

# FINANCIAL RESOURCES FOR AFFORDABLE HOUSING

*Affordable housing programs, especially those administered by the Florida Housing Finance Corporation, tend to be dynamic. This appendix was prepared June, 2002. Please check the FHFC website for updates to programs and contacts: [www.floridahousing.org](http://www.floridahousing.org).*

COMMUNITY CONTRIBUTION TAX CREDIT - CCTC .....	54
COMMUNITY DEVELOPMENT BLOCK GRANT- CDBG Small Cities and Rural Areas .....	55
FEDERAL HOME LOAN BANK - FHLB AFFORDABLE HOUSING PROGRAM - AHP .....	56
FEDERAL HOME LOAN BANK - FHLB COMMUNITY INVESTMENT PROGRAM - CIP .....	57
FLORIDA COMMUNITY LOAN FUND .....	58
GUARANTEE PROGRAM .....	59
HOME INVESTMENT PARTNERSHIPS PROGRAM - HOME HOME OWNERSHIP for STATE AND NON-PARTICIPATING JURISDICTIONS .....	60
HOME INVESTMENT PARTNERSHIPS PROGRAM - HOME RENTAL for STATE AND NON-PARTICIPATING JURISDICTIONS .....	61
HOME-OWNERSHIP ASSISTANCE PROGRAM - HAP - Construction .....	62
HOME-OWNERSHIP ASSISTANCE PROGRAM - HAP DOWN PAYMENT ASSISTANCE/PERMANENT LOAN .....	63
HOMELESS HOUSING ASSISTANCE GRANT - HHAG .....	64
HOUSING CREDITS - HC .....	65
HOUSING OPPORTUNITIES FOR PEOPLE WITH AIDS - HOPWA .....	66
LOW-INCOME EMERGENCY HOME REPAIR PROGRAM - LEHRP .....	67
LOW-INCOME HOME ENERGY ASSISTANCE PROGRAM - LHEAP .....	68
MORTGAGE REVENUE BOND PROGRAM, RENTAL - MRB .....	69
PRE-DEVELOPMENT LOAN PROGRAM - PLP .....	70
SECTION 8 SINGLE ROOM OCCUPANCY MODERATE REHABILITATION - SRO .....	71
SECTION 202 SUPPORTIVE HOUSING FOR THE ELDERLY .....	72
SECTION 811 SUPPORTIVE HOUSING FOR PERSONS WITH DISABILITIES .....	73
SINGLE-FAMILY MORTGAGE REVENUE BOND PROGRAM - SFMRB .....	74
STATE APARTMENT INCENTIVE LOAN PROGRAM - SAIL .....	75
STATE HOUSING INITIATIVES PARTNERSHIP - SHIP PROGRAM .....	76
SUPPORTIVE HOUSING - SHP .....	77
U.S. DEPT. OF AGRICULTURE, RURAL HOUSING SERVICES - USDA/RHS .....	78
WEATHERIZATION ASSISTANCE PROGRAM - WAP .....	80

# COMMUNITY CONTRIBUTION TAX CREDIT - CCTC

**AT A GLANCE:**

<i>Source:</i> <b>STATE OF FLORIDA ANNUAL APPROPRIATION</b>	<i>Applicants:</i> <b>NON-PROFITS AND OTHER COMMUNITY ENTITIES</b>	<i>Finance Type:</i> <b>STATE TAX CREDITS EXCHANGED FOR GIFT/DONATION</b>
<i>Enacted:</i> <b>1995</b>	<i>Cycle:</i> <b>OPEN - NON-COMPETITIVE</b>	<i>Housing Type:</i> <b>RENTAL, HOME OWNERSHIP</b>
<i>Regulation:</i> <b>SECTION 220.183, FLORIDA STATUTES</b>	<i>Administrator:</i> <b>FL OFFICE OF TOURISM, TRADE &amp; ECONOMIC DEVELOPMENT</b>	<i>Primary Uses:</i> <b>ACQUISITION, CONSTRUCTION, REHABILITATION</b>

The Community Contribution Tax Credit Program (CCTCP) provides \$10 million each year as an incentive (50% tax credit) to encourage Florida corporations to make donations toward community development and low income housing projects. The tax credit is easy for a business to receive. Corporations doing business anywhere in Florida that make donations to approved community development projects may receive a tax credit equal to 50 percent of the value of the donation. Businesses may take the credit on Florida corporate income tax, franchise tax, or insurance premium tax.

Businesses may donate up to \$400,000 per year and take up to \$200,000 in tax credit per year. Unused credits may be carried over for up to 5 years. Donations may be made in the form of cash, real estate, and equipment and/or supplies.

**ELIGIBLE ACTIVITIES/BENEFICIARIES:** Approved sponsors of a project may construct, improve, or substantially rehabilitate housing, commercial, industrial, or public facilities, or promote entrepreneurial or job development opportunities for low income (80% or less of ami) persons

**ELIGIBLE APPLICANTS- APPLICATION PROCESS:** The project must be undertaken by an eligible sponsor which may be: A community action program, community development corporation, neighborhood housing services corporation, local housing authority, community redevelopment agency, historic preservation district agency or organization, private industry council, direct-support organization, enterprise zone development agency, or such other agency as the Office of Tourism, Trade, and Economic Development (OTTED) may, from time to time, designate by rule. Eligible sponsors may submit an application at any time by contacting the OTTED.

Program Contact: Burt Von Hoff, Executive Office of the Governor, Office of Tourism, Trade, and Economic Development, The Capitol, Suite 2001, Tallahassee, FL 32399-0001  
 Phone: 850-487-2568 Fax: 850-487-3014  
 Email: [vonhoff@cog.state.fl.us](mailto:vonhoff@cog.state.fl.us)  
 Website: [www.myflorida.com/myflorida/government/learn/otted/pdfs/](http://www.myflorida.com/myflorida/government/learn/otted/pdfs/)

# COMMUNITY DEVELOPMENT BLOCK GRANT- CDBG

## SMALL CITIES AND RURAL AREAS

### AT A GLANCE:

The Florida Small Cities Community Development Block Grant (CDBG) Program provides grants to non-entitlement cities with populations less than 50,000 persons and counties with populations less than 200,000 persons to improve local housing, streets, utilities, and public facilities. The program also supports downtown redevelopment and creates jobs for low and moderate income Floridians. The program is administered under four grant categories: (1) housing; (2) neighborhood revitalization; (3) commercial revitalization; and, (4) economic development. Twenty (20) percent of CDBG funds will go toward housing activities. The Department also administers the Small Cities 108 Loan Guarantee Program which can be used for a wide range of CDBG eligible purposes.

**ELIGIBLE ACTIVITIES/BENEFICIARIES:** Small Cities CDBG housing funds must be used to rehabilitate or reconstruct (demolish and replace) sub-standard housing for very low-income (50 percent or less of the area median income) or low-income (50.01 to 80 percent of the area median income) persons or households. Activities may include,

- (a) the rehabilitation of houses or publicly owned or acquired properties;
- (b) Demolition of dilapidated housing and relocation of residents;
- (c) Weatherization and energy-efficiency improvements;
- (d) Code enforcement;
- (e) Installation of wells or septic tanks where water or sewer service is unavailable.
- (f) Mitigation of future natural disaster hazards

To qualify under the Low-Moderate National Objective, at least 51% of the beneficiaries must be low and moderate income persons. The U. S. Department of Housing and Urban Development has defined a low and moderate income person as one whose total family income is at or below

<i>Source:</i> <b>TITLE I OF THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974 - U.S. HUD</b>	<i>Applicants:</i> <b>CITIES &amp; COUNTIES NOT IN CDBG ENTITLEMENT PROGRAM</b>	<i>Finance Type:</i> <b>LOANS AND GRANTS</b>
<i>Enacted:</i> <b>1981</b>	<i>Cycle:</i> <b>ANNUAL COMPETITIVE</b>	<i>Housing Type:</i> <b>HOME OWNERSHIP, RENTAL</b>
<i>Regulation:</i> <b>SECTION 290, FS RULE CHAPTERS 9B-43, FAC AND FEDERAL RULE 24 CFR PART 570.</b>	<i>Administrator:</i> <b>DEPARTMENT OF COMMUNITY AFFAIRS</b>	<i>Primary Uses:</i> <b>REHABILITATION, INFRASTRUCTURE</b>

80 percent of the area's median income. Under the Slum and Blight National Objective, the area must be a slum or blighted area as defined by state or local law. Activities funded under the Urgent Needs National Objective must alleviate existing conditions which pose a serious and immediate threat to those living in the area and are 18 months or less in origin. Additionally, the local government must demonstrate that it is unable to finance the activity on its own and that other funding is not available.

**APPLICATION PROCESS/ELIGIBLE APPLICANTS:** 267 local governments are eligible to apply as long as they have closed out previous developments under housing, neighborhood and commercial revitalization. Application cycles are held annually and are competitive. Scoring is based on such factors as: average cost of CDBG funds requested per unit; percentage of very-low income persons to be served; leveraging of funds; maintaining a Fair Housing Ordinance; establishing fair housing training programs for the general public and local professionals; and, performance on equal opportunity employment practices.

Program Contact: Harold Eastman, Planner, Small Cities CDBG, Florida Department of Community Affairs, 2555 Shumard Oak Blvd., Tallahassee, FL 32399-2100; (850) 922-1880;

E-mail: [harold.eastman@dca.state.fl.us](mailto:harold.eastman@dca.state.fl.us)

Website: <http://www.dca.state.fl.us/flhd/programs/cdbgp/index.htm>

# FEDERAL HOME LOAN BANK - FHLB AFFORDABLE HOUSING PROGRAM - AHP

## AT A GLANCE:

<i>Source:</i> <b>Sale of consolidated obligations</b>	<i>Applicants:</i> <b>Non Profit Sponsors through FHLB member banks</b>	<i>Finance Type:</i> <b>BELOW MARKET LOANS &amp; GRANTS</b>
<i>Enacted:</i> <b>1989</b>	<i>Cycle:</i> <b>SEMI-ANNUAL, COMPETITIVE</b>	<i>Housing Type:</i> <b>RENTAL, HOME OWNERSHIP</b>
<i>Regulation:</i> <b>THE FINANCIAL INSTITUTIONS REFORM, RECOVERY, AND ENFORCEMENT ACT OF 1989 (FIRREA).</b>	<i>Administrator:</i> <b>FEDERAL HOME LOAN BANK OF ATLANTA</b>	<i>Primary Uses:</i> <b>NEW CONSTRUCTION, REHABILITATION, ACQUISITION</b>

ing: (1) owner-occupied housing for very low-, low- and moderate-income households; and, (2) rental housing, of which a minimum of 20 percent of the units must be occupied by and made affordable for very low-income households.

