CHARLOTTE COUNTY
FLORIDA

SHIP Owner-Occupied Rehabilitation Program Overview/FAQs

(ASSISTANCE SUBJECT TO FUND AVAILABILITY)

What is the SHIP Program?

Florida Housing administers the State Housing Initiatives Partnership program (SHIP), which provides funds to local governments as an incentive to create partnerships that produce and preserve affordable homeownership and multifamily housing. The program was designed to serve very low-, low- and moderate-income families.

What is the SHIP Owner-Occupied Rehabilitation Program?

The SHIP Owner-Occupied Rehab program provides homeowners with funds to repair or rehabilitate their owner-occupied home or qualified condominium.

What repairs are eligible under the program?

- Repair or replace roof
- Plumbing
- Electrical
- Exterior paint
- AC/heat
- Handicapped Accessibility
- Septic
- Assistance to aid developmentally disabled individuals.
- Much more

How much money can I get?

Funds are issued in the form of a zero percent (0%) interest, fully forgivable mortgage of up to $75,000. The term of the loan is dependent upon the amount of the mortgage. Individuals are limited to a lifetime (combined) maximum SHIP award of $75,000. Funds are disbursed directly to qualified vendors on behalf of the homeowner for eligible costs.

Do I have to pay the money back?

Maybe; maybe not. There are no monthly payments. The loan is forgiven at term, as long as it is in good standing. The loan would be due and payable if the house is sold/transferred, becomes rental housing, is no longer owner-occupied, or upon refinance of the first mortgage, if there are cash proceeds.

How do I qualify?

Your annual gross household income cannot exceed the program's maximum income limits based on family size. Income guidelines change annually. All household income is counted. Assets are also considered. Annual income limits for 2026:

1 Person	$50,050	4 Person	$77,200
2 Person	$61,800	5 Person	$83,400
3 Person	$69,500	6 Person	$89,550

Are there any other qualifications?

Yes, you must be a full-time, permanent resident, living in Charlotte County for a minimum of six (6) months before applying. Home must be owned fee-simple, with no liens or judgements, and homesteaded. Property taxes must be current.

Are there restrictions as to where the property must be located?

The property can be located anywhere within Charlotte County, including Port Charlotte, Punta Gorda, and Englewood.

Are there other property restrictions?

Owner-Occupied Rehab is not available for the repair or rehabilitation of mobile or manufactured homes.

Is there a maximum property value?

The value of eligible housing receiving rehab assistance may not exceed 90% of the average area purchase price in the statistical area in which the eligible housing is located, as established by the U.S. Treasury Department (annually adjusted; 2026 = $544,233).

What if I rent?

Assistance is only available for owner-occupied houses with fee-simple ownership. Properties in a trust are not eligible.

Is there anything else I should know?

Applications will be reviewed on a first eligible, first served basis with priority given to very low-income households and degree of need. Additional consideration will be given to credit worthiness and acceptable review of the property and proposed rehabilitation.

How do I apply?

Owner-Occupied Rehabilitation is currently provided by the following agencies:

- Charlotte County Human Services Housing Division

Contact one of these rehab partners to apply. If the need for rehabilitation is due to damage from Hurricanes Ian, Idalia, Helene, or Milton, apply at: www.coadfl.org. The following documents are required at application:

- Minimum of two (2) wage stubs covering at least the last 60 days
- Copies of Social Security and/or Pension Award letters, if applicable
- Copies of last two years W-2s and tax returns (for self-employed persons)
- Copies of two (2) months' bank/brokerage statements for all accounts
- Copy of most recent mortgage statement (must be current)
- Copy of court order if receiving child support or alimony
- If self-employed, 2 years corporate returns and current year-to-date Profit & Loss statement
- Proof of SNAP or other assistance or miscellaneous income
- Copy of Recorded Warranty Deed
- Copy of most recent property tax bill
- List of outstanding debt
- Proof of any other miscellaneous income
- Copy of all household members' Social Security cards
- Copy of valid FL Driver's license/ I.D.
- Copy of children's birth certificates
- Other documents as requested by the SHIP Administrator on a case-by-case basis