



FREQUENTLY ASKED QUESTIONS: HOUSING PROGRAMS

PURCHASE ASSISTANCE PROGRAM

What do you need to qualify for the City's Purchase Assistance Program?

All applicants applying for purchase assistance through the City of St. Petersburg must receive a certificate of completion for the HUD approved 8-hour homebuyer education course provided by one of the City's housing counseling agencies (Neighborhood Home Solutions at 727-821-6897 or Suncoast Housing Connections at 727-442-7075. Other HUD certified counseling agencies may be authorized upon request.

What programs provide purchase assistance to eligible households?

The State Housing Initiatives Partnership (SHIP) provides assistance to households up to 140% AMI, the South St. Petersburg Community Redevelopment Area (SSCRA) provides assistance to households at up to 140% AMI and the HOME Investment Partnership Program provides assistance to households whose incomes are at or below 80% AMI.

Definition of First Time Homebuyer

- An individual who has had no ownership in a principal residence during the 3-year period ending on the date of purchase of the property. This includes a spouse (if either meets the above test, they are considered first-time homebuyers).
- A single parent who has only owned with a former spouse while married.
- An individual who is a displaced homemaker and has only owned with a spouse. A displaced home maker is someone who, while a home maker, owned a home with his or her spouse or domestic partner. A displaced home maker may also be a single parent, whom, while married, owned a home with his or her spouse or domestic partner or resided in a home owned by the spouse or domestic partner. A single parent is an individual who is unmarried or legally separated from a spouse and has one or more minor children for whom the individual has custody or joint custody.
- An individual who has only owned a principal resident not permanently affixed to a permanent foundation in accordance with applicable regulations
- An individual who has only owned a property that was not in compliance with State, local or model building codes and which cannot be brought into compliance for less than the cost of constructing a permanent structure
- An individual whose property has been purchased or taken by eminent domain for public purpose by or for a government agency, causing the owner to be displaced.

How are applicants processed for assistance?

Applicants will continue to be preapproved by lenders who work with the City for its Purchase Assistance Program. Lenders will submit the application to the City for assistance which will be entered into the City's Neighborly Platform <https://portal.neighborlysoftware.com/STPETERSBURGFL/Participant>

What is the front and back-end ratios acceptable by the Purchase Assistance Program?

A front-end ratio of 30% of gross monthly income that is applied to a mortgage (Principal, Interest, Taxes and Insurance), and a back-end ratio of 43% (includes any long-term debt – car payments of more than 10 months, credit card loans, education loans, etc.).



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What is the maximum assistance provided by the City's program?

A maximum assistance of up to \$60,000 is available for Very Low, Low, and Moderate-income households (up to 140% AMI), City-wide

What is the term of affordability?

The term of affordability is 10 years.

What are the repayment requirements?

Households whose income is less than 80% AMI shall receive a forgivable loan that is satisfied after living in the property for 10 years. Households whose income is above 80% AMI will be required to repay 50% of the loan, and the remaining 50% will be forgiven and satisfied after 10 years. Repayment of the loan shall begin immediately after closing.

What are the affordability requirements?

If the property owner becomes deceased, an eligible heir may assume the assistance loan provided by a State Housing Initiative Partnership (SHIP) program an eligible heir must occupy the home as their primary residence. If the legal heir is not SHIP eligible or chooses not to occupy the home, the City from time to time, may modify the terms and conditions of the loan.

If during the term of the loan, the property owner sells or otherwise transfers ownership, converts to a rental, loses homestead exemption, or no longer occupies the property as their primary residence, the loan is in default and the entire amount of the loan is due and payable.

What is the maximum price of homes eligible to be assisted under the program?

The maximum purchase price limit for the purchase of a home is \$311,980.

What is the effective date of the program?

The effective date of the program only applies to loans entered into on or after February 7, 2022.

HOMEOWNER REHABILITATION ASSISTANCE

What is the maximum assistance provided through the program?

The maximum assistance provided is up to \$60,000 for Very Low, Low, and Moderate-Income households (up to 140% AMI).

How will you apply for the assistance?

You will complete an application through the City's Neighborly Platform.

<https://portal.neighborlysoftware.com/STPETERSBURGFL/Participant>



These frequently asked questions will be updated as information about HUD Income and U.S. Treasury Maximum Housing Limits are announced.



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What programs will provide funding for Homeowner Rehabilitation Assistance?

Assistance will be provided through the HOME program, limited to households whose incomes are at 80% AMI, SHIP program whose household incomes are at or below 120% AMI, and SSCRA whose incomes are at or below 120% AMI.

What is the term of affordability?

The term of affordability is 10 years.

What are the repayment requirements?

Households whose income is less than 80% AMI shall receive a forgivable loan that is satisfied after living in the home for 10 years. Households whose income is above 80% AMI will be required to repay 50% of the loan, and the remaining 50% will be forgiven and satisfied after 10 years. Repayment of the loan shall begin immediately after closing.

What are the affordability requirements?

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Is a credit report pulled prior to helping a homeowner who seeks rehabilitation?

No, a credit report is not required.

SOUTH ST. PETERSBURG CRA DEVELOPER INCENTIVE PROGRAM

Incentives will be available only in the South St. Petersburg CRA. The incentives listed below are for Developers who close on a property on or after February 7, 2021, and who dispose of a property to a qualified buyer after February 7, 2022.

What amount of incentive is provided to developers?

Developers will be reimbursed up to half of their land acquisition cost up to a maximum of \$40,000 if the developer acquires the land, constructs a new, affordable single-family home and sells the home to a qualified buyer whose income is at or below 80% AMI.

Developers will be reimbursed an incentive of \$15,000 when the developer constructs a new, affordable single-family home and sells the home to a qualified buyer who was already a resident renter in the South St. Petersburg CRA with a household income at or below 140% AMI.