City of Coconut Creek Workforce Homebuyer Purchase Assistance Program

Overview of the new Workforce Housing Ordinance

Section 13-43, Land Development Code

History of Affordable Housing in Coconut Creek

Affordable Housing is an important part of every well-planned community.

Coconut Creek has been administering Affordable Housing Programs since 2008. Programs have been funded with Federal, State, City and Developer contributions.

To date, the City has assisted 88 low, moderate, and workforce households purchase homes.

Program Purpose

Provide down payment assistance to qualified workforce households.

Support homeownership and maintain a varied socio-economic community.

Program may be implemented by the City or in partnership with a developer.

Who Is Eligible

Qualified purchasers earning less than 140% of Broward County Area Median Income (AMI), adjusted for household size.

Must be purchasing a home located within the City of Coconut Creek.

Funding Sources

FUNDS ARE PROVIDED THROUGH THE CITY'S AFFORDABLE HOUSING TRUST FUND.

DEVELOPER CONTRIBUTIONS AND ELIGIBLE HOUSING LINKAGE FEES MAY BE INCLUDED.

COMBINED FUNDS ARE REFERRED TO AS DOWN PAYMENT FUNDING.

How the Program Is Offered

Programs are created by City resolution or by agreement with a developer (approved by resolution).

Each program applies to a specific development or area.

Lottery and Application Process

- Publicly advertised lottery required.
- Lottery must be open for at least 30 days.
- Applicants are randomly selected and ranked.
- Records must be maintained for five years.

Pre-Qualification Requirements

Lender conditional or pre-approval.

Income certification.

Complete package must be submitted within three months of notification.

Award and Timing

Qualified purchasers have one year to close after approval.

One six-month extension may be granted.

Awards are made by lottery, then on a first-come, first-served basis among qualified applicants.

Purchase Assistance Structure

Assistance is provided as a no-interest forgivable loan.

A promissory note and second mortgage are required.

Funds are disbursed directly to the title company at closing.

Ten-Year Affordability Requirement

Loan term is ten years.

If the home is sold or no longer used as a homestead within ten years, the loan must be repaid.

Certain family and marriage transfers are permitted.

Loan Forgiveness

- If the purchaser remains in the home for ten years, the loan is fully forgiven and the mortgage is released.

Use of Repaid Funds

Any repaid assistance returns to the Affordable Housing Trust Fund.

Funds may be used for future affordable housing projects.

Developer Participation

Developers may partner with the City through a written agreement.

Developers may administer lotteries, publicity, pre-qualification, and record retention.

City audit rights apply.

Program Oversight and Compliance

City retains full regulatory authority.

All state, federal, and local laws must be followed.

City officials and administrative officers are not eligible to participate.