

The Pasco County Community Development Update

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



Hold on, Nellie, you're going a bit too fast!

To our lenders, real estate professionals and builders. You have been wonderful. In fact, you have been TOO wonderful. You have helped us spend almost \$2 million in Homebuyer Assistance Program (HAP) funds over the last two months. For that reason, the follow-

ing restrictions will take effect in the HAP Program immediately:

Very Low Income: No restrictions.

Low Income: No more than 50% of maximum award.

Moderate Income: No more than 25% of maximum award.

New Home Purchasers: No restrictions.

Target Area Purchasers: No restrictions.

Pasco Opportunity Program (POP) Homes: No restrictions.

Existing applications and reservations received before April 29, 2005 shall not be affected by these new restrictions. Funding may go back to normal when new funding is received in July.

Please contact the Division for more information.



On March 31, 2005, the grand opening was held for the new **Redlands Christian Migrant Association Community Center** in the Tommytown neighborhood in Dade City. This facility will provide day care for children of migrant farmworkers and low-income families in Dade City.

Leaders For Last Quarter

Lenders

Affordable Home Funding	12
Icon Mortgage	9
American Home Mortgage	5
Challenge Mortgage	4
Flagstar Bank	4
ABC Mortgage	4

Realtors

Prudential Tropical Realty	8
Future Home Realty	5
Coldwell Banker—F I Grey & Son	5
Kemp Real Estate	4
Dellavalle Realty Services	4

Rehab Contractors

CB Wright Construction	5
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Check out our website at www.pascocountyfl.net. Then hit the link for Departments, and then Community Development.

HOMEBUYER CLASSES

There have been some changes to the class schedules, so please review the list. All classes start at 6:00 PM and end at 9:00 PM.

- June 9 and 16—West Pasco Government Center, 7530 Little Road, Commissioner’s Chambers, New Port Richey
- July 13 and 20—American Legion Hall, 37745 Church Avenue, Dade City
- Aug 1 and 8—Hicks Road Baptist Church, 12219 Hicks Road-Hudson
- September 8 and 15—Alice Hall Community Center, 38116 5th Avenue, Zephyrhills

Community Development Short Takes

The Board of County Commissioners approved a continuation of the agreement with the Sheriff’s Office to fund the Officer Friendly Program in Pasco’s low income areas and housing projects...The Board approved an amendment to the SHIP Local Housing Assistance Plan adding a strategy to deal with disasters...An agreement was signed with the Salvation Army to fund \$24,000 in Emergency Shelter Grant funds for homeless and at-risk populations...The County has teamed up again with the Pinellas County Housing Finance Authority to provide low interest rate mortgages for first time homebuyers. \$100,000 in SHIP funds is also provided... Welcome to Grace Searfoss, our new Senior Secretary and Chris Buxton, Housing Specialist

- October 6 and 13—West Pasco Government Center, New Port Richey
- November 2 and 9—American Legion Hall, Dade City

New Pasco Housing Partnership Members

NEW LENDERS

- Federal Guarantee Mortgage
- Indemae Home Loans
- Real Estate Mortgage
- A Family Mortgage
- Opteum Financial
- Mortgage Depot
- First Metropolitan
- Money Link Mortgage
- First Continental
- Creative Mortgage
- Zenith Mortgage
- Atlantic Capital Mortgage
- Channelside Mortgage
- Express Financial Services

NEW REAL ESTATE

- Home Discovery
- Re/Max New Dimension
- Tampa Realty Inc.
- East Wyek Realty
- Global Realty Group
- Best of Bay Realty
- Holland and Associates
- Jolanta Realty
- First Down Realty
- Paradise Real Estate

- December 5 and 12 –Hicks Road Baptist Church, Hudson
- If you have any questions, call Consumer Credit Counseling at (800) 741-7040, ext 127

Child Support Verification Procedures

We have a further clarification of the Child Support Verifications. Many lenders called the Port Richey office of the Department of Revenue and found them very uncooperative. Here are the rules: For a person getting child support, and getting the amount as stated in

the Judicial Action, a verification from the Clerk is acceptable. If they are not getting that amount, and you want to have us use a different amount in our verification of their income, then we will need a form from the Department of Revenue. In all cases, a copy of the judicial action is also needed for our files.

