

NEIGHBORHOOD DEVELOPMENT GRANTS & LOANS

We offer four homeowner assistance programs, a façade improvement program for businesses, and a section 108-loan guarantee program through our Housing and Neighborhood Development Services office.

Section 108 Loan Guarantee Program provides front-end financing for large-scale physical development projects in the form of low interest loans. The maximum loan amount cannot exceed five times (approximately \$3.5 million) the CDBG allocation. Section 108 obligations are financed through underwritten public offerings. Financing between public offerings is provided through an interim lending facility established by HUD.

Our Down Payment Assistance Program provides 37,948 to very low, low and moderate-income first-time homebuyers with up to an additional \$10,000 in rehab assistance. Assistance is secured by a zero (0%) percent interest loan, with a multi-year mortgage deemed forgiven after thirty (30) years as long as the applicant is the primary resident and maintains title to the property, no payment is owed on the loan. The program is targeted towards households that have not owned a home in the past three (3) years. In addition, all applicants are required to complete a homebuyers education course.

The Utility Hook-Up Assistance Program is available to owner-occupied homeowners within Palm Bay with incomes not exceeding one hundred twenty percent (120%) of the area median income. Maximum assistance is in the amount needed to complete connection of city water and sewer services. Assistance is in the form of a zero percent interest, deferred payment, 5-year loan. The loan is forgiven twenty (20%) percent incrementally throughout the 5-year term until at the end of 5 years the lien will automatically expire.

Our Owner-Occupied Housing Rehabilitation Program is available to assist homeowners to bring their dwellings up to Palm Bay's building codes and minimum property standards as established by HUD. A maximum loan of eighty (80%) percent of the appraised value of the home is available to pay for total rehabilitation cost. The loan amount is secured by levels of repayment based upon the applicants level of income. An applicant with income less than thirty (30%) percent of the area median income for Brevard County, the loan amount is secured by a 10-year deferred payment, multi-year mortgage in the amount of the grant, forgiven ten (10%) percent incrementally over the term of the loan so long as the homeowner remains the primary resident in the home.

The Rental Occupancy Assistance Program (ROAP) provides a maximum of one thousand (\$1,000.) dollars in the form of a grant to very low-income tenant households (or single persons) to assist in start-up costs limited to the payment of utility and security deposits for rental housing. The purpose of the Rental Occupancy Assistance Program (ROAP) is to assist very low-income persons, obtain decent, safe and sanitary rental housing in Palm Bay. The City, in conjunction with the South Brevard Sharing Center, (SBSC) administers the ROAP. Only those utility deposits associated with water, sewer (solid waste), electricity and gas are eligible. No assistance will be provided for cable or telephone deposits, except for extreme emergency situations that must be demonstrated by the applicant and approved by the South Brevard Sharing Center and the City.

The Bayfront "Restore" Commercial Façade Program provides a maximum of \$10,000 per storefront, in the Bayfront Redevelopment District, towards eligible façade/sign improvements. The advancement of the \$10,000 award is contingent upon the property owner's ability to provide, at a minimum, matching funds in the amount of the City's award. The form of assistance from the City shall be a zero percent, five (5) year deferred payment loan. The term of the loan shall be extended by one additional year for loan increments of \$10,000. No payments shall be remitted to the City unless the property is sold, foreclosed, title transferred, or Agreement of Deed executed within the designated term of the loan.

Public Service Agencies - Finally, our Community Development Office maintains several financial supportive partnerships with non-profit public service agencies throughout our community. These agencies, such as the Coalition for the Hungry & Homeless of Brevard and the Child Care Association of Brevard provide outreach, case management and child-care services for low-income and poverty level residents in Palm Bay.

For more information on Section 108 Loan Guarantee or any other financing tool, please contact:

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