

NOTICE OF FUNDING AVAILABILITY

NASSAU COUNTY ANNOUNCES THE AVAILABILITY OF STATE HOUSING INITIATIVES PARTNERSHIP (SHIP) FUNDS

The Nassau County Board of County Commissioners announces available funding of \$807,737 in State Fiscal Year 2022-2023 and \$985,689 in State Fiscal Year 2023-2024 through the State Housing Initiatives Partnership (SHIP) program.

All applications will be evaluated in the order of receipt per criteria set forth in the Local Housing Assistance Plan (LHAP) with respect to priorities regarding funding strategy goals and limitations. Funding priority for all categories will be persons with special needs as defined by 420.0004 Florida Statutes. Awards for all strategies are subject to availability of funds. Questions regarding the SHIP program and application process should be directed to the contact named below. Funds will be used for the following Local Housing Assistance Plan strategies:

Rental Housing Development

This strategy will be used to provide gap financing for the construction or rehabilitation of affordable rental units. Eligible expenses include: hard costs, which are typically or customarily treated as construction costs by institutional lenders, payment of impact fees, infrastructure expenses typically paid by the developer; soft costs such as engineering studies and appraisals if directly related to housing construction or rehabilitation. The maximum amount of funds that may be awarded is \$500,000 with a minimum of six (6) units designated for very low- and low-income households.

New Construction

This strategy will assist with the construction of homes sold by non-profit developers to qualified first-time homebuyers. Funds will provide a subsidy to pay eligible development costs which include governmental entity fees (impact fees, building permits, utility fees, etc.), wells, septic and site preparation. Funds may also be used to offset the cost of construction or rehabilitation of an acquired eligible housing unit. The maximum amount of funds that may be awarded per unit (developer) is \$150,000. Any home or homeowner who has received assistance under this strategy shall not be eligible for Owner-Occupied Rehabilitation assistance or assisted again from this strategy.

Emergency Repairs

This strategy provides assistance for minor repairs necessary to correct health and safety concerns such as but not limited to wheelchair ramps, septic tank repair, HVAC repair/replacement. Repairs will include minor work necessary to provide general renovation of the existing home and to correct code violations. The maximum amount of funds that may be awarded per unit is \$20,000. Mobile homes, rental units, and condominiums are not eligible for assistance under this strategy. Applicants are limited to assistance once every ten (10) years.

Demolition/Reconstruction

This strategy provides total replacement of existing homes that are determined to be more than 51% structurally unsound and not economically sufficient to correct code violations and meet local Building Department requirements. Deteriorated structures are demolished and replaced with a new site-built home. The maximum amount of funds that may be awarded per unit is \$165,000. The homeowner must claim homestead exemption and the home must be occupied to qualify. Mobile homes, rental units, and condominiums are not eligible for assistance under this strategy. Applicants are limited to assistance once and will not be considered for future SHIP assistance after a new home is constructed.

Owner-Occupied Rehabilitation

This strategy provides assistance for repairs necessary for general renovation of the existing home to correct code violations and make improvements needed for safe and sanitary living conditions. The maximum amount of SHIP funds that may be awarded per unit is \$125,000. The homeowner must claim homestead exemption and the home must be occupied to be considered for rehabilitation. Mobile homes are not eligible for assistance under this strategy. Applicants are limited to assistance once every ten (10) years.

Homebuyer Purchase Assistance

This strategy assists eligible first-time homebuyers by providing funds for down payment and closing costs on the purchase of a new or existing home. The maximum amount of SHIP funds that may be awarded per unit is limited to the following percentages of the purchase price: 30% very-low income, 25% low-income, and 20% moderate income households. Manufactured home/land packages less than twenty (20) years old are eligible for funding with a maximum award of \$25,000. Applicants are limited to assistance once every ten (10) years.

All interested persons will need to initially apply or re-apply. SHIP Applications will be available beginning Monday, August 26, 2024, through Thursday, October 31, 2024, between the hours of 9:00 AM and 4:00 PM, EST, Monday thru Friday by contacting:

Anser Advisory

Cameron Farris (850) 328-2255 cameron.farris@anseradvisory.com

FAIR HOUSING / EQUAL HOUSING OPPORTUNITY

It is illegal to discriminate based on race, color, religion, sex, national origin, age, disability, or familial status when renting, selling, or financing a home or property. If you feel you have been discriminated against when buying or renting a home, please contact Nassau County SHIP office at (904) 530-6020. Nassau County is a Fair Housing Advocate as explained in the County's Fair Housing Ordinance which outlines steps that be taken locally to report housing discrimination. A copy of Nassau County's Ordinance may be obtained by phone, written request, or by visiting our website at <http://www.nassaucountyfl.com>.