**SET ASIDE REQUIREMENTS:** AHP subsidized units must serve households earning 80% or less of the area median income. Rental projects are required to insure that 20 percent of

The Affordable Housing Program (AHP) subsidizes the interest rates for loans and provides direct subsidies to FHLB members (financial institutions) engaged in lending to local governments and for- and non-profit corporations for affordable housing to be occupied by very low ( 50% or less of ami) and low income ( 80% or less of ami) persons. Generally, AHP funds are leveraged with other sources of funds (such as FHLB's Community Investment Program, SHIP, HOME, HC, etc.). Pre-development grants also are available for up to \$100,000 and are recoverable when property achieves permanent financing.

In addition to making AHP funds available by competitive application, FHLB of Atlanta has set aside \$1 million of its annual allocation for the First-Time Homebuyer Program (FHP). Interested member financial institutions, who are encouraged to involve nonprofit organizations, can submit an application to FHLB of Atlanta. Subsidies under FHP are limited to \$5,000 in downpayment/closing cost assistance for households at 80% or less of area median income, adjusted for family size. FHP subsidies may not be leveraged with AHP competitive funds. Twenty-five (25) percent of each year's set-aside will be available first to rural areas as defined by the USDA/RHS until funds have been exhausted.

**ELIGIBLE ACTIVITIES/BENEFICIARIES:** Subsidies under AHP must be used to finance the purchase, construction, and/or rehabilitation of the follow-

the total units are for very low income (50% or less of ami) families. Owner-occupied properties must remain affordable for five years. Rental properties must remain affordable for 15 years.

**ELIGIBLE APPLICANTS/APPLICATION PROCESS:** The FHLB of Atlanta holds two competitive application cycles annually. An application must be submitted by a FHLB member. Upon submittal, the proposed development is evaluated to determine whether it meets all eligibility requirements (such as development feasibility, ability to begin using assistance within 12 months, use of other subsidies, etc.). If all eligibility requirements are met, the project will be scored according to nine (9) criteria (such as targeting, AHP subsidy per units, sponsorship by a nonprofit organization or government entity, etc.). AHP assistance is available in the form of direct subsidies, grants, or subsidized advances. There is a maximum direct subsidy limitation of \$500,000 per project per competitive round.

**PROGRAM CONTACT:** Karin Moore, Community Investment Services, Federal Home Loan Bank of Atlanta, Post Office Box 105565, Atlanta, GA 30348; (404) 888-8451; fax: (404) 888-5560. For additional information regarding the submission and/or preparation of AHP applications, please contact the Bank's Community Investment Services department via e-mail at [ahpapplication@fhlbatl.com](mailto:ahpapplication@fhlbatl.com) or via telephone at 800-536-9650, extension 8385.

Website: [www.fhlbatl.com](http://www.fhlbatl.com)

# FEDERAL HOME LOAN BANK - FHLB COMMUNITY INVESTMENT PROGRAM - CIP

## AT A GLANCE:

<i>Source:</i> <b>SALE OF CONSOLIDATED OBLIGATIONS</b>	<i>Applicants:</i> <b>NON PROFIT SPONSORS THROUGH FHLB MEMBER BANKS</b>	<i>Finance Type:</i> <b>BELOW MARKET LOANS &amp; GRANTS</b>
<i>Enacted:</i> <b>1989</b>	<i>Cycle:</i> <b>SEMI-ANNUAL, COMPETITIVE</b>	<i>Housing Type:</i> <b>RENTAL, HOME OWNERSHIP</b>
<i>Regulation:</i> <b>THE FINANCIAL INSTITUTIONS REFORM, RECOVERY, AND ENFORCEMENT ACT OF 1989 (FIRREA).</b>	<i>Administrator:</i> <b>FEDERAL HOME LOAN BANK OF ATLANTA</b>	<i>Primary Uses:</i> <b>NEW CONSTRUCTION, REHABILITATION, ACQUISITION</b>

The Community Investment Program (CIP) is a targeted housing and economic development loan program which provides funds for community-oriented mortgage lending. CIP funds are available as advances, or loans, to FHLB members (financial institutions). Generally, a nonprofit, for-profit or local government will approach a FHLB member to make application on their behalf. Pre-development grants also are available for up to \$100,000 and are recoverable when development achieves permanent financing.

**Eligible Activities/Beneficiaries:** Mortgage loans are available for the acquisition, construction, or rehabilitation of the following: (1) single-family, owner-occupied housing for borrowers with incomes that do not exceed 115 percent of the area median income; (2) rental housing where the rents charged will be affordable to households with incomes under 115 percent of the area median income. Also, commercial, economic development, and business loans are available for activities that either: (1) are located in a low-income neighborhood; (2) will create jobs for low-income individuals; or, (3) will provide services for low-income families.

**Loan Terms:** Advances are available with fixed or adjustable rates, terms of one month to 20 years and with interest-only or amortizing payments

**Eligible Applicants/Application Process:** Member lending institution applies for CIP authorization by mailing or faxing a CIP Authorization request for to the Community Investment Services (CIS) department. Requests are considered on a first-come, first-served basis. The CIS department reviews the request and will notify the member lender if the request is approved (along with CIP authorization number if approved). Lastly, the member faxes an Advance Application to Funding Desk and provides authorization number.

**Program Contact:** Karin Moore, Community Investment Services, Federal Home Loan Bank of Atlanta, Post Office Box 105565, Atlanta, GA 30348; (404) 888-8451; fax: (404) 888-5560. For additional information regarding the submission and/or preparation of CIP applications, contact the Bank's Community Investment Services Department. E-mail [gharris@fhlbatl.com](mailto:gharris@fhlbatl.com) or telephone 800-536-9650, extension 8385. Website: [www.fhlbatl.com](http://www.fhlbatl.com)

# FLORIDA COMMUNITY LOAN FUND

## AT A GLANCE:

<i>Source:</i> <b>PRIVATE FUNDING</b>	<i>Applicants:</i> <b>NON PROFIT SPONSORS</b>	<i>Finance Type:</i> <b>BELOW MARKET LOANS</b>
<i>Enacted:</i> <b>1994</b>	<i>Cycle:</i> <b>OPEN CYCLE</b>	<i>Housing Type:</i> <b>RENTAL, HOME OWNERSHIP</b>
<i>Regulation:</i> <b>NONE</b>	<i>Administrator:</i> <b>FLORIDA COMMUNITY LOAN FUND</b>	<i>Primary Uses:</i> <b>NEW CONSTRUCTION, REHABILITATION, ACQUISITION</b>

The Florida Community Loan Fund (Loan Fund), an independent, privately supported financial intermediary, provides capital and technical assistance to qualifying organizations with insufficient access to capital from conventional lending sources throughout the state of Florida. The Loan Fund seeks low-interest loans and equity capital contributions from socially concerned institutions and individuals. Contributions are then used to make below market interest rate loans to eligible nonprofits to support economic development, affordable housing and social services in urban and rural, low-income communities.

**Eligible Activities/Beneficiaries:** Loans from \$20,000 to \$400,000, with variable terms and interest rates are made for the following: (1) low-income (persons at 80 percent or less of the area median income) housing development or improvement; (2) job creation (one job created or retained per \$10,000 borrowed) for low-income individuals; and, (3) social service loans, as long as the loan will positively impact the economic stability of a community.

**Eligible Applicants/Application Process:** Nonprofit, 501(c)(3) organizations, that have a strong community base and serve low-income communities within the state of Florida may either complete a pre-application by mail or provide the required information over the phone. If determined to be qualified, a formal loan application will be sent for completion. If all criteria are met (management capacity, financial capacity and development impact, support and feasibility) and the Board of Directors for the Loan Fund approves the request, a loan agreement is executed between the borrower and the Loan Fund. The Loan Fund provides flexibility in its loan products in an effort to meet borrower needs.

**Contact:** Ignacio Esteban, Executive Director, Florida Community Loan Fund, 3107 Edgewater Drive, Suite 2, Orlando FL 32804; 407-246-0846; fax: 407-246-0856; E-mail: [ignacio@fcjf.org](mailto:ignacio@fcjf.org). Website: [www.fcfj.org](http://www.fcfj.org) - Under Construction

# AFFORDABLE HOUSING GUARANTEE PROGRAM

## AT A GLANCE:

The Florida Affordable Housing Guarantee Program ("Guarantee Program") was created by the Florida Legislature as part of the William E. Sadowski Affordable Housing Act of 1992 for the purposes of:

- Stimulating creative private-sector lending activities to increase the supply and lower the cost of financing or refinancing eligible housing;
- Creating security mechanisms to allow lenders to sell affordable housing loans in the secondary market; and
- Encouraging affordable housing lending activities that would not have taken place or that serve persons who would not have been served but for the creation of this program.

The Guarantee Program encourages affordable housing lending activities through the issuance of guarantees on the obligations incurred in obtaining financing for affordable housing. The Guarantee Program does not provide direct funding of developments; it facilitates direct funding by reducing the lender's risk through the issuance of a guarantee.

**ELIGIBLE ACTIVITIES/BENEFICIARIES:** Eligible obligations for guarantees include those made to finance the construction, rehabilitation, acquisition or refinancing of single and multifamily developments.

### SET-ASIDE REQUIREMENTS:

Each development must set-aside a minimum of 20 percent of its units for moderate income (120% or less of area median) households unless subject to more stringent restrictions.

