



TARGET AREA HOUSING REPLACEMENT PROGRAM
PASCO COUNTY COMMUNITY DEVELOPMENT DIVISION
FOR THE CARVER HEIGHTS, AND TOMMYTOWN NEIGHBORHOODS

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 120% of the median income for the Tampa Bay area may apply for assistance. This is adjusted for family size. Currently, this is as follows:

Family Size		1	2	3	4	5
MOD INCOME	Hourly	\$ 22.85	\$ 26.08	\$ 29.37	\$ 32.60	\$ 35.19
	Monthly	\$ 3,960.00	\$ 4,520.00	\$ 5,090.00	\$ 5,650.00	\$ 6,100.00
	Annually	\$ 47,520.00	\$ 54,240.00	\$ 61,080.00	\$ 67,800.00	\$ 73,200.00

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.

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 must be in the Carver Heights or Tommytown neighborhoods, as defined by the Division. There is no minimum residency requirement for the program, but housing units (mobile homes) placed on the property after January, 1998 are not eligible.

What kind of house can my new house be?

The County has had designed several 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 the 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 value of the house and property after construction cannot exceed \$240,000.

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 condition, 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 entire amount of the cost of construction of a new house. This loan will be 0%. The loan is deferred for the first three years. At the end of that time, we will reevaluate your income and debt situation to determine whether you can afford payments. If you can, we will put you on a payment schedule. If not, the deferral will continue.

Additionally, these funds are meant to increase the amount of home ownership in Pasco County. If the property is rented or vacated, the loan is due.. 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?

In order to apply for assistance, contact the Community Development Division and you will be sent an application. Once it has been determined that you are eligible for assistance, a Housing Specialist will visit your property and determine whether it qualifies for 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 120 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 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

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