

AFFORDABLE HOUSING STRATEGY

Foreclosure Prevention

- a. **Summary of the Strategy:** Funds will be made available to applicants to prevent foreclosure. This is a one-time assistance only. Applicants requesting assistance must be able to prove that their financial situation is temporary and due to a change in the family status due to serious medical illness, divorce or separation, death in the family, unforeseen home repair bills, military deployment or job loss that was not the fault of the recipient. The maximum one-time assistance is \$5,000.00.
- b. **Fiscal Years Covered:** 2010/11
- c. **Income Categories to be served:** Very low, low and moderate income
- d. **Maximum award** is \$5,000.00
- e. **Terms of the award; Recapture and Default:** Assistance shall be in the form of a grant to reduce costs to qualified, eligible applicants. Recipients will not be required to repay the funds, as it is in the form of a grant.
- f. **Recipient Selection Criteria:** Assistance is provided on a first-come, first-qualified, first-serve basis following annual advertisement of the availability of Affordable Housing funds. Applicants may submit a completed application to the Sumter County Housing Department for determination of income eligibility at any time, unless the waiting list is closed. Verification of all types of income and assets will be obtained and reviewed. Only fixed rate mortgages will be eligible. The applicant must give permission to have a credit report pulled. All judgments must be paid and satisfactions recorded in order to receive assistance. Medical bills and bad debt that occurred due to extenuating circumstances beyond the family's control will not be considered.
- g. **Sponsor Selection Criteria and duties, if applicable:** None
- h. **Additional Information:** Affordable Housing assistance will only be provided for homes that are owner-occupied and used as the primary residence. Proof of Homestead Exemption is required. All property taxes must be current unless it is part of the escrow account for which Affordable Housing funds will assist in paying the past due taxes. Properties must meet local codes, including zoning regulations. Applicants must provide documentation showing payments on the mortgage were current for at least two (2) years before extenuating circumstances occurred. Applicants must provide proof of circumstances beyond their control which caused them to fall behind in mortgage payments. These circumstances include change in family status due to divorce or separation, death in family, unforeseen home repair bills, military deployment, serious medical illness or job loss that was not the fault of the recipient. Housing staff will work with homeowner and lender to bring the mortgage current including the ability to refinance to reduce the monthly payments. Maximum financial assistance is limited to a one-time grant of \$5,000.00. Mobile homes manufactured before 1994 are not eligible for SHIP funds. Homes are not eligible for assistance if the value exceeds the maximum sales prices of \$150,000.00 which is in the Affordable Housing Plan.