<i>Source:</i> <b>SADOWSKI ACT FUNDS BOND ISSUE</b>	<i>Applicants:</i> <b>FOR PROFIT, NON-PROFIT, PUBLIC AGENCIES, INDIVIDUALS</b>	<i>Finance Type:</i> <b>"A" RATED LOAN &amp; BOND GUARANTEES</b>
<i>Enacted:</i> <b>1992</b>	<i>Cycle:</i> <b>YEAR ROUND</b>	<i>Housing Type:</i> <b>HOME OWNERSHIP, RENTAL</b>
<i>Regulation:</i> <b>SECTION 420.5092, FS RULE CHAPTER 67-39, FAC</b>	<i>Administrator:</i> <b>FLORIDA HOUSING FINANCE CORP. THROUGH QUALIFIED LENDING INSTITUTIONS</b>	<i>Primary Uses:</i> <b>GUARANTEES FOR PURCHASE, CONSTRUCTION, REHABILITATION, FINANCING AND REFINANCING</b>

**ELIGIBLE APPLICANTS/APPLICATION PROCESS:** Developers (non- and for-profits), renters and home owners can access the Guarantee Program through a Qualified Lending Institution (QLI) that meets certain criteria established in Rule Chapter 67-39, F.A.C. and is approved by the Guarantee Program Committee. Applications are accepted year round and commitments are issued on a non-competitive, first-come, first-served basis. To apply, all subsidies must be firmly committed to a single or multifamily development and a Program Pre-Application Summary must be completed and signed by a QLI. Upon approval of the Pre-application Summary, a Formal Application is requested from the QLI along with an application fee of 10 basis points (.1%) of the total mortgage amount. Premiums, which vary with each loan type, coverage and coverage period, must be calculated from an independent feasibility study that is designed to foster the financial soundness of the Program. The Program has the flexibility to charge an annual premium or a one time premium.

**PROGRAM CONTACT:** Junious Brown, Administrator,  
Florida Affordable Housing Guarantee Program, Florida Housing  
Finance Corporation, 227 North Bronough Street, Suite 5000,  
Tallahassee, FL 32301-1329; (850) 488-4197.

Email: [junious.brown@floridahousing.org](mailto:junious.brown@floridahousing.org)

Website: [www.floridahousing.org](http://www.floridahousing.org)

# HOME INVESTMENT PARTNERSHIPS PROGRAM - HOME HOME OWNERSHIP FOR STATE AND NON-PARTICIPATING JURISDICTIONS

## AT A GLANCE:

<i>Source:</i> <b>NATIONAL AFFORDABLE HOUSING ACT - U.S. HUD</b>	<i>Applicants:</i> <b>PUBLIC ENTITIES, NON-PROFIT (INCLUDING CHDOs) FOR PROFIT, PUBLIC AGENCIES</b>	<i>Finance Type:</i> <b>BELOW MARKET CONSTRUCTION LOANS, NON-AMORTIZING DOWN-PAYMENT ASSISTANCE LOAN</b>
<i>Enacted:</i> <b>1990</b>	<i>Cycle:</i> <b>ANNUAL COMPETITIVE</b>	<i>Housing Type:</i> <b>HOME OWNERSHIP</b>
<i>Regulation:</i> <b>SECTION 420.5089, FS RULE CHAPTERS 67-47, FAC HOME FINAL RULE 24 CFR PART 92.</b>	<i>Administrator:</i> <b>FLORIDA HOUSING FINANCE CORPORATIONS</b>	<i>Primary Uses:</i> <b>ACQUISITION, NEW CONSTRUCTION, REHABILITATION, DOWNPAYMENT ASSISTANCE</b>

are not required to allow all eligible activities as provided by HUD.

**Set aside Requirements:** All HOME assisted units must be occupied by families with incomes of 80% or less of median area income adjusted for family size.

**Loan Terms:** Construction loans have a term of five years. The

The federally governed and funded HOME Investment Partnerships (HOME) Program was enacted in 1990 as part of the Cranston-Gonzalez National Affordable Housing Act. The HOME Program provides Participating Jurisdictions (PJ), such as the State of Florida and some eligible cities within Florida, with the opportunity to administer and distribute federal funds to expand the supplies of decent, safe and affordable housing in accordance with their goals and strategies outlined in their Consolidated Plans. The Florida Housing Finance Corporation (FHFC) administers the State's annual allocation of HOME funds as two separate programs: (1) a multi-family rental development loan program; and, (2) a second mortgage loan program for (a) single-family developments and (b) for first-time home buyers in conjunction with the FHFC's Single Family Mortgage Revenue Bond (SFMRB) Program.

**Eligible Activities /Beneficiaries:** HOME Home ownership: Acquisition (in conjunction with new construction or rehabilitation), new construction, reconstruction, and moderate or substantial rehabilitation of non-luxury housing with suitable amenities. HOME provides construction loans that are secured by second mortgages on the property. HOME funds must be used to assist low income (80% or less of area median) persons or households. State and participating jurisdictions' eligible activities may vary and

loans are non-amortized and have a simple interest rate of 0% for nonprofit and 3% for for-profit Applicants with interest payments due annually. Permanent Loans to eligible home buyers have a non amortizing, 0% interest rate with principal deferment until maturity. Maximum loan amount is the lesser of 25% of the purchase price or the amount necessary to enable an eligible buyer to purchase a home based on monthly mortgage payment. Maximum purchase price cannot exceed 95% of area median purchase price.

**Eligible Applicants/Application Process:** For the State HOME program, nonprofit and for-profit corporations, Community Housing Development Organizations (CHDOs), local governments, Regional Planning Councils, and, in some instances, Public Housing Authorities are eligible to apply. Upon receipt, FHFC staff review, score and rank applications according to items such as funding, ability to proceed, leveraging and experience of development team.

**Program Contacts:** Keith Bowers, Administrator, Florida Housing Finance Corporation, 227 North Bronough Street, Suite 5000, Tallahassee, FL 32301-1329, (850) 488-4197.  
E-mail: [keith.bowers@floridahousing.org](mailto:keith.bowers@floridahousing.org)  
Website: [www.floridahousing.org](http://www.floridahousing.org)



# HOME INVESTMENT PARTNERSHIPS PROGRAM - HOME RENTAL FOR STATE AND NON-PARTICIPATING JURISDICTIONS

The federally governed and funded HOME Investment Partnerships (HOME) Program was enacted in 1990 as part of the Cranston-Gonzalez National Affordable Housing Act. The HOME Program provides Participating Jurisdictions (PJ), such as the State of Florida and some eligible cities within Florida, with the opportunity to administer and distribute federal funds to expand the supplies of decent, safe and affordable housing in accordance with their goals and strategies outlined in their Consolidated Plans. The Florida Housing Finance Corporation (FHFC) administers the State's annual allocation of HOME funds as two separate programs: (1) a multi-family rental development loan program; and, (2) a second mortgage loan program for (a) single-family developments and (b) for first-time home buyers in conjunction with the FHFC's Single Family Mortgage Revenue Bond (SFMRB) Program.

**Eligible Activities/Beneficiaries:** HOME Rental: Acquisition (in conjunction with new construction or rehabilitation), new construction, reconstruction, and moderate or substantial rehabilitation of non-luxury rental housing with suitable amenities. HOME provides first or second position mortgage loans for rental developments. Affordability periods for rehabilitated properties is 15 years - 20 years for newly constructed properties. State and participating jurisdictions' eligible activities may vary and are not required to allow all eligible activities as provided by HUD. HOME funds for multi-family development must be used to assist persons or households at 60% or less of area median.

**Set aside Requirements:** 80% of the HOME-Assisted Units must be occupied by families at 60% or less of the median family income for the area, as determined by HUD, with adjustments for family size, and 20% of the HOME-Assisted Units must be occupied by families

## AT A GLANCE:

<i>Source:</i> <b>NATIONAL AFFORDABLE HOUSING ACT - U.S. HUD</b>	<i>Applicants:</i> <b>NON-PROFIT (INCLUDING CHDOs) FOR PROFIT, PUBLIC AGENCIES</b>	<i>Finance Type:</i> <b>BELOW MARKET MORTGAGE LOANS</b>
<i>Enacted:</i> <b>1990</b>	<i>Cycle:</i> <b>ANNUAL COMPETITIVE</b>	<i>Housing Type:</i> <b>RENTAL</b>
<i>Regulation:</i> <b>SECTION 420.5089, FS RULE CHAPTERS 67-47, FAC HOME FINAL RULE 24 CFR PART 92.</b>	<i>Administrator:</i> <b>FLORIDA HOUSING FINANCE CORPORATION</b>	<i>Primary Uses:</i> <b>NEW CONSTRUCTION, REHABILITATION</b>

at 50% or less of the median family income for the area, as determined by HUD, with adjustments of family size.

**Loan Terms:** Construction loans have a term of 15 years for rehab and 20 years for new construction. The loans are non-amortized and have a simple interest rate of 0% for nonprofit and 3% for for-profit applicants with interest payments due annually.

**Eligible Applicants/Application Process:** For the State HOME program, nonprofit and for-profit corporations, Community Housing Development Organizations (CHDOs), local governments, Regional Planning Councils, and, in some instances, Public Housing Authorities are eligible to apply. Upon receipt, FHFC staff review, score and rank applications according to items such as funding, ability to proceed, leveraging and experience of development team.