Milestones Achieved Last Quarter

• More than 2000 Homebuyers have been assisted

- Icon Mortgage has now assisted over 200 homebuyers, providing over \$12 million in loans, for over \$13 million in sales, using over \$1.8 million in County funds.
- Flagstar Bank has now lent for over \$6 million in sales.
- Pasco County has now assisted more than \$5 million in sales in the City of Zephyrhills.
- Affordable Home Funding has now lent to more than 70 homebuyers, for over \$5 million in loan and sales, using over \$800,000 in County funds.
- Bank of America has now lent for over \$3 million in sales.
- American Home Funding has lent to over 10 homebuyers, for over \$1 million in loans and sales, using over \$100,000 in County funds.
- Challenge Mortgage has lent for over \$1 million, using over \$100,000 in County funds.
- ABC Mortgage has lent to over 10 homebuyers, for over \$1 million in loans and sales.
- Genesis Mortgage has now lent for over \$2 million in sales, using over \$200,000 in County funds.
- AmSouth Bank has now lent over \$5 million.
- Liberty Mortgage has now lent for over \$1 million in sales using over \$200,000 in County funds.
- CB Wright Construction has

now completed over \$800,000 in rehabilitation contracts.

- R & J Construction has now completed over \$500,000 in rehabilitation contracts.
- SC Signature Construction has now completed over \$500,000 in rehabilitation contracts.
- Prudential Tropical has now sold over 190 homes for over \$12 million.
- Coldwell Banker—F.I. Grey and Sons has now sold over \$3 million.
- First Choice Realty has now sold over 70 homes for over \$5 million.
- Keller Williams has now sold over \$1 million.
- Paradise West Realty has now sold over \$2 million.
- Coastal Real Estate has now sold over \$1 million.
- Coldwell Banker—Action Realty has now sold over \$1 million.
- Dade City Realty has now sold over 10 homes.
- Rita Hill Realty has now sold over 30 homes.
- Century 21—Professional has now sold over \$3 million.



Congratulations to Assistant Manager Charlene Daprile, who just received her degree from St. Leo University

Two Housing Agencies “Coming North”

Homes for Hillsborough (HFH) was awarded funds by the Board in February. HFH is a unique agency in Florida. It receives funds through the United States Department of Agriculture (USDA) Mutual Self-Help Program. A homebuyer is placed in a group with seven other homebuyers that work together to build their homes. Homebuyers contribute over 600 hours of sweat equity into the project, and receive a mortgage from USDA to pay for the lot and construction costs.

The Largo Area Housing Development Corporation was also awarded funds. They will principally build new homes, as a Community Housing Development Organization under the HOME Investments Partnerships Program.

Housing Authority Funded

The Board approved an agreement with the Pasco County Housing Authority to provide \$113,000 to replace exterior doors at the Hudson Hills Housing Project. Construction should begin in the Summer.

The Board also approved an agreement with the Housing Authority to provide \$200,000 in tenant based rental

assistance from the HOME Investment Partnership Program for victims of last year’s hurricanes and the homeless.

Bethany Apartments Opens

On February 22, 2005, the ribbon cutting occurred for the Bethany Apartments in Dade City. The ten unit apartment buildings are the first permanent homeless rental apartments developed in Pasco County. Funding for the apartments came from the Department of Housing and Urban Development and Pasco County, through the State Housing Initiative Partnership (SHIP) funds.

Pasco County was the largest county in Florida not to receive HUD "Super-NOFA" funds for homeless programs. The difficulty was that no agency could obtain the match necessary in order to apply for the funds. The Pasco County Board of County Commissioners walked up to the plate and made the SHIP funds available that allowed the HUD funds to come to the county.

The project cost \$641,000.00. The HUD Grant was \$320,500, with the balance coming from SHIP funds. The terms of the SHIP funds is deferred, 0% due on sale. There was an additional \$240,500 short-term



SHIP loan at 0% that was lent to Catholic Charities because of the delay in receiving HUD funds. This loan was repaid.

Community Development Manager George Romagnoli receives recognition on behalf of the Division from Abby Everett and Arnold Andrews of Catholic Charities.



The Druid Hills Apartments was a eyesore on State Road 52, right across from Pasco High School in Dade City. The building was completely renovated and made accessible for all families. The apartments are intended for homeless families with individuals who have disabilities.

In addition to the housing, residents will receive counseling and support services from a host of different social service agencies. Catholic Charities is the owner of the apartments and will manage both the building and the social needs of the residents.

HAP CHECKLIST UPDATED

The HAP Checklist, the only Pasco document required with homebuyer applications, has been updated. The State is now requiring the name of everyone living in the household to be included in our Income Certification forms. This includes children.. The new checklist is available on the Community Development website.

Hey Pasco: No Soup for You!

Pasco County is used to not feeling the love that other communities receive. People call Wesley Chapel, "New Tampa" (we hate that), divide us into 4 power companies, 3 area codes, and even 2 Boy Scout councils (only county in the south).

So it is no surprise that Pasco was shut out of any hurricane storm relief funds, even though we received more damage than some of the counties that the Hurricane Housing Task Force recommended receive funding. However, unfortunately for those counties, the Legislature did not allocate the full amount designated for relief, so those counties may not receive any funds anyway.