



**HOUSING REPLACEMENT PROGRAM  
PASCO COUNTY  
COMMUNITY DEVELOPMENT DIVISION**

Pasco County wants to help you rebuild your house and encourage neighborhood stability. If you own a house that is not feasible to repair, this program is for you. The Board of County Commissioners has made available funds to help you rebuild your home so you can live in a safe and decent environment.

***Who is eligible for this program?***

Applicants who make less than 80% of the median income for the Tampa Bay area may apply for assistance. This is adjusted for family size. Currently, this is as follows:

Household Size:		1	2	3	4	5
	Hourly	\$ 15.22	\$ 17.38	\$ 19.57	\$ 21.73	\$ 23.46
<b>LOW</b>	Monthly	\$ 2,637.50	\$ 3,012.50	\$ 3,391.67	\$ 3,766.67	\$ 4,066.67
<b>INCOME</b>	Annually	\$ 31,650.00	\$ 36,150.00	\$ 40,700.00	\$ 45,200.00	\$ 48,800.00

Income of everyone living in the household must be included, including interest income, social security, alimony, and child support. You must have acceptable credit and clear title to the property. The total loan to value after construction is completed cannot exceed 110% of the value of the property. The value of the property, once construction is completed, cannot exceed \$240,000.

***What kind of house can my present home be?***

Any type of home is eligible for this program, except condominiums or multi-unit buildings. Properties may be anywhere within the County and all of its cities. You must have lived in the home or mobile home for at least one year.

***What kind of house can my new house be?***

The County has had designed model homes, ranging from a 2 bedroom, 2 bath, to a 4 bedroom, 2 bath. We have asked homebuilders to bid on these homes and hold the prices for four months. If their bid is within 10% of the County’s estimate, the builders are designated as “Certified Affordable Builders” and may participate in this program. Only those builders and those house plans may be used in the program.

The prices listed for the builders are only for the house itself – it does not include utilities, impact fees, landscaping, or driveways. Additionally, if your property needs special attention because of its situation, such as wetland and elevation concerns, those additional costs are not included.

### ***What kind of assistance will I receive from the County?***

The County will loan you the funds towards the construction of a new house. The loan will be at 0%, and made affordable to meet your household's income. The loan may be partially deferred if you cannot afford the entire payment amount at the current time. Additionally, your superior mortgage balances may be rolled into the County loan, depending on your situation

These funds are meant to increase the amount of home ownership in Pasco County. If the property is rented, the loan will become a payback loan at 6%, or 3% below the prime rate, whichever is higher. The benefit of the County cannot be transferred to another family, which means the loan must be paid back if it is sold or vacated.

### ***How do I apply for assistance?***

There are two ways to apply for assistance. You may contact the Community Development Division and you will be placed on a waiting list for assistance. Once your name comes off the waiting list, you will be sent an application and the County will determine if you are eligible for assistance. Once that has been established, a Housing Specialist will visit your property and determine whether it qualifies for the program.

Or, you can directly contact a builder and apply through them. The County will still have to make a determination that the house is beyond rehabilitation. If you apply through this avenue, please have them contact the County for details about the program.

### ***What happens during construction?***

After the loan signing, you will sign a contract with the contractor you selected. Depending on the size of the job, it may take up to 150 days to complete, but usually it does not take longer than 240 days. Both you and the County must approve all payments to the contractor. This is in addition to the City or County building inspectors, and an architect who serves as a consultant to the County having drawn all the plans and specifications for the model homes.

At final payment, the contractor obtains a release of lien from all subcontractors and delivers all material warranties. The contractor warrants all work that he has done for one year from final inspection.

For further information contact the Community Development Division at (727) 834-3445 in New Port Richey; (352) 521-4274, ext. 3445 in Dade City; and (813) 996-7341, ext. 3445 in Land O'Lakes or visit our web site at: [www.pascocountyfl.net/menu/index/cdevindex.htm](http://www.pascocountyfl.net/menu/index/cdevindex.htm)