

The Pasco County COMMUNITY DEVELOPMENT UPDATE

VOLUME 14, ISSUE 1

MARCH 2007

Homebuyer Funds Available in April

On April 17, 2007, at 10:00 AM, Pasco County will again release funds for its Homebuyer Assistance Program. One-million dollars in State Housing Initiative Partnership (SHIP) funds will be released to assist the homebuyers of Pasco County become homeowners.

The box to the right shows how the funds will be distributed.

In order to more fairly allocate the funds to different lenders, a new system will be instituted this year. The specifics:

- 1) From April 9—April 13, lenders may submit names by fax, email or mail on the HAP Reservation Form, (which is found on the website pascocountyfl.net, link to divisions, Community Development, and then Housing Partners). If you are emailing the reservation, email to pschott@pascocountyfl.net;
- 2) All reservations will be given a number. Lenders may submit an unlimited amount of reservations. If a lender submits more than one reservation, that reservation will be given a number 5 slots down from the first reservation (i.e. #2 and then #7). Numbering will be done as reservations come in.
- 3) However, when the time comes for selecting cases, the first number

SEE RESERVATIONS –PAGE 2

Homebuyer Assistance Program (HAP) Funds Available April 17:

**Very Low Income:
\$400,000**

**Low Income:
\$350,000**

**Moderate Income:
\$250,000**

After these funds are reserved only \$10,000 for Very Low Income and \$5,000 for Low Income will be available

No limits on Target Area Homes, POP Homes, and New Homes

Leaders For 4th Quarter

Lenders

Affordable Housing Funding	5
Family First Mortgage	5
American Home Mortgage	5
Icon Mortgage	4

Rehab Contractors

Anclote Construction	7
Signature Construction	3

Realtors

Prudential Tropical Realty	5
Star 1 Realty	4
Sand Dollar Realty	4

Homebuilders

Bob Larkin Construction	2
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Leaders For 1st Quarter

Lenders

East Pasco Habitat	4
Icon Mortgage	4
Gibraltar Mortgage	3

Rehab Contractors

Anclote Construction	6
Signature Construction	2

Realtors

First Choice Realty	4
Century 21—Palm	3
Prudential Tropical Realty	2
Florida Luxury Realty	2
Coldwell Banker—FI Grey	2

Homebuilders

East Pasco Habitat	4
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New Pasco Housing Partnership Members

NEW LENDERS

Homeexpress Lending
A & A Mortgage
The Mortgage Corner
Advanced Funding
Dream House Mortgage
Branch Banking and Trust
America Home Key

NEW HOMEBUILDERS

CB Wright Construction

NEW REAL ESTATE

Richard Aviehouer
Geraldine Bislick
LSI Realty
Latini Real Estate
Keller Williams Prestige
Blake Smereczynsky
Arbors Management Realty
Taylor-made Properties
Century 21—Alliance
Scolaris Realty of Tampa Bay
Manatee Realty Services
Re/Max Preferred
Principles Realty
Clark—Testa Realty

RESERVATIONS, CONTINUED

Will be chosen randomly, and then the next picked will be the following number, and so on. This will be done until all funds are released and all income levels are zeroed-out. Remember that lower income levels may use higher income level allotments (very-low income may also use low-income funds).

4) All reservations are good for 30 days—lenders must submit their application package by that time. If not the reservation is lost and the funds will be offered to the next reservation on the list.

Check out our website at www.pascocountyfl.net. Then hit the link for Departments, and then Community Development. You can see this and other issues of this newsletter at that site.

WATCH FOR THE NEXT ISSUE OF THE PASCO HOUSING UPDATE FOR AN ARTICLE ABOUT THE AFFORDABLE HOUSING SUMMIT HELD IN JANUARY

The Community Development Update is an irregularly published newsletter designed to inform our partners about Pasco's housing and community development programs

