

HOUSING FINANCE AUTHORITY OF
MANATEE COUNTY, FLORIDA

435 12th Street West, Suite 117
Bradenton, Florida 34205
(877) 264-0334

MEMORANDUM

TO: Members of the Housing Finance Authority of Manatee County

FROM: Angela A. Abbott, Esquire

DATE: June 1, 2020

RE: Livable Manatee DPA Program

On August 14, 2018, the Authority established a down payment and closing cost assistance program (the “DPA Program”) for use in conjunction with the Livable Manatee Incentive Program. The program was expanded to all of unincorporated Manatee County effective February 12, 2019. The program was further modified on October 8, 2019, to increase the maximum DPA loan amount from \$10,000 to \$25,000 and to delete the requirement for leveraging with SHIP and HOME funds. The purpose of the DPA Program was to partner with Manatee County in providing affordable housing programs, and to provide DPA loans during the period of dramatic reduction in SHIP funding. Attached is a summary of the DPA Program terms.

To date, four DPA loans (\$40,000 total) have closed and two reservations are pending (\$24,000 and \$19,500) leaving \$16,500 unused. The DPA Program will end on June 30, 2020, unless the Authority agrees to extend it. I recommend that the DPA Program be extended for an additional one year term ending June 30, 2021, or until the funds are fully utilized, whichever occurs first.

DOWN PAYMENT ASSISTANCE PROGRAM

PROGRAM FUNDS

- Program funds are available first-come, first-served basis
- Initial funding of the DPA program is \$100,000
- Available until June 30, 2020

DOWN PAYMENT ASSISTANCE

- DPA up to \$25,000
- Secured by a second mortgage
- Non-interest bearing, non-amortizing loan
- Due in 30 years or upon sale or refinance of home or failure to occupy the property as primary residence

ELIGIBLE PROPERTY AND AREAS

- Single Family home purchase
- Livable Manatee site or other sites in unincorporated Manatee County, Florida

BORROWER ELIGIBILITY CRITERIA

- Purchase of home in Eligible Area
- Meet income and purchase price limits of SHIP or HOME Program
- Principal residence
- Borrower(s) must occupy property within 60 days of closing

LENDER PARTICIPATION

- Borrower must obtain first mortgage and close the DPA loan through one of the SHIP Certified Lenders