

Impact Fee Assistance Program *At a glance*

The Impact Fee Assistance Program provides funding for the cost of impact fees for income-eligible homebuyers purchasing or repairing a home in Alachua County.

Funding will be provided as a 0% interest, soft second mortgage for a five year term. You will have to repay a portion of the loan *only* if you sell, rent or refinance within the first five years of owning the home.

Eligibility Criteria:

A. Your household's gross annual income is less than 80% of the Area Median Income, adjusted for family size. (see chart inside)

B. You intend to purchase an eligible housing unit. Mobile homes built before 1976 are not eligible for assistance.

C. Sales price do not exceed \$160,000.

D. You intend to own and occupy the home as your principal residence. The home is not a rental unit. The assisted housing unit is eligible for homestead exemption.

Our Mission

The mission of the Alachua County Affordable Housing Program is to increase the availability of safe, affordable housing opportunities for very low and low income families in Alachua County by:

- 1) Increasing the inventory of new multi-family and single family affordable housing stock,
- 2) Preserving existing inventory of affordable single family housing stock,
- 3) Educating homebuyers via pre-homeownership and post-homeownership counseling, and by
- 4) Providing down payment and closing cost assistance to first time homebuyers.

Through first time homebuyer training classes and one-on-one homebuyer counseling, first time homebuyers receive training and education to become better prepared for and equipped to be successful homeowners.



The Alachua County
Affordable Housing Program

10 SW 2nd Avenue, 1st Floor
Gainesville FL, 32601
(352) 264-7013



Alachua County
Department of
Growth
Management



Impact Fee
Assistance
Program

How the Impact Fee Assistance Program Works



1. Applicants fill out an application and return it with attachments to the Alachua County Housing Programs Office. Applications must be completed by the homebuyer.
2. If eligible, the homebuyer will receive an impact fee voucher, indicating an amount to be made available to the homebuyer at closing. This voucher will be subject to receipt of a final closing cost settlement statement, indicating a buyer credit in the amount of the impact fee. (see no. 5, if there will be no closing)
3. The homebuyer will present the voucher to the closing agent to indicate that a subsidy in the amount of the impact fee will be provided by Alachua County. The closing agent will submit to the Housing Programs Office a settlement statement, indicating a credit to the buyer in the amount of the impact fee.

4. A check, promissory note, and soft second mortgage will be prepared by Alachua County Department of Growth Management and submitted to the closing agent. Impact fee documents will be executed at closing and recorded by the closing agent.

Owner-Financed or Building Permit: (no closing)

5. In the case of an owner-financed, owner-builder permit, the owner must contact the housing programs office after receiving the Impact Fee Assistance Voucher. The owner must schedule a meeting to sign the promissory note and receive a check for the payment of impact fees. After this process is complete, the owner may receive a building permit. A copy of the final inspection or certificate of occupancy must be provided after the work has been completed.



Income Guidelines:

Family Size	Income Limit
1	\$32,700
2	\$37,350
3	\$42,000
4	\$46,650
5	\$50,400
6	\$54,150
7	\$57,850
8	\$61,600

Only income eligible homebuyers can participate in this program. Guidelines are subject to change.

For an application and/or for more information, please call or visit us at:

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