**Program Contacts:** Joyce Martinez, Administrator, Florida Housing Finance Corporation, 227 North Bronough Street, Suite 5000, Tallahassee, FL 32301-1329, (850) 488-4197.  
E-mail: [joyce.martinez@floridahousing.org](mailto:joyce.martinez@floridahousing.org)  
Website: [www.floridahousing.org](http://www.floridahousing.org)

# HOME-OWNERSHIP ASSISTANCE PROGRAM - HAP - CONSTRUCTION

## AT A GLANCE:

<i>Source:</i> <b>SADOWSKI ACT FUNDS</b>	<i>Applicants:</i> <b>NON-PROFIT DEVELOPERS AND SPONSORS</b>	<i>Finance Type:</i> <b>BELOW MARKET RATE LOANS</b>
<i>Enacted:</i> <b>1992</b>	<i>Cycle:</i> <b>ANNUAL COMPETITIVE CYCLE</b>	<i>Housing Type:</i> <b>HOME OWNERSHIP</b>
<i>Regulation:</i> <b>SECTION 420.508, FS AND RULE CHAPTERS 67-44, FAC.</b>	<i>Administrator:</i> <b>FLORIDA HOUSING FINANCE CORPORATION</b>	<i>Primary Uses:</i> <b>CONSTRUCTION/REHAB LOANS</b>

and a minimum additional 30 percent of the units must be sold to persons or families who have incomes that do not exceed 80 percent of the State or local median income, whichever is greater, adjusted for family size. Any remaining units in the Development must be sold to persons or families who have incomes that do not exceed 120 percent of the State or local median income, whichever is greater.

The Home ownership Assistance Program - Construction is one of three sub-programs that make up HAP. Down Payment Assistance and Permanent Loan are discussed in HAP Downpayment/ Permanent. The HAP Construction Loan Program provides below market interest rate loans to non-profit developers and sponsors for the construction or substantial rehabilitation of single family residences. During the first nine months of each fiscal year 20% of HAP funds are made available for Construction Loans.

**Eligible Activities/Beneficiaries:** Construction, rehabilitation, land acquisition, pre-development and infrastructure in the development of single family residences for very low (50% or less of area median), low (80% or less of area median), and moderate (120% or less of area median) income families. For very low-income home buyers, a portion of the Construction Loan may be converted into a Permanent Loan to be used as down payment or closing cost assistance or as a zero interest, deep subsidy, second mortgage loan to reduce the principal amount of the first mortgage (See HAP-Down Payment / Permanent). A minimum of four housing units constitutes an eligible development for HAP Construction loans.

**Set Aside Requirements:** 30 percent of the units must be sold to persons or families who have incomes that do not exceed 50 percent of the State or local median income, whichever is greater, adjusted for family size;

**Loan Terms:** The Construction Loan has a three percent (3%) annual interest rate for a maximum three year term. Construction Loans are due and payable on a pro rata basis upon the sale, transfer, refinancing or rental of the home prior to the due date of the HAP Construction Loan.

**Eligible Applicants/Application Process:** The annual competitive application cycle is open to nonprofit developers and sponsors with preference given to Community Development Corporations (CDCs) or Community Based Organizations (CBOs) that meet threshold score requirements, followed by developments that have received financing through the Pre-development Loan Program (PLP). The maximum HAP loan request is the lesser of 33 percent of the total cost of the development or the annual legislative appropriation. Contact the program administrator to place your name on the mailing list to remain informed of upcoming cycles.

**Program Contacts:** Keith Bowers, Administrator, Florida Housing Finance Corporation, 227 North Bronough Street, Suite 5000, Tallahassee, FL 32301-1329, (850) 488-4197.  
E-mail: [keith.bowers@floridahousing.org](mailto:keith.bowers@floridahousing.org)  
Website: [www.floridahousing.org](http://www.floridahousing.org)

# HOME-OWNERSHIP ASSISTANCE PROGRAM - HAP

## DOWN PAYMENT ASSISTANCE/PERMANENT LOAN

### AT A GLANCE:

<i>Source:</i> <b>SADOWSKI ACT FUNDS</b>	<i>Applicants:</i> <b>HOMEBUYERS THROUGH LENDERS</b>	<i>Finance Type:</i> <b>BELOW MARKET RATE LOANS</b>
<i>Enacted:</i> <b>1992</b>	<i>Cycle:</i> <b>OPEN</b>	<i>Housing Type:</i> <b>HOME OWNERSHIP</b>
<i>Regulation:</i> <b>SECTION 420.508, FS RULE CHAPTERS 67-29, 67-45, AND 67-46, FAC</b>	<i>Administrator:</i> <b>FLORIDA HOUSING FINANCE CORPORATION THROUGH APPROVED LENDERS</b>	<i>Primary Uses:</i> <b>DOWNPAYMENT, CLOSING COST ASSISTANCE, AND FIRST MORTGAGE REDUCTION</b>

The Home ownership Assistance Program (HAP)/Down Payment Assistance and Permanent Loan Programs work in conjunction with the Single Family Mortgage Revenue Bond (SFMRB) Program.

**Eligible Activities/Beneficiaries:** HAP Down Payment Assistance provides a \$2,500 zero-interest, second mortgage loan to first-time, low-income home buyers. HAP Permanent Loan provides a zero-interest, second mortgage loan of the lower of: (1) ten percent (10%) of the home purchase price, \$10,000, or the amount needed to complete the transaction for persons with incomes between 65.01 to 80 percent of the area median; and, (2) twenty-five percent (25%) of the home purchase price, \$15,000, or the amount needed to close the transaction for persons with incomes up to 65 percent of the area median income. In all instances, the combined loan-to-value ratio cannot exceed 103% of the lesser of the purchase price or the appraised value of the house being purchased.

**Loan Terms:** Loans are structured as second mortgages with zero percent interest and must be repaid if the buyer sells the home,

transfers ownership, refinances or pays off the original mortgage or rents the home.

**Eligible Applicants/Application Process:** Eligible home buyers with low (80% or less of area median) or very low (50% or less of area median) incomes apply to lenders originating SFMRB funds (see SFMRB Program). HAP Down Payment Assistance and Permanent Loans are available on a first-come, first-served basis until funds are exhausted.

**Program Contacts:** Keith Bowers, Administrator, Florida Housing Finance Corporation, 227 North Bronough Street, Suite 5000, Tallahassee, FL 32301-1329, (850) 488-4197.

E-mail: [keith.bowers@floridahousing.org](mailto:keith.bowers@floridahousing.org)

Website: [www.floridahousing.org](http://www.floridahousing.org)

# HOMELESS HOUSING ASSISTANCE GRANT - HHAG

## AT A GLANCE:

<i>Source:</i> <b>SADOWSKI ACT</b>	<i>Applicants:</i> <b>CONTINUUM OF CARE LEAD AGENCIES</b>	<i>Finance Type:</i> <b>GRANTS</b>
<i>Enacted:</i> <b>2001</b>	<i>Cycle:</i> <b>ANNUAL COMPETITIVE</b>	<i>Housing Type:</i> <b>TRANSITIONAL, PERMANENT RENTAL</b>
<i>Regulation:</i> <b>420.621-625 FS</b>	<i>Administrator:</i> <b>FLORIDA DEPARTMENT OF CHILDREN &amp; FAMILIES</b>	<i>Primary Uses:</i> <b>NEW CONSTRUCTION REHABILITATION</b>

The Homeless Housing Assistance Grant is the State's newest homeless prevention program designed to supply Continuum of Care catchment areas with funds to construct or rehabilitate housing units to be used as either transitional or permanent housing for homeless persons. In 2002, \$5 million in funding was available and grants could not exceed \$750,000 per project.

**Eligible Activities/Beneficiaries:** A project to be assisted must serve homeless persons or families in either transitional or permanent housing. The grant is available for either new construction of housing units, or for the rehabilitation of existing buildings for housing units. Eligible costs for new construction and rehabilitation may include costs of permits and fees for the building process, on-site improvements to the property or utility service directly related to the building activity. Ineligible expenses include acquisition, development soft costs and impact fees. Manufactured housing units are eligible for assistance. All units assisted must be reserved for use by homeless persons. Assisted units may be part of a larger development. All assisted units must remain in reserve for homeless persons for a 10 year period.

**Eligible Applicants/Application Process:** Lead Agencies of a recognized Continuum of Care catchment area are eligible to apply for HHAG funds. Lead Agencies may sub-contract funds to housing development projects identified in the Continuum of Care Plan. Applications are ranked with preferences for leverage, number of units, and catchment area need. Lead Agencies may receive funding for up to two development requests per catchment area. Applications may be obtained from the State's Office on Homelessness.

**Contact Information:** Tom Pierce, Executive Director, Office on Homelessness, 1317 Winewood Boulevard, Tallahassee, FL 32399-0700 Phone: 850-922-4691 Fax: 850-487-1361  
E-mail: [tom\\_pierce@dcf.state.fl.us](mailto:tom_pierce@dcf.state.fl.us)  
Website: none

# HOUSING CREDITS - HC

## AT A GLANCE:

<i>Source:</i> <b>1986 TAX REFORM ACT - U.S. DEPT. OF THE TREASURY</b>	<i>Applicants:</i> <b>NON-PROFIT, FOR PROFIT</b>	<i>Finance Type:</i> <b>FEDERAL TAX CREDIT - EQUITY</b>
<i>Enacted:</i> <b>1986</b>	<i>Cycle:</i> <b>ANNUAL COMPETITIVE</b>	<i>Housing Type:</i> <b>RENTAL</b>
<i>Regulation:</i> <b>SECTION 420.5099, FS                  RULE CHAPTER 67-48, FAC SECTION 42                  INTERNAL REVENUE CODE</b>	<i>Administrator:</i> <b>FLORIDA HOUSING FINANCE CORPORATION</b>	<i>Primary Uses:</i> <b>NEW CONSTRUCTION, REHABILITATION</b>

The Housing Credit (HC) Program is governed by the U.S. Department of the Treasury and Florida's allocation is administered by the Florida Housing Finance Corporation. Under the HC Program, successful applicants are provided with a dollar-for-dollar reduction in federal tax liability in exchange for the development or rehabilitation of units to be occupied by very low- and low-income households. Developers who cannot use the tax reduction may sell credits in exchange for equity to the development.

On a project basis, the amount of credits available is approximately equal to 9% of the cost of building each very low-income unit, including a reasonable developer fee but excluding land cost. For certain federally assisted projects (Mortgage Revenue Bonds and Rural Housing) this translates into 4% of building costs. Syndication of the credits to investors can raise equity to pay for 40% or more of a project's costs.

**Eligible Activities/Beneficiaries:** The HC Program targets the new construction or acquisition and substantial rehabilitation of housing for families at or below 60% of area median income. Rent, including utilities, for all tax credit assisted-units may not exceed 30 percent of the applicable income limitation for the surrounding area.

