
Pasco County Community Development News

June 2 , 2009

Problems with NSP Locator

The application on the Community Development website is having issues identifying properties in Wesley Chapel (Census Tract 321.02). If you think a house is in the area and the website indicated it is not, please call the Community Development office. This area is generally bordered with State Road 54 to the south, I-75 to the west, State Road 52 to the north, and Handcart Road to the east.

Changes in Upcoming Homebuyer Education Classes

Some classes have changed and we have added new classes

June 4 and 11	Pasco County Government Center, New Port Richey
June 15 and 22	American Legion Hall, Dade City NEW!
June 17 and 24	Land O 'Lakes Senior Center NEW LOCATION!
July 7 and 14	Pasco County Government Center, New Port Richey
July 9 and 16	American Legion Hall, Dade City
July 18	Community United Methodist Church, 3214 US Highway 19, Holiday – All Day Saturday 9:00-5:00 NEW!
August 4 and 11	American Legion Hall, Dade City In Spanish CHANGE OF DATE
August 5 and 6	Pasco County Government Center, New Port Richey
August 17 and 24	American Legion Hall, Dade City NEW!

Please call Consumer Credit Counseling at (877) 854-1446 for more information. More are coming – watch our website for details.

Upcoming Training for Lenders and Realtors

June 16	10:00 AM	West Pasco Board of Realtors, New Port Richey
June 24	2:00 PM	Historic Courthouse, Dade City
July 21	10:00 AM	West Pasco Board of Realtors, New Port Richey
July 23	10:00 AM	Historic Courthouse, Dade City
August 13	10:00 AM	West Pasco Board of Realtors, New Port Richey
August 20	10:00 AM	Historic Courthouse, Dade City

SHIP-WRECKED

Like many programs, the State Housing Initiatives Program (SHIP) was reduced at the state level. SHIP, which has funded many programs at the local level, was cut by over 80%, and \$91 million in documentary stamp tax funds that should have funded SHIP were sent to other programs (Over \$800 million of funds were diverted over the last 5 years – Pasco’s share was almost \$28 million). However, a new program was developed called the

HOMEBUYER OPPORTUNITY PROGRAM

There are housing funds in the State Budget, the new Homebuyer Opportunity Program (HOP), which will provide downpayment assistance through local governments to take advantage of the tax credits available to new homebuyers. Pasco County will lend up to \$8,000 per client, or 10% of the sales price, whichever is less. The new homebuyers will be required to re-file their 2008 tax returns, and pay the County back quickly. We hope that we will be able to recycle the funds up to 3 times or more before the December 1 federal deadline of this tax credit.

We cannot give a lot of details, but we know this –

Maximum income: \$75,000 for single filers
\$150,000 for joint filers

Maximum sales price: \$240,000

How to apply: Through participating lenders

We do not know when the program will be available, but most likely it will be in late July.

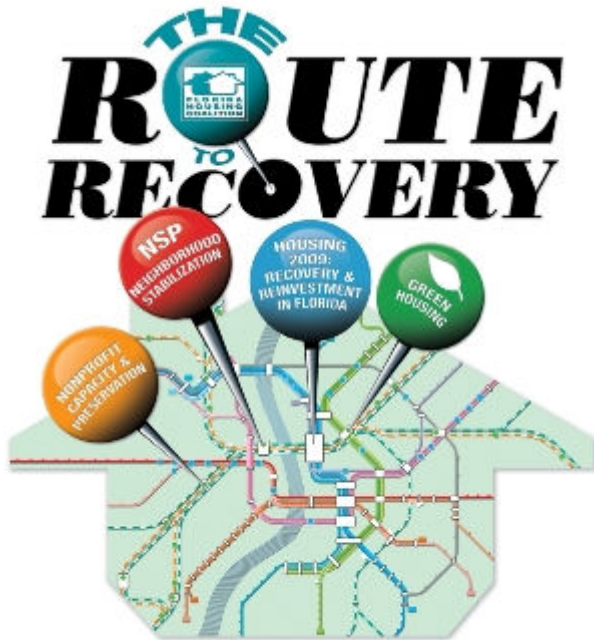
Questions and Answers

Q – Can I use NSP money to purchase homes that are owned by an estate?

A – Only if it meets the definition of “abandoned.” The property must be in foreclosure, have had no payments for 90 days, and no one may have lived in the house for at least 90 days.

Q - Can NSP funds be used to buy HUD Homes?

A – Yes



The Florida Housing Coalition Conference is the state's preeminent meeting regarding affordable housing. Over 800 Lenders, Realtors, non-profit agencies and government officials gather for three days to discuss affordable housing and the issues surrounding it.

This year, there are tracks on Non-profit Capacity, the Neighborhood Stabilization program, and Green Housing. The Conference is from September 21-23 at the Rosen Shingle Creek Resort in Orlando. HUD Secretary Shaun Donovan is expected to give the keynote address.

For more information, go to the Coalition's website at

www.flhousing.org.