower are as follows:

Origination Fee	*
Doc Prep Fee	Paid by seller
Flood Cert. Fee	Paid by seller
Tax Service Fee	Paid by seller
Underwriting Fee	Paid by seller
Processing Fee	No Charge
Closing Fee	No Charge
Application Fee	No Charge
Mortgage Broker Fee	*
Appraisal Fee	Prevailing Market Fee
Credit Report	Prevailing Market Fee
Settlement Fee	No Charge
Notary Fee	No Charge
Re-Certification Fee	No Charge
Final Inspection	\$100.00

Termite Inspection	Paid by seller
Roof Inspection	Paid by seller
Recording Fees	Applicable State Regulations
Lender's Inspection	No Charge
Loan Discount Fee	*
Property Survey	\$300.00 (re-survey if necessary-no charge)
Title Insurance Fee	Paid by seller
Abstract Fee	\$100.00
Title Exam Fee	\$50.00
Express Mail (Fed Ex, UPS, USPS, etc.)	\$25.00

**\*In no case will the combination of these three items exceed 2% of the total mortgage amount.**

- d. The Loan to Value shall be up to 97% of the lesser of the purchase or appraisal value for existing homes.
- e. Where SHIP funds are being used for the purchase of a home, the combined First and Second Mortgage Loan to Value cannot exceed 100% of the appraised value after repairs/rehabilitation. The purchase price may not exceed the appraised value.
- f. Applicants who are disabled adults or elderly will receive priority in the processing of loan applications. Refer to Florida State Statutes, Title XIV, Chapter 196.012 (11) for the definition of a disabled person and Chapter 196.075 for the definition of elderly.
- g. Monthly mortgage payments must be "affordable" which means that mortgage payments, including taxes and insurance, do not exceed 30 percent of the applicant(s) annual gross income or total long-term debt does not exceed 38 percent of the applicant(s) annual gross income. However, it is not the intent to limit an individual household's ability to devote more than 30 percent (38 percent for total debt) of its income for housing, and housing for which a household devotes more than 30 percent (38 percent for total debt) of its income shall be deemed affordable if the first institutional mortgage lender is satisfied that the household can afford mortgage payments in excess of the 30 percent (38 percent for total debt) benchmarks.
- h. No adjustable-rate mortgages or balloon mortgages will be allowed in this program. **There will be no exceptions to this rule.**
- i. If the terms and/or conditions of the first mortgage change anytime prior to the actual closing, the City of Deltona's Housing Program liaison is to be notified immediately for their approval of the change(s).