**Set aside Requirements:** 20% of units available to persons earning 50% of area median income OR 40% of units available to persons earning 60% or less of area median income. Set aside units must remain affordable for a minimum period of 15 years; but in practice, all tax credit units are set aside for 50 years to be competitive in scoring.

**Eligible Applicants/Application Process:** For-profit and nonprofit organizations and public agencies may apply for tax credits on a competitive basis through a cycle that includes MRBs and SAIL. Application cycles are held annually and are reviewed, scored and ranked according to such items as funding, ability to proceed, leveraging and experience of development team.

**Program Contact:** Chris Buswell, Administrator, Florida Housing Finance Corporation, 227 North Bronough Street, Suite 5000, Tallahassee, FL 32301-1329; (850) 488-4197.

Email: [chris.buswell@floridahousing.org](mailto:chris.buswell@floridahousing.org)

Website: [www.floridahousing.org](http://www.floridahousing.org)

# HOUSING OPPORTUNITIES FOR PEOPLE WITH AIDS - HOPWA

## AT A GLANCE:

<i>Source:</i> <b>AIDS HOUSING OPPORTUNITY ACT - FEDERAL APPROPRIATION</b>	<i>Applicants:</i> <b>NON PROFITS &amp; PUBLIC ENTITIES</b>	<i>Finance Type:</i> <b>GRANTS</b>
<i>Enacted:</i> <b>1992</b>	<i>Cycle:</i> <b>FORMULA ALLOCATION AND ANNUAL CYCLE</b>	<i>Housing Type:</i> <b>RENTAL</b>
<i>Regulation:</i> <b>24 CFR PART 574 &amp; PART 91</b>	<i>Administrator:</i> <b>HUD - COMMUNITY DEVELOPMENT - FLORIDA DEPARTMENT OF HEALTH AND HUMAN SERVICES - LOCAL GOVT.</b>	<i>Primary Uses:</i> <b>FINANCIAL SUPPORT SERVICES, TRANSITIONAL HOUSING NEW CONSTRUCTION, LEASING REHABILITATION, ACQUISITION</b>

The Housing Opportunities for Persons with AIDS (HOPWA) program provides housing assistance and related supportive services for low-income persons with HIV/AIDS and their families. The program seeks to prevent homelessness by encouraging comprehensive strategies for meeting the holistic needs of AIDS victims. HUD provides formula allocations to states and qualified metropolitan areas as well as a competitive cycle for innovative programs not sponsored on a state or local level. The Florida Department of Health and Human Services administers state funds through ten regional groups. Metropolitan areas which receive formula allocations typically disperse funds through a regional planning process.

**Eligible Activities/Beneficiaries:** HOPWA funds may be used for an array of housing, rental assistance, supportive services, and program planning and development costs. Activities include, but are not limited to: the acquisition, rehabilitation or new construction of community residences and SRO units; costs for the operation and maintenance of facilities and community residences; rental assistance; and short-term payments to prevent homelessness. State and local formula dollars are used in compliance with planning efforts that may not include all eligible activities. Beneficiaries are persons stricken with HIV/AIDS and related diseases and their families with low (80% or less of area median) incomes.

**Eligible Applicants/Application Process:** States and qualified metropolitan areas may receive formula grants while sponsors of individual projects may be eligible for competitive grants. Formula grants are awarded to states and metropolitan areas with either a high incidence of AIDS infection or an above average relative incidence per population. Eligible recipients are notified of their formula allocation amounts and must submit an application detailing how those funds will be used. Competitive grants are awarded for special projects of national significance and other projects in areas not receiving formula grants. These funds are announced through the NOFA process.

**Contact Information:** For more information on the HOPWA program, contact: Office of Community Planning and Development, U.S. Department of Housing and Urban Development, 451 Seventh St., SW, Room 7212 Washington, DC 20410-7000 Phone: (202) 708-1934 FAX: (202) 708-9313 1-800-877-8339 TTY.

Web-site: <http://www.hud.gov/offices/cpd/aidshousing/index.cfm>

For a list of Florida regional HOPWA providers, contact: Department of Health and Human Services, 4052 Bald Cypress Way, Bin#A00, Tallahassee, Florida 32399-1701 Phone (850) 245-4321. Website: [http://www9.myflorida.com/disease\\_ctrl/aidscare/hopwa.html](http://www9.myflorida.com/disease_ctrl/aidscare/hopwa.html).

# LOW-INCOME EMERGENCY HOME REPAIR PROGRAM - LEHRP

## AT A GLANCE:

<i>Source:</i> <b>COMMUNITY SERVICES BLOCK GRANT</b>	<i>Applicants:</i> <b>WEATHERIZATION ASSISTANCE PROGRAMS</b>	<i>Finance Type:</i> <b>GRANTS</b>
<i>Enacted:</i> <b>1981</b>	<i>Cycle:</i> <b>FORMULA GRANTS TO WEATHERIZATION ASSISTANCE PROGRAMS</b>	<i>Housing Type:</i> <b>HOME OWNERSHIP</b>
<i>Regulation:</i> <b>SECTION 420.36, FS AND RULE CHAPTER 9B-57, FAC.</b>	<i>Administrator:</i> <b>BUREAU OF COMMUNITY ASSISTANCE - DEPT. OF COMMUNITY AFFAIRS (DCA)</b>	<i>Primary Uses:</i> <b>EMERGENCY HOME REPAIRS</b>

The Low-Income Emergency Home Repair Program (LEHRP) provides grants to local agencies administering Weatherization Assistance Programs (WAPs) to assist low-income persons, especially senior citizens and persons with disabilities, with emergency home repairs.

**Eligible Activities/Beneficiaries:** A wide range of structural, health and safety repair assistance is available for persons with incomes at 125 percent or less of the poverty level (including TANF and SSI recipients) and includes the following: structural repair, ceiling repair, electrical repairs, adding handrails, wheelchair ramps or other accessibility items, plumbing, septic, termite treatments, etc.

Preference is given to persons 60 years of age or older and persons who are physically disabled.

The average level of assistance is approximately \$2,000 per unit.

**Eligible Applicants/Application Process:** Noncompetitive, formula grants are allocated to WAPs. Persons with incomes at 125 percent or less of the poverty level (including AFDC and SSI recipients) apply directly to the local WAP for assistance. WAPs main-

tain a waiting list for assistance and priority is given to senior citizens, persons with disabilities, and families with children under the age of twelve (12).

**Program Contact:** Norm Gempel, Planning Manager, Weatherization Programs, Bureau of Community Assistance, Florida Department of Community Affairs, 2555 Shumard Oak Blvd., Tallahassee, FL 32399-2100; (850) 488-7541.

E-mail: [norm.gempel@dca.state.fl.us](mailto:norm.gempel@dca.state.fl.us)

Website: <http://www.dca.state.fl.us/fhcd/programs/lichrp/index.htm>

# LOW-INCOME HOME ENERGY ASSISTANCE PROGRAM - LIHEAP

## AT A GLANCE:

<i>Source:</i> <b>COMMUNITY SERVICES BLOCK GRANT</b>	<i>Applicants:</i> <b>WEATHERIZATION ASSISTANCE PROGRAMS</b>	<i>Finance Type:</i> <b>GRANTS</b>
<i>Enacted:</i> <b>1981</b>	<i>Cycle:</i> <b>FORMULA GRANTS TO WEATHERIZATION ASSISTANCE PROGRAMS</b>	<i>Housing Type:</i> <b>HOME OWNERSHIP, RENTAL</b>
<i>Regulation:</i> <b>SECTION 409.58, FS FEDERAL OMNIBUS BUDGET RECONCILIATION ACT OF 1981</b>	<i>Administrator:</i> <b>BUREAU OF COMMUNITY ASSISTANCE - DEPT. OF COMMUNITY AFFAIRS (DCA)</b>	<i>Primary Uses:</i> <b>ENERGY ASSISTANCE PAYMENTS</b>

The Low Income Home Energy Assistance Program (LIHEAP) provides grants to over 33 local governments and nonprofit organizations (serving all of Florida's 67 counties) to help low income households pay their monthly energy bills during times of financial crisis.

**Eligible Activities/Beneficiaries:** The Low-Income Home Energy Assistance Program can assist customers in paying their home energy expenses. The program has three categories of assistance: home energy assistance, crisis assistance, and weather related or supply shortage emergency assistance. Each category has unique requirements. Applicants can receive up to one energy assistance payment and up to two crisis assistance payments annually.

**Eligible Applicants/Application Process:** Households with a net income that do not exceed 125 percent of the poverty level (including WAGES and SSI recipients) may apply directly to the local provider of LIHEAP funds. Applicants must present proof of an obligation to pay for home energy costs.

**Program Contact:** Hilda Frazier, LIHEAP Planning Manager, Bureau of Community Assistance, Florida Department of Community Affairs, 2555 Shumard Oak Blvd., Tallahassee, FL 32399-2100; (850) 488-7541.

E-mail: [hilda.frazier@dca.state.fl.us](mailto:hilda.frazier@dca.state.fl.us)

Website: [www.dca.state.fl.us/fhcd/programs/liheap/index.htm](http://www.dca.state.fl.us/fhcd/programs/liheap/index.htm)

# PRE-DEVELOPMENT LOAN PROGRAM - PLP

## AT A GLANCE:

The Pre-development Loan Program (PLP) provides below market interest rate financing and technical advisory services to nonprofit organizations and public entities for preliminary development activities necessary to obtain the requisite financing to construct home ownership or rental housing developments.

