

## Angela Abbott

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**Subject:** FW: Status of Downpayment Assistance Funding

**From:** Denise Thomas <denise.thomas@mymanatee.org>  
**Sent:** Friday, February 1, 2019 11:13 AM  
**To:** Angela Abbott <angelaabbott@cfl.rr.com>  
**Subject:** Re: Status of Downpayment Assistance Funding

Yes, please. Not all Livable Manatee need Downpayment or can get Downpayment.

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

**From:** Angela Abbott <[angelaabbott@cfl.rr.com](mailto:angelaabbott@cfl.rr.com)>  
**Date:** 2/1/19 10:19 AM (GMT-05:00)  
**To:** Denise Thomas <[denise.thomas@mymanatee.org](mailto:denise.thomas@mymanatee.org)>  
**Cc:** Deborah Creamer <[deborah.creamer@mymanatee.org](mailto:deborah.creamer@mymanatee.org)>  
**Subject:** RE: Status of Downpayment Assistance Funding

Denise,

Are you also requesting that the HFA DPA be available in all areas of unincorporated Manatee County (not just Livable Manatee sites)?

Thanks,  
Angela

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**From:** Denise Thomas <[denise.thomas@mymanatee.org](mailto:denise.thomas@mymanatee.org)>  
**Sent:** Thursday, January 31, 2019 2:57 PM  
**To:** Angela Abbott <[angelaabbott@cfl.rr.com](mailto:angelaabbott@cfl.rr.com)>  
**Cc:** Deborah Creamer <[deborah.creamer@mymanatee.org](mailto:deborah.creamer@mymanatee.org)>  
**Subject:** Status of Downpayment Assistance Funding

Good afternoon, Angela. This is to provide you with an update on the status of Manatee County's Downpayment Assistance Program. Due to the timing of our obtaining the HFA Downpayment Assistance setaside, many reservations had already occurred for the SHIP funding which was limited funding in 2018. We also were challenged with the lenders allowing a 3<sup>rd</sup> lien on the property in conjunction with the 1<sup>st</sup> Mortgage and SHIP lien. Due to the limited SHIP funding received, we were able to devote a portion of our Federal HOME funding toward the Downpayment Assistance program, however, the funding did not become available until January 8<sup>th</sup>. This program works similar to the SHIP program but HOME can only serve households up to 80% AMI. Some other differences between the prior SHIP funding and the HOME funds is as follows:

- Existing and New Construction home purchases allowed.
- Each property must pass an environmental assessment and HQS inspection, conducted by Manatee County Staff.

- Property must be in Unincorporated Manatee County (Properties in the City of Bradenton or City of Palmetto **will not be allowed**).
- Properties must be built after 1978.

You can follow the link below for all other information relative to the HOME program requirements.

<https://www.mymanatee.org/cms/one.aspx?portalId=7588390&pageId=15057100>

On today, we were able to do a cursory count of potential Downpayment Assistance requests that we will be receiving from Lenders over the next 30 days. It has been determined that we will be receiving approximately 8 requests over the next 30 days that can leverage with the HFA Downpayment Assistance. However, per our recent conversation, it appears we will need the HFA Board to approve the use of HOME Investment Partnership program funding as a leverage source for your funds in addition to SHIP and Livable Manatee.

Please let me know if there is any additional information you may require in order to obtain approval of the use of HOME funding from your Board. Thank you for your time and assistance on this matter.

**Denise L. Thomas**

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