

SAMPLE Special Needs Housing

<i>Special Needs Housing (Non-Profit)</i>	<i>Code 12, 14,15,17,19</i>
<ul style="list-style-type: none">a. Summary of Strategy: To assist local non-profit sponsors in developing special needs housing for eligible clients through acquisition, rehabilitation, water/sewer hook ups, and/or new construction of suitable units. Special needs groups are defined by Florida Statute 420.0004(13).b. Fiscal Years Covered: 2020 -2021, 2021-2022, 2022-2023c. Income Categories to be Served:¹ Extremely very-low, very-low and lowd. Maximum award: \$45,000.00 (including granted Project Delivery costs).e. Terms:<ul style="list-style-type: none">1. Repayment loan/deferred loan/grant: Deferred Loan secured by a note and mortgage.2. Interest Rate: 0 %3. Years in Loan Term: 20 years4. Forgiveness/Repayment forgiven at the end of the term.5. Default/Recapture: The outstanding balance will be recaptured upon any of the following events occurring prior to the end of the term: Sale and/or transfer of the title of the property; no longer uses the home for special needs housing or otherwise conveyed; if the non-profit sponsor loses its licensing to operate. If property is sold before the term, a non-profit organization with a mission of serving special needs households should have right of first refusal.f. Recipient/Tenant Selection Criteria: First Qualified, first served, preference shall be given as detailed in Section 1.I.g. Sponsor Selection Criteria:<ul style="list-style-type: none">1. Funds must be expended in Martin County.2. They must have experience in providing shelters or group homes to persons with developmental disabilities, disabled adults or other special needs population.3. They have successfully completed projects similar to those being developed and in a timely matter, thus demonstrating capacity to develop affordable housing.4. Must provide proof of current active 501 © status.5. Must provide three years audited financial records to show financial stability.6. Their financial accountability standards permit the Martin County SHIP administrator to account for and audit the SHIP funds utilized in order, to meet the state requirements of the SHIP program relating to control.7. There is one contact person names, preferably having prior grant experience.h. Additional Information:<ul style="list-style-type: none">1. When sewer and/or water services are available to the home and the home is not attached, a portion of the recipient's award is required to be utilized for the cost of attaching the home to the available serve(s).	