<i>Source:</i> <b>SADOWSKI ACT FUNDS</b>	<i>Applicants:</i> <b>NON-PROFIT DEVELOPERS AND PUBLIC ENTITIES</b>	<i>Finance Type:</i> <b>BELOW MARKET RATE LOANS</b>
<i>Enacted:</i> <b>1992</b>	<i>Cycle:</i> <b>YEAR ROUND</b>	<i>Housing Type:</i> <b>RENTAL, HOME OWNERSHIP</b>
<i>Regulation:</i> <b>SECTION 420.521-529, FS RULE CHAPTER 67-38, FAC</b>	<i>Administrator:</i> <b>FLORIDA HOUSING FINANCE CORPORATION</b>	<i>Primary Uses:</i> <b>ACQUISITION AND PRE-DEVELOPMENT ACTIVITIES</b>

**Eligible Activities:** Funds are provided as a line of credit of up to \$500,000 for pre-development activities including but not limited to: market and feasibility analyses, credit underwriting fees, consulting fees, biological and environmental assessments, appraisals, professional fees, and site acquisition. Funding may not exceed the lesser of estimated pre-development costs or \$500,000.

**Eligible Beneficiaries and set aside requirements:** PLP gives priority to developments that include farmworkers as a target population. For rental developments, a minimum of 60% of the units must be rented to persons whose income is 60% or less of the area median income. For home ownership, units must be sold to persons whose income is 80% or less of the area median income. A minimum affordability period of 15 years is required for rental developments. Home buyers must be income eligible at time of purchase.

**Loan Terms:** The loan is set at 3% interest and is non-amortizing with repayment of principal and interest deferred until maturity. A loan may be forgiven if applicant is unable to obtain construction or permanent financing for the development. The loan matures on the earlier of (i) the date of closing of the permanent/construction loan for the development or (ii) 3 years from the date of execution of loan documents. Loan terms can be

extended. With respect to home ownership developments, lots can be released from the mortgage lien with partial payment of the loan.

**Eligible Applicants/Application Process:** Applicants must submit Form PLP 2000, which is accepted on an ongoing basis as funds remain available. Application packages are available for \$30 from the Florida Housing Finance Corporation. The application fee is \$100. The application is open to nonprofit organizations, Community Development Corporations (CDCs), local governments, and public housing authorities. A loan committee reviews applications and successful applicants are then invited to create a development plan. A PLP loan is issued once the Florida Housing Finance Corporation approves a development plan. Technical Assistance is provided to each applicant. To remain informed of current and upcoming notices of funding availability, contact the program administrator to place your name on the mailing list.

**Program Contact:** Joyce Martinez, Administrator, Florida Housing Finance Corporation, 227 North Bronough Street, Suite 5000, Tallahassee, FL 32301-1329; (850) 488-4197.  
Email: [joyce.martinez@floridahousing.org](mailto:joyce.martinez@floridahousing.org)  
Website: [www.floridahousing.org](http://www.floridahousing.org)

# MORTGAGE REVENUE BONDS FOR RENTAL HOUSING MRB

## AT A GLANCE:

<i>Source:</i> <b>BOND ISSUES</b>	<i>Applicants:</i> <b>FOR- &amp; NON-PROFIT DEVELOPERS</b>	<i>Finance Type:</i> <b>BELOW MARKET RATE LOANS</b>
<i>Current Provisions Enacted:</i> <b>1986</b>	<i>Cycle:</i> <b>YEAR ROUND WITH PREFERENCE IN LIMITED CYCLE</b>	<i>Housing Type:</i> <b>RENTAL</b>
<i>Regulation:</i> <b>SECTION 420.508(2), FS RULE CHAPTER 67-21, FAC</b>	<i>Administrator:</i> <b>FLORIDA HOUSING FINANCE CORPORATION</b>	<i>Primary Uses:</i> <b>ACQUISITION, NEW CONSTRUCTION, REHABILITATION</b>

The Multifamily Bond Program utilizes funds generated from the sale of both taxable and tax-exempt bonds to make below-market interest rate loans to non-profit and for-profit developers of rental housing. Developments that receive tax exempt financing also receive automatic 4% Housing Credits directly from the federal government.

**Eligible Activities/Beneficiaries:** Low-interest rate loans, not to exceed 95% of the total development costs, are available for the new construction or acquisition and rehabilitation of rental housing units.

**Set Aside Requirements:** For Tax Exempt bonds, developers must agree to minimally set aside 20% of the development's units for very low-income persons with incomes at or below 50% of the area median, or 40% of the development's units for persons with incomes at or below 60% of the area median. (If loan funds are combined with another rental program, i.e. HOME, HC, or SAIL, the more stringent requirements regarding income, set-asides and affordability periods apply). For taxable bonds, developers must agree to set aside 20% of the units for low income persons with incomes 80% of the area median. In practice, almost every development sets aside 100% of the units for income eligible families.

**Terms of the Loan:** Maximum Loan term is 45 years. Interest rate is determined at the time bonds are sold. Loans are limited to the lesser of 95% of total development cost or amount economically feasible and supported by project cash flow.

**Eligible Applicants/Application Process:** For-profit and nonprofit organizations and public agencies may apply for MRB's on a competitive basis through a cycle that includes HC and SAIL. Application cycles are held annually and are reviewed, scored and ranked according to such items as funding, ability to proceed, leveraging and experience of development team.

**Program Contact:** David Westcott, Administrator, Florida Housing Finance Corporation, 227 North Bronough Street, Suite 5000, Tallahassee, FL 32301-1329; (850) 488-4197.

Email: [david.westcott@floridahousing.org](mailto:david.westcott@floridahousing.org)

Website: [www.floridahousing.org](http://www.floridahousing.org)



# SECTION 8 SINGLE ROOM OCCUPANCY MODERATE REHABILITATION - SRO

The SRO Program provides Section 8 rental assistance for moderate rehabilitation of buildings with SRO units-single-room dwellings, designed for the use of an individual, that often do not contain food preparation or sanitary facilities. A public housing authority makes Section 8 rental assistance payments to the landlords for the homeless people who rent the rehabilitated units. The SRO program makes these units available by providing rental assistance to owners for the cost of some rehabilitation, ownership, and maintenance of SRO units. Rental assistance payments cover the difference between the tenant's rental payment (generally 30 percent of the tenant's adjusted income) and a unit's rent, which must not exceed the fair market rent for the area.

**Eligible Activities/Beneficiaries:** Housing providers may only use the funds for rehabilitation of housing into SRO units that will be coupled with rental assistance. One quarter of the units proposed for assistance must be vacant at the time of the application so that a significant portion of those served are homeless. To qualify, a unit must need between \$3,000 and \$16,000 in rehabilitation, which may be amortized by the rental assistance. The initial lease between a homeless person and the owner must be at least a year. The program gives priority to homeless individuals. It also provides rental assistance to people currently residing in SRO units eligible for Section 8 assistance.

**Eligible Applicants/Application Process:** Public housing agencies and private nonprofit organizations may apply. Nonprofit organizations must subcontract with public housing agencies to admin-

## AT A GLANCE:

<i>Source:</i> <b>McKINNEY ACT - FEDERAL APPROPRIATION</b>	<i>Applicants:</i> <b>NON PROFITS &amp; PUBLIC ENTITIES</b>	<i>Finance Type:</i> <b>GRANTS</b>
<i>Enacted:</i> <b>1987</b>	<i>Cycle:</i> <b>ANNUAL CYCLE</b>	<i>Housing Type:</i> <b>RENTAL</b>
<i>Regulation:</i> <b>SECTION 441 OF THE McKINNEY ACT (42 U.S.C. 11401 ET SEQ.) AND SECTIONS 8(E) (2) AND 8(N) OF THE U.S. HOUSING ACT OF 1937 (42 U.S.C. 1437F). 24 CFR 882, SUBPART H</b>	<i>Administrator:</i> <b>HUD - COMMUNITY DEVELOPMENT</b>	<i>Primary Uses:</i> <b>REHABILITATION OF SRO UNITS AND RENTAL ASSISTANCE</b>

ister the rental assistance. HUD makes Section 8 SRO rental assistance available through an annual competition that includes the Supportive Housing and Shelter Plus Care programs. HUD enters into annual contracts with eligible providers for 10 years. No single city or urban county can receive more than 10 percent of SRO funds awarded in a given year. After HUD publishes a Notice of Funding Availability (NOFA) for Continuum of Care Homeless Assistance in the Federal Register, applicants must submit specific information about a proposed project, along with their Continuum of Care application. They must also certify that the project is consistent with the Consolidated Plan of the jurisdiction where each proposed project is found. The application packet for Continuum of Care programs is available online or by calling Community Connections (1-800-998-9999).

**Contact Information:** The Office of Special Needs Assistance Programs in HUD's Office of Community Planning and Development (CPD) administers the program. Contact: Allison Manning, 451 7th Street, SW, Washington, DC 20410, (202) 708-0614 ext. 4497. Hearing impaired users may call the Federal Information Relay Service at 1-800-877-8339. Website: [www.hud.gov/offices/cpd/homeless/programs/sro/index.cfm](http://www.hud.gov/offices/cpd/homeless/programs/sro/index.cfm)

# SECTION 202 SUPPORTIVE HOUSING FOR THE ELDERLY

## AT A GLANCE:

<i>Source:</i> <b>HOUSING ACT OF 1959, 210 OF THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974 - U.S. HUD</b>	<i>Applicants:</i> <b>NON PROFIT SPONSORS</b>	<i>Finance Type:</i> <b>LOANS AND RENT SUBSIDIES</b>
<i>Enacted:</i> <b>1974</b>	<i>Cycle:</i> <b>ANNUAL COMPETITIVE</b>	<i>Housing Type:</i> <b>RENTAL</b>
<i>Regulation:</i> <b>24 CFR PART 891.</b>	<i>Administrator:</i> <b>HUD - MULTI-FAMILY</b>	<i>Primary Uses:</i> <b>NEW CONSTRUCTION, RENTAL ASSISTANCE, REHABILITATION, ACQUISITION</b>

**H**UD provides capital advances to finance the construction, rehabilitation or acquisition with or without rehabilitation of structures that will serve as supportive housing for very low-income elderly persons, including the frail elderly, and provides rent subsidies for the projects to help make them affordable. It provides very low-income elderly with options that allow them to live independently but in an environment that provides support activities such as cleaning, cooking, transportation, etc. The program is similar to Supportive Housing for Persons with Disabilities (Section 811).

