

DOWN-PAYMENT ASSISTANCE HOME OWNERSHIP PILOT PROGRAM

RESPONSIBLE AGENCY: The City of Jacksonville's Neighborhoods Department
Housing and Community Development Division
214 N. Hogan Street, 7th Floor
Jacksonville, FL 32202
(904) 255-8200



FUNDING SOURCES: General Revenue Funding - City of Jacksonville

ELIGIBLE GEOGRAPHIC AREA: Jacksonville/Duval County

PARTICIPATING LENDERS: Please visit for a current list of participating Lenders.
www.coj.net/departments/neighborhoods/housing-and-community-development/housing-services

ELIGIBLE APPLICANTS: The Down-Payment Assistance Home Ownership Pilot Program provides up to 75% of the total down-payment or closing costs as required by the mortgage writer, to not exceed \$25,000.00 total, and who have a maximum gross income up to 120% of the Area Median Income (AMI). Applicants should be first time homeowners (not having owned a home within the previous three years). Families/individuals, who do not currently own a home, who will reside in the home as their primary residence, and who meet household income criteria listed below, will be eligible for assistance.

Family Size	Maximum Gross Income (Up to 120% AMI)
1	\$74,400
2	\$84,960
3	\$95,640
4	\$106,200
5	\$114,720
6	\$123,240
7	\$131,760
8	\$140,280

The gross income limits are effective as of June 1, 2023, and are adjusted annually by HUD.

PURPOSE: Provides local funding to support individuals and families as they move from renting into homeownership. The program aims to help those buyers who do not qualify for federal assistance through the Department of Housing and Urban Development (HUD) funded down-payment assistance program, but due to high rental costs, need help to reach down-payment requirements.

ELIGIBLE PROPERTIES: Any single-family housing unit newly built or existing (including patio homes, town homes, and condominiums), which is located within the consolidated City of Jacksonville is eligible except for mobile homes or manufactured housing. The maximum purchase price or value for a single-family unit is \$335,000.00. Please note that eligible homes cannot be tenant occupied unless the tenant is the buyer. The unit size when compared with family size must meet the minimum occupancy standard of the local building code.

DOWN-PAYMENT: In addition to meeting the income criteria listed above, the applicant must have a minimum down-payment of \$500.00 and cover the cost of a general home inspection.

REPAYMENT INFORMATION & TERMS: Subject to mortgage rules and lender requirements. If the home is sold in less than 36 months after initial closing, the applicant's down-payment assistance will be required to be repaid in full to the City of Jacksonville. If the home is sold more than 36 months after initial closing, 10% percent of potential proceeds from the sale of the home, after all costs have been accounted for, are to be paid back to the City of Jacksonville by the applicant and placed into the down-payment assistance home ownership fund.

MORTGAGE STRUCTURE: The Lender will provide a first mortgage for the purchase of the property. The City of Jacksonville will provide a subsidy in the form of down-payment, closing costs, and/or principal reduction assistance for eligible persons. The amount of financial subsidy received will be based on your total household size and income. Applicants will be notified of the amount once the entire eligibility process has been completed.

ASSUMABILITY: In the event the borrower (buyer) either transfers the title to the property or moves from the premises prior to the expiration of the City of Jacksonville's mortgage term, the principal balance of the City of Jacksonville's mortgage shall immediately become due.**DOWN-PAYMENT ASSISTANCE HOME OWNERSHIP PILOT PROGRAM**

ADDITIONAL PROGRAM REQUIREMENTS

ELIGIBILITY CRITERIA: Applicants must prove their Duval County residency for a minimum of the previous 24 consecutive months. The purchase price of the home must not exceed \$335,000.00.

FINANCIAL EDUCATION: Participation in this program mandates home-buyer education courses to ensure applicants understand the responsibilities of home ownership.

TRANSPARENCY AND ACCOUNTABILITY: The Housing and Community Development Division of the Neighborhoods Department at the City of Jacksonville will regularly publish reports detailing program's impact, including the number of individuals and families assisted by this pilot program. Periodic reviews of the program's effectiveness will be held, and adjustments based on the housing market and needs of the community will be made. This program is available to all residents of Jacksonville and will strictly prohibit any form of discrimination in program implementation.