



County of Volusia
Community Assistance
110 W. Rich Avenue
DeLand, FL 32720
(386) 736-5955



Special Needs Housing Rehabilitation Program

The primary intent of the Community Assistance Special Needs Housing Rehabilitation program is to provide home modifications, including technological enhancements and devices, which will allow homeowners with developmental disabilities and/or special needs to remain independent in their homes and maintain their homeownership. The secondary intent is to provide other housing rehabilitation necessary to correct one or more code violation, or other urgent repairs that pose a threat to health and/or safety of the household with developmental disabilities or special needs. The special needs housing rehabilitation program is funded by Volusia County through the State Housing Initiative Partnership grant (S.H.I.P.). The maximum award per household is \$25,000.00.

This program is designed to assist eligible households with persons with special needs as defined in s. 420.0004, Florida Statutes, with a priority for persons with developmental disabilities as defined in s. 393.063, Florida Statutes:

- Persons with *special needs* are defined as an adult person requiring independent living services in order to maintain housing or develop independent living skills and who has a disabling condition; a young adult formerly in foster care who is eligible for services under s. 409.1451(5); a survivor of domestic violence as defined in s. 741.28; or a person receiving benefits under the Social Security Disability Insurance (SSDI) program or the Supplemental Security Income (SSI) program or from veteran's disability benefits.
- Persons with *developmental disability* are defined as a person with a disorder or syndrome that is attributable to intellectual disability, cerebral palsy, autism, spina bifida, or Prader-Willi syndrome; that manifests before the age of 18; and that constitutes a substantial handicap that can reasonably be expected to continue indefinitely.

Eligibility Requirements

- The applicant must be income eligible. *see chart below*

| Family Size | 50% of Area Median Income | 80% of Area Median Income | 120 % of Area Median Income (Funds limited) |
|-------------|---------------------------|---------------------------|--|
| 1 | \$ 19,800 | \$ 31,650 | \$ 47,520 |
| 2 | \$ 22,600 | \$ 36,200 | \$ 54,640 |
| 3 | \$ 25,450 | \$ 40,700 | \$ 61,080 |
| 4 | \$ 28,250 | \$ 45,200 | \$ 67,800 |
| 5 | \$ 30,550 | \$ 48,850 | \$ 73,320 |
| 6 | \$ 32,800 | \$ 52,450 | \$ 73,720 |

- The applicant must be able to demonstrate legal ownership of the property and it must be owned in fee simple.
- The applicant must live in Volusia County, excluding Daytona Beach, Deltona and Ponce Inlet. Funds are limited in Oak Hill and Port Orange.
- The applicant must have owned and occupied the home as their primary residence for a minimum of one year at time of application (Homestead exemption is required)
- If the residence is a manufactured/modular home, it must meet the standards of Florida Chapter 553 as evidenced by an attached Florida certification or a be HUD approved manufactured home built after 1994
- The home's just value (as determined by Volusia County's Property Appraiser) cannot exceed \$225,000.



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Program Requirements

- Repayment/recapture of funds:
 - This program provides a grant for project costs up to \$5,000, however, if the project costs exceed \$5,000, the balance of the projects costs will be provided as a zero percent interest, deferred payment loan with a 10 year term.
 - The loan will be secured by a mortgage and recorded in the Public Records of Volusia County.
 - The loan will be reduced by 10% annually, and forgiven at the end of the 10 year term.
- Property maintenance:
 - The homeowner(s) must occupy the property as their principal place of residence during the term of the loan.
 - The homeowner(s) must maintain the property in accordance with normal and prudent maintenance standards.
 - The homeowner(s) must provide annual documentation of homestead exemption status and payment of property taxes, assessments and property insurance.

Program Process:

- 1.) Applicant(s) will be required to complete and submit the application along with required documents to be determined program eligible during the open application period.
- 2.) Community Assistance will review received applications to determine preliminary income eligibility and, ownership, as well as conduct feasibility inspections to determine the type of accessibility/repair needed.
- 3.) All approved applicant(s) will be placed on a waiting list and will be ranked according to priorities listed in the local housing assistance policy (LHAP).
- 4.) Community Assistance will utilize one of the general contractors from the pool of qualified contractors or select a contractor based on a written quote. (The maximum award per household is \$25,000).
- 5.) If project costs exceed \$5,000.00, applicant(s) will be required to attend a loan closing to sign a deferred mortgage, note and related documents, prior to work starting. Project costs up to \$5,000.00 will be provided as a grant, with no provision for repayment/recapture.
- 6.) Community Assistance will, including but limited to, review and approve the bids/quotes, request the closing (which will be attended by the homeowner before work begins), notify the awarded contractor, obtain a purchase order, monitor the work, conduct a final inspection of work, and process invoice(s). **NOTE:** Additional contracts between the homeowner and contractor are prohibited.

For further questions please call Lori Brown, Affordable Housing Coordinator, at (386) 736-5955 extension 12969