**Eligible Activities/Beneficiaries:** HUD provides interest-free capital advances to private, nonprofit sponsors to finance the development of supportive housing for the elderly. The capital advance does not have to be repaid as long as the project serves very low-income elderly persons for 40 years.

Project rental assistance funds are provided to cover the difference between the HUD-approved operating cost for the project and the tenants' contribution towards rent. Project rental assistance contracts are approved initially for 5 years and are renewable based on the availability of funds. Occupancy in Section 202 housing is open

to any very low-income household comprised of at least one person who is at least 62 years old at the time of initial occupancy.

**Eligible Applicants/Application Process:** Private nonprofit organizations can apply to develop a Section 202 project if they can, among other requirements, submit a resolution that they will provide a minimum capital investment equal to 0.5 percent of the HUD-approved capital advance, up to a maximum of \$25,000 for national sponsors or \$10,000 for other sponsors. Public entities are not eligible for funding under this program. Applications may be submitted to the local HUD Field Office during annual, competitive cycle.

**Contact Information:** To learn more about the Section 202 program, see Supportive Housing for the Elderly (HUD Handbook 4571.3) and Supportive Housing for the Elderly--Conditional Commitment--Final (HUD Handbook 4571.5) which are available on the Internet at <http://www.hudclips.org> or from the HUD Multifamily Clearinghouse at 1-800-685-8470.

# SECTION 811 SUPPORTIVE HOUSING FOR PERSONS WITH DISABILITIES

## AT A GLANCE:

<i>Source:</i> <b>SECTION 811 OF THE NATIONAL AFFORDABLE HOUSING ACT OF 1990</b>	<i>Applicants:</i> <b>NON PROFIT SPONSORS</b>	<i>Finance Type:</i> <b>LOANS AND RENT SUBSIDIES</b>
<i>Enacted:</i> <b>1990</b>	<i>Cycle:</i> <b>ANNUAL COMPETITIVE</b>	<i>Housing Type:</i> <b>RENTAL</b>
<i>Regulation:</i> <b>24 CFR PART 891</b>	<i>Administrator:</i> <b>HUD - MULTI-FAMILY</b>	<i>Primary Uses:</i> <b>NEW CONSTRUCTION, RENTAL ASSISTANCE, REHABILITATION, ACQUISITION</b>

**H**UD provides funding to nonprofit organizations to develop rental housing with the availability of supportive services for very low-income adults with disabilities, and provides rent subsidies for the projects to help make them affordable. The program also provides project rental assistance, which covers the difference between the HUD-approved operating costs of the project and the tenants' contribution toward rent. The program is similar to Supportive Housing for the Elderly (Section 202).

**Eligible Activities/Beneficiaries:** HUD provides interest-free capital advances and project rental assistance to nonprofit sponsors to help them finance the development of rental housing such as independent living projects, condominium units and small group homes with the availability of supportive services for persons with disabilities. The capital advance can finance the construction, rehabilitation, or acquisition with or without rehabilitation of supportive housing. The advance does not have to be repaid as long as the housing remains available for very low-income persons with disabilities for at least 40 years. Each project must have a supportive services plan. An eligible household may consist of a single qualified person with a very low-income (within 50 percent

of the median income for the area) and at least one member must be 18 years old or older and have a disability, such as a physical or developmental disability or chronic mental illness.

**Eligible Applicants/Application Process:** Nonprofit organizations can apply to develop a Section 811 project if they can, among other requirements, submit a resolution that they will provide a minimum capital investment equal to 0.5 percent of the capital advance amount, up to a maximum of \$10,000. Applications may be submitted to the local HUD Field Office during annual, competitive cycle.

**Contact Information:** To learn more about the Section 811 program, see Section 811 Supportive Housing for Persons with Disabilities (HUD Handbook 4571.2) and Supportive Housing for Persons with Disabilities, Conditional Commitment to Final Closing (HUD Handbook 4571.4) which are available on Hudclips at [www.hudclips.org](http://www.hudclips.org) or view HUD's website at <http://www.hud.gov/offices/hsg/mfh/progdsc/disab811.cfm>

# SINGLE-FAMILY MORTGAGE REVENUE BOND PROGRAM - SFMRB

## AT A GLANCE:

<i>Source:</i> <b>BOND ISSUES</b>	<i>Applicants:</i> <b>HOME BUYERS THROUGH APPROVED LENDERS</b>	<i>Finance Type:</i> <b>FIRST MORTGAGE LOANS</b>
<i>Enacted:</i> <b>1982</b>	<i>Cycle:</i> <b>LENDERS - ANNUAL</b>	<i>Housing Type:</i> <b>HOME OWNERSHIP</b>
<i>Regulation:</i> <b>SECTION 420.508, FS RULE CHAPTERS 67-25, FAC</b>	<i>Administrator:</i> <b>FLORIDA HOUSING FINANCE CORP. THROUGH LENDERS &amp; LOCAL FINANCE AUTHORITIES</b>	<i>Primary Uses:</i> <b>REDUCED RATE MORTGAGES FOR FIRST TIME HOME BUYERS</b>

The Single Family Mortgage Revenue Bond (SFMRB) Program is also known as the First Time Home Buyer Program. It uses proceeds from tax-exempt and taxable mortgage revenue bonds to provide first-time, low- to moderate-income home buyers with below-market interest rate mortgage loans. The interest rate savings to the home buyer is typically 1.5 percent to 2 percent -- representing approximately \$800 in annual savings to the buyer of a \$65,000 home. This savings often determines whether a potential buyer will be able to purchase a home.

**Eligible Activities/Beneficiaries:** Below-market rate mortgages for first-time home buyers with low (80% or less of area median) to moderate (120% or less of area median) incomes.

**Terms:** Mortgages to home buyers are 30-year, fixed rate loans issued at the lowest possible interest rate (usually a 1-2% savings over commercially available rates). Interest-free loans and deep subsidies from other FHFC programs are also made available to qualified borrowers in conjunction with the bond mortgages to help with down payments and other closing costs (See Housing Assistance Program).

**Eligible Applicants/Application Process:** First time home buyers who are income eligible may apply through an approved and participating lender. The application cycle for participating lenders is noncompetitive and held once a year (per bond issue). Lenders must be FNMA or FHFC approved and apply directly to the MRB Program. If funded, Lenders must pay a participation fee of \$10,000 to originate loans. Builders may apply for a sub-commitment of bond funds, with a lender applying on their behalf. Such sub-commitments are available for up to nine months and builders must pay an up-front fee of 1¾ percent of the total request.

**Program Contact:** Keith Bowers, Administrator, Florida Housing Finance Corporation, 227 North Bronough Street, Suite 5000, Tallahassee, FL 32301-1329; (850) 488-4197.

Email: [keith.bowers@floridahousing.org](mailto:keith.bowers@floridahousing.org)

Website: [www.floridahousing.org](http://www.floridahousing.org)

# STATE APARTMENT INCENTIVE LOAN PROGRAM - SAIL

## AT A GLANCE:

The State Apartment Incentive Loan (SAIL) Program provides low-interest rate mortgage loans to developers who build or substantially rehabilitate rental developments, made affordable to very low (50% or less of area median) income households. The SAIL loan bridges the gap between a development's primary financing and total development costs.

<i>Source:</i> <b>SADOWSKI ACT FUNDS</b>	<i>Applicants:</i> <b>FOR PROFIT, NON-PROFIT, PUBLIC AGENCIES</b>	<i>Finance Type:</i> <b>GENERALLY SECOND OR BRIDGE LOANS</b>
<i>Enacted:</i> <b>1988</b>	<i>Cycle:</i> <b>ANNUAL COMPETITIVE CYCLE</b>	<i>Housing Type:</i> <b>RENTAL</b>
<i>Regulation:</i> <b>SECTION 420.5087, F.S. RULE CHAPTER 67-48 FAC</b>	<i>Administrator:</i> <b>FLORIDA HOUSING FINANCE CORPORATION</b>	<i>Primary Uses:</i> <b>NEW CONSTRUCTION, SUBSTANTIAL REHABILITATION</b>

**Eligible Activities/Beneficiaries:** The SAIL Program targets the new construction or rehabilitation of very-low income housing in the following categories: farm worker or commercial fishing worker, elderly housing, family housing, and homeless developments. The program targets very low income persons but allows a mixed income development in conjunction with private financing.

**Terms:** Loans are typically issued for a maximum of 15 years but can go longer. Loans generally are limited to 25% of the project costs but may go higher to certain non profit developments. Interest rates are set each year, and are currently 3% interest only, cash flow loans (1% on farmworker developments).

**Set- aside Requirements:** 20% of the units must be available to persons earning 50% or less of the area or state median income. For developments using Housing Credits a minimum of 40% of the units must be available to persons earning 60% or less of the area or state median income. Both are adjusted for family size. The minimum affordability term is 15 years though almost every applicant commits to 50 years. Among the top scoring applications in 2000, the average development's proposed set aside for

family housing was 6.5% of units at 35% of area median income and 83% of units at 60% or less of area median income.

**Eligible Applicants/Application Process:** For-profit and nonprofit organizations and public agencies may apply for SAIL on a competitive basis through a cycle that includes HC and MRBs. Application cycles are held annually and are reviewed, scored and ranked according to such items as funding, ability to proceed, leveraging and experience of development team.

**Program Contact:** Joyce Martinez, Administrator, Florida Housing Finance Corporation, 227 North Bronough Street, Suite 5000, Tallahassee, FL 32301-1329; (850) 488-4197.

