

PUBLIC NOTIFICATION *for*
SHIP REPLACEMENT HOMES
FOR WASHINGTON COUNTY HOME-OWNERS

SHIP PROVIDES FUNDS FOR affordable **replacement homes**. These funds will provide for the demolition of uninhabitable or dilapidated houses and mobile homes, and the construction of a replacement house (site built or manufactured), including necessary well and/or septic.

Your current home must be certified by the SHIP Program Administrator as not suitable (more than 50% of structure damage or beyond repair) for rehabilitation during the initial inspection.

Recipient Selection Criteria: Assistance will be provided on a first qualified, first served basis. Preference is given to applicants who are 62 years or older, or Special Needs. **Applicants must have owned and resided in the home as their primary residence a minimum of ten (10) consecutive years before the date of application.**

Terms of Replacement Home Funding:

1. Repayment loan/deferred loan/grant: Award is in the form of a deferred payment Loan secured by a note and mortgage
2. Interest Rate: 0%
3. Years in loan term: 15 years;
4. Forgiveness: At the end of the loan term
5. Repayment: Not required as long as the loan is in good standing; and
6. Default: the outstanding amount of the loan is payable in full prior to the loan term of fifteen years if the homeowner is in default. The homeowner will be found in default for the following reasons: sale of the property, title transfer, or the home is no longer the primary residence.

Additionally:

Property taxes must be paid and not delinquent during the ten (10) year period of home ownership. Deeds for the property may be used to show proof of ownership; (life estates are recognized as proof of ownership). The Home Care & Maintenance Class must be successfully completed unless the applicant is determined physically unable to attend the class by the SHIP Program Office, in which case the applicant will be provided the study materials. Applicants who receive awards are not eligible to apply for any additional SHIP assistance during the duration of the loan/mortgage, with the exception of assistance following a declared disaster or emergency.

Please note: SHIP will not provide funds for housing during the new home process, and you are responsible for moving your personal property, (old home to the new home).

Call Kelly Oomens of Emerald Coast Regional Council at 850-332-7976 extension 206
to see if you initially qualify to be placed on the Washington County Home Replacement Wait List.
Please leave a clear message for Kelly with your name and phone number.

The SHIP program does not discriminate against any class of potential applicants. All persons are treated equally when serving affordable housing needs. ECRC follows the Fair Housing Act and Florida Statute §760.20-760.37. The Fair Housing Act describes the provisions of Title VIII of the Civil Rights Act of 1968, as amended in 1988 and states that it is unlawful to discriminate on the basis of race, color, religion, sex/gender, familial status, national origin, or handicap. Florida Statute §760.20-760.37 prohibits discrimination on the basis of marital status and age.