Trainings for lenders, realtors, and builders

Community Development Office
5640 Main Street, 3rd Floor

New Port Richey	
March 14	10:00 AM
May 16	10:00 AM
June 13	10:00 AM

Historic Pasco Courthouse	
37918 Meridian Avenue	
Dade City	
April 11	1:00 PM

Milestones Achieved Last Quarter

- The County has now lent over \$29 million to over 2300 home-buyers, leveraging \$145 million in bank funds, for over \$169 million in sales.
- The County has now financed the construction of 430 new homes.
- The County has now rehabilitated over 645 homes.
- In the City of New Port Richey, over 10 families have been saved from foreclosure and 90 families have become homeowners.
- In the City of Dade City, over 50 homes have been rehabilitated.
- Icon Mortgage has now lent to over 240 families, using \$2.5 million in County funds, lending over \$15 million, for over \$18 million in sales.
- American Home Mortgage has now made over 40 loans, using over \$400,000 in County funds, for over \$4 million in sales.
- Bank of America has now used over \$3 million in County funds.
- Gibraltar Mortgage has now used over \$2 million in County funds, for over \$4 million in sales.
- Affordable Home Funding has now made over 100 loans using over \$1.4 million in County funds, lending over \$7 million, for over \$8 million in sales,
- Quotemearate has now used over \$200,000 in County funds.
- Mortgage 1 has now used over \$100,000 in County funds.
- Genesis Mortgage has now made over 40 County loans, using over \$500,000 in County funds, for over \$4 million in sales.
- AmSouth Bank has now made over 60 County loans, using over \$1 million in County funds.
- East Lake Mortgage has now used over \$100,000 in County funds.
- Countrywide Home Loans has now lent for over \$2 million in sales.
- Washington Mutual has now used over \$100,000 in County funds.
- Advisors Mortgage has now made over \$1 million in loans.
- Cornerstone Mortgage has now made over 20 loans, using over \$200,000 in County funds.
- Family First Mortgage has now made over 60 loans, using over \$500,000 in County funds, for over \$4 million in loans.
- Flagstar Bank has now used over \$800,000 in County funds.
- Signature Construction has now built over \$500,000 in new homes and completed \$600,000 in rehabilitation contracts..
- ABC Mortgage has now used County funds for over \$2 million in sales.
- General Home Development has now built over 185 new homes.
- Bob Larkin Construction has now built over \$3 million in new homes.
- Perma-Built Construction has now rehabilitated over 10 homes for over \$200,000 in contracts.
- Anclote Construction has now rehabilitated over 20 homes for over \$600,000 in contracts.
- Datona Construction has now rehabilitated over 50 homes for over \$900,000 in contracts.
- CB Wright Construction has now rehabilitated over 75 homes.
- Diamond Contracting has now rehabilitated over 10 homes.
- Future Home Realty has now sold over 20 homes using over \$2.5 million in County funds.
- Marie Powell Realty has now sold over 60 homes, using over \$3.5 million in County funds.
- Florida Luxury Realty has now sold over 30 homes using over \$3.5 million in County funds.
- Charles Rutenberg Realty has now used over \$1.5 million in County funds.
- ARPL Realty has now used over \$1.5 million in County funds.
- Cahill Realty has now sold over 70 homes using County funds.
- Sand Dollar Realty has now sold over 10 home using over \$1 million in County funds.
- Coldwell Banker Residential has now sold over 20 homes using over \$2 million in County funds.
- Re/Max Advantage has now sold over 220 homes.
- Fruits Realty has now sold over 10 homes.
- Century 21—Mills Realty has now sold over 40 homes.
- Prudential Tropical has now sold over \$15 million using County funds.

CONTINUED PAGE 4

Milestones, continued

- Star 1 Realty has now sold over 40 homes for over \$3 million in sales.
- Re/Max Executives has now sold over 30 homes.
- Weichert Realty has now sold over 10 homes, for over \$1 million in sales.
- Century 21—Palm has now sold over \$7 million using County funds.
- Davis—Clarke Realty has now sold for over \$1 million in County funds.
- Re/Max Sunset Realty has now sold for over \$5.5 million in sales.
- Rita Hill Realty has now sold over \$2 million using County funds.
- New River Realty has now sold over \$500,000 using County funds.
- Century 21—Bill Nye Realty has now sold over \$1 million using HAP funds.
- Coldwell Banker—FI Grey and Sons has now sold over \$3.5 million using County funds.

Sales Price Limit Increase

As of today, the maximum sales price limit for all programs funded through the State Housing Initiatives Partnership Program has increased. That new amount is \$240,000

New Housing Preservation Programs Funded

The County has made a major effort through its State Housing Initiatives Partnership (SHIP) to aid very-low income families, especially renters, stay in their homes.

Homebuyer Class Schedule

All Pasco County Homebuyer Education classes are presented by Consumer Credit Counseling Service, in 2 three-hour classes. All classes are from 6:00– 9:00 PM. In order to receive homebuyer assistance through Pasco County, recipients must attend these classes. To make a reservation, call 1-800-741-7040, then choose option 4.

**West Pasco Government Center—
Board Room, 7530 Little Road, New
Port Richey**

April 5 and April 12
June 7 and June 14
August 2 and August 9
October 4 and October 11
December 6 and December 13

**American Legion Hall—37745 Church
Avenue, Dade City**

July 12 and July 19
November 1 and November 8

**Alice Hall Community Center—38116
5th Avenue, Zephyrhills**

May 10 and May 17
September 20 and September 27

Project Supervisor for Homeless Chosen

Eugene Williams has been hired by the Community Development Division to lead its homeless program efforts. Mr. Williams comes to the County from holding such positions as the Chairman/CEO of the Manhattan Borough Development Corporation, President/CEO of the Harlem Partnership Center, and Executive Director of the Harlem Chamber of Commerce. We are excited about the potential new solutions Mr. Williams will bring to his position.

Tommytown Neighborhood Project Gets Ready to Start

Tommytown, the distressed community north of Dade City that is slated to receive a \$22 million revitalization project, took a giant step in January as bids were opened for the renovations on

the south side of the project area. This area, which is the area of Tommytown south of Lock street to the Dade City limit, will receive repaved streets and new drainage areas. Construction will begin this year and be completed in 2008.

SHIP is funding a new position in the Human Services Division (formerly Social Services) to implement such programs as eviction protection, rental deposit, and

utility payment programs. The Board of County Commissioners has set aside \$180,000 in SHIP funds for these programs.