

Pasco County Community Development Update

“Bringing Opportunities Home”

OUR MISSION - Pasco County—Florida’s premier county for balanced growth, environmental sustainability, and first –class service



Homebuyer Class Scheduled Announced



HOME BUYER EDUCATION WORKSHOP A Consumer Credit Counseling Education Course

Consumer Credit Counseling Service is pleased to offer the Affordable Home Ownership Workshop as an integral part of our Housing Counseling Services. If you've been dreaming of owning your own home, this program will take you through the process of making it a reality.



Alice Hall Community Center 38116 5 th Ave, Zephyrhills, FL 33542 Thursdays January 7 th & 14 th , 2010 6:00-9:30PM *both sessions required	
American Legion Hall 37745 Church Ave, Dade City, FL 33525 Thursdays March 4 th & 11 th , 2010 6:00-9:30PM *both sessions required	
Joining Hands Community Mission 3214 US HWY 19, Holiday, FL 34691 Saturday January 23 rd , 2010 9:00AM-5:00PM	Saturday February 13 th , 2010 9:00AM-5:00PM
Pasco County Commissioners Office 7530 Little Road, New Port Richey, FL 34654 Mondays February 1 st & 8 th , 2010 6:00-9:30PM *both sessions required	
Thursdays March 18 th & March 25 th , 2010 6:00-9:30PM *both sessions required	

Topics Include:

- Determining the price of home you can afford
- Down payment and closing cost assistance
- Pre-qualifying vs. Pre-approval
- Shopping for interest rates
- Closing on a home loan
- Qualifying for a mortgage loan
- Free financial counseling
- Additional home buying related topics

Workshop participants receive information regarding the:
Neighborhood Stabilization Program (NSP)



For reservations call: 877-854-1446
 Workshops are open to the general public.
 Please note that childcare is not provided.

Pasco Opportunity Program New Home Listings

As was communicated before, we publicize when homes are at 80% completion. If you are interested, please contact the Realtor involved. They will inform you when it is permissible to view the home, and what the sales price is when it is established. There

40227 Trotter Lane
 In Appaloosa Trails
 3 Bedrooms, 2 Bath
 1,757 square feet
 Contact E. Wayne Jenkins
 at (727) 389-5080
 Email:
 wayne@nsphousing.com

will then be a 5 day period when bids will be accepted, which must be the sales price amount. If there is more than one eligible bidder, a lottery shall be done for the house.



December 11, 2009

New Home Assistance

The downpayment assistance that is available for new homes is for only newly built homes. We will not assist in construction lending. The sales contract submitted with application must not dated before the home’s building permit issuance.

Manufactured Housing

Question: Can the \$15,000 for new home assistance be used to put a manufactured home on a lot already owned by an individual?
 Answer: No. The intent of this program is to reduce homes that are already built in inventory.



On December 4, the West Pasco Board of Realtors presented the Community Development Division with the Outstanding Government Service Award. We thank them for the recognition.

Mistake on Embassy

In the last Update, the contact information for the house at 7505 Embassy Boulevard was wrong. Here is the correct contact info:
 Nick Pavonetti (727) 498-5572
 Email: nick@pavonetti.com

The new Banyan Senior Apartments have opened this month in Port Richey. The construction of these apartments were partially subsidized by the State Housing Initiatives Partnership Program, which brings some rents down to less than \$300 per month.