Email: [joyce.martinez@floridahousing.org](mailto:joyce.martinez@floridahousing.org)

Website: [www.floridahousing.org](http://www.floridahousing.org)

# STATE HOUSING INITIATIVES PARTNERSHIP - SHIP PROGRAM

## AT A GLANCE:

<i>Source:</i> <b>SADOWSKI ACT FUNDS</b>	<i>Applicants:</i> <b>FOR PROFIT, NON-PROFIT, PUBLIC AGENCIES, INDIVIDUALS</b>	<i>Finance Type:</i> <b>GENERALLY SECOND OR BRIDGE LOANS, GRANTS</b>
<i>Enacted:</i> <b>1992</b>	<i>Cycle:</i> <b>LOCAL GOVERNMENT CONTROL BASED ON ANNUAL LEGISLATIVE APPROPRIATION</b>	<i>Housing Type:</i> <b>HOME OWNERSHIP, RENTAL</b>
<i>Regulation:</i> <b>SECTION 420 PART VII, FS RULE CHAPTER 67-37, FAC</b>	<i>Administrator:</i> <b>FHFC - LOCAL GOVERNMENT CONTROL</b>	<i>Primary Uses:</i> <b>GAP FINANCING, NEW CONSTRUCTION, REPAIRS, REHABILITATION, ACQUISITION, DOWNPAYMENT ASSISTANCE</b>

**Eligible Beneficiaries:** At least 30 percent of a local government's total annual distribution of SHIP funds must be reserved for awards to very low income persons (50% ami), and an additional 30 percent of funds must be awarded to low income persons (80% ami). The remainder may serve any combination of very-low, low or moderate income persons (120% ami).

Created in 1992 as part of the William E. Sadowski Affordable Housing Act, the State Housing Initiatives Partnership (SHIP) Program's mission is threefold: (1) provide funding to eligible local governments for the implementation of programs that create and preserve affordable housing; (2) foster public-private partnerships to create and preserve affordable housing; and, (3) encourage local governments to implement regulatory reforms and promote the development of affordable housing in their communities by using funds as an incentive for private development. Funds are allocated to every Florida county as well as municipalities which receive CDBG funds.

**Eligible Activities:** SHIP funds may be used for emergency repairs, new construction, rehabilitation, down payment and closing cost assistance, construction and gap financing, mortgage buy-downs, acquisition of property for affordable housing, special needs housing, home ownership counseling and match for federal housing loans and grants. A minimum of 65 percent of a local government's total annual distribution of SHIP funds must be used for home ownership. A minimum of 75 percent of a local government's total annual distribution of SHIP funds must be used for construction-related activities, including rehabilitation, new construction, emergency repairs, or financing for a newly constructed or rehabilitated unit.

### Eligible Applicants/Application

**Process:** Individuals, nonprofit organizations, and for-profit developers must apply to local government for funding. Each local government receives an annual allocation which is appropriated by the Florida Legislature. To participate, a local government must establish a Local Housing Assistance Program; submit and receive approval of a Local Housing Assistance Plan to the Florida Housing Finance Corporation; adopt and incorporate Local Housing Incentive Strategies; establish or amend local land development regulations, policies, and procedures in order to implement incentive strategies; submit an annual report of the housing program's accomplishments; and encourage public and private sector involvement in the form of a partnership to further program goals and reduce housing costs. Each locally administered SHIP Program determines the process of awarding and distributing funds within its community and is required to establish selection criteria to identify eligible applicants and the application process in their local Housing Assistance Plan.

**Program Contact:** Tom Burt, Administrator, Florida Housing Finance Corporation, 227 North Bronough Street, Suite 5000, Tallahassee, FL 32301-1329; (850) 488-4197.

Email: [tom.burt@floridahousing.org](mailto:tom.burt@floridahousing.org)

Website: [www.floridahousing.org](http://www.floridahousing.org)

# SUPPORTIVE HOUSING - SHP

## AT A GLANCE:

SHP provides grants to develop supportive housing and services that will enable homeless people to live as independently as possible. Program funds help homeless people live in a stable place, increase their skills or income, and gain more control over the decisions that affect their lives.

### Eligible Activities/Beneficiaries:

SHP funds supportive housing projects that include: (1) transitional housing (generally used for 24 months or less as a stepping stone to permanent housing); (2) permanent housing for homeless people with disabilities; (3) supportive services for homeless people not living in supportive housing; and (4) other types of innovative supportive housing for homeless people. Supportive services include child care, employment assistance, outpatient health services, case management, help in getting permanent housing, nutritional counseling, security arrangements, and help in obtaining other assistance. SHP provides funding for new projects and for the renewal of projects currently receiving SHP funds. Providers may choose among a variety of activities: to acquire a homeless facility; to build, rehabilitate, or lease a homeless facility; to pay for new or increased supportive services to homeless people; and to meet some of the day-to-day operating expenses of homeless facilities. Finally, they may use SHP to pay limited administrative expenses.

Grantees must match funds for acquisition, rehabilitation, and new construction with equal or greater funding amounts from other sources. They may use up to \$200,000 for acquisition and rehabilitation of structures (up to \$400,000 in designated high-cost areas) and up to \$400,000 for new construction. SHP funds up to 75 percent of the operating costs for a supportive housing project for the first 2 years, and up to 50 percent the third year. Finally, grantees may use up

<i>Source:</i> <b>McKINNEY ACT - FEDERAL APPROPRIATIONS</b>	<i>Applicants:</i> <b>NON PROFITS &amp; PUBLIC ENTITIES</b>	<i>Finance Type:</i> <b>GRANTS</b>
<i>Enacted:</i> <b>1989</b>	<i>Cycle:</i> <b>ANNUAL, COMPETITIVE</b>	<i>Housing Type:</i> <b>RENTAL</b>
<i>Regulation:</i> <b>SUBTITLE C OF TITLE IV OF THE STEWART B. MCKINNEY ACT (42 U.S.C. 11361 ET SEQ.) 24 CFR 583.</b>	<i>Administrator:</i> <b>HUD - COMMUNITY DEVELOPMENT</b>	<i>Primary Uses:</i> <b>NEW CONSTRUCTION, LEASING REHABILITATION, ACQUISITION</b>

to 5 percent of their grant for administrative expenses. A person must be homeless to receive help from SHP projects

**Eligible Applicants/Application Process:** Eligible applicants include States, local governments, other government agencies (such as public housing agencies), private nonprofit organizations, and community mental health associations that are public nonprofit organizations. HUD awards SHP funds as annual competitive grants through its NOFA process. Each application must include a certification that the project is consistent with the Consolidated Plan of the jurisdiction where each proposed project is found. The application packet for Continuum of Care programs is available or by calling Community Connections (1-800-998-9999) for the Homeless Assistance Program Application Package Upgrade for Fiscal Year 1997 (SN0097) and the Homeless Application Instructional Video for FY 1997 (SN0085, \$12).

**Contact Information:** Relevant technical information on the Supportive Housing Program is available electronically through HUD-CLIPS. The Office of Special Needs Assistance Programs at the HUD Office of Community Planning and Development (CPD) administers the program. Contact: Jean Whaley, 451 7th Street, SW, Washington, DC 20410, (202) 708-0614 ext. 4473. Hearing impaired users may call the Federal Information Relay Service at 1-800-877-8339.

# U.S. DEPT. OF AGRICULTURE, RURAL HOUSING

The USDA Rural Housing Service has various programs available to aid in the development of rural America. Rural housing programs are divided into three categories: Community Facilities (CF), Single Family Housing (SFH), and Multi Family Housing (MFH). These programs were formerly operated by the Rural Development Administration and the Farmers Home Administration. The Florida State Office, located in Gainesville, administers USDA Rural Development programs for Florida through five area and 15 local offices. Detailed information and applications for financial assistance are available through area and local Rural Development offices.

## SINGLE FAMILY HOUSING (SFH) PROGRAMS

**502 Direct Loan Program:** Provides home ownership loans to very low (50% or less area median) and low (80% or less area median) income rural residents to purchase, construct, repair, reconstruct, or relocate a dwelling and related facilities. Up to 100 percent of the value may be financed, however, leveraging with other subsidies (such as SHIP and HOME) and private lenders is encouraged. The maximum loan term is 33 years and 30 for manufactured homes. Terms may go to 38 years for those with incomes at less than 60% of area median. The maximum mortgage limits, by county, are determined by the Department of Housing and Urban Development (HUD). Funds are available on a first-come, first-served basis and very-low and low-income persons make direct application to their local USDA Rural Development office.

**504 Loan and Grant Program:** Provides home improvement and repair loans (with a 1 percent interest rate) and grants to enable very low (50% or less area median) income rural homeowners to remove health and safety hazards in their homes and/or make homes accessible for people with disabilities. Grants are also available for persons 62 years of age and older who are unable to repay a loan. The maximum loan amount is \$20,000 and the maximum grant an elderly person can receive is \$7,500. Funds are available on a first-come, first-served basis and very-low and low-

income persons make direct application to their local USDA Rural Development office.

**Housing Preservation Grants:** Provide qualified nonprofit organizations and public agencies with grant funds to administer programs that assist very low- and low-income rural home owners with the repairs and/or rehabilitation of their homes. Also, grants can assist rural, rental property owners and co-ops with repair and rehabilitation of their units, if units will be made available/reserved for low- and very low-income persons. A national, competitive application for Housing Preservation Grant funds is held annually (generally late fall/early spring) and qualified nonprofit organizations and public agencies are eligible to apply. Contact the local USDA Rural Development office for more information on upcoming cycles and application information.

**Guarantee Housing Program:** Single Family Targets persons and families with moderate incomes (up to 115 percent of the area median) who are lacking the down payment necessary to purchase a new or existing home. Guaranteed Rural Housing Loans may be made up to 100 percent of the market value or acquisition costs, whichever is less, which eliminates the need for both a down payment or mortgage insurance. The loan term is 30 years and the maximum loan may not exceed \$86,317 (unless the eligible property is located in a "high-cost area" as determined by HUD). Loans are purchased by either Fannie Mae or Ginnie Mae as 100 percent loan-to-value with the guarantee. Lenders must apply to their local Rural Development office to become approved to originate RHS Guaranteed Rural Housing loans (and then eligible home buyers apply to approved lenders).

**Guarantee Housing Program:** Multi-family Provides loan guarantees for the construction, acquisition, or rehabilitation of rural multi-family housing. Persons served must be very low, low, or moderate-income households, elderly, handicapped, or disabled persons with income not in excess of 115% of the area median

# SERVICES - USDA/RHS

income. The terms of the loans guaranteed may be up to 40 years, and the loans must be fully amortized. Rates of the loans guaranteed must be fixed, as negotiated between lender and borrower.

**Self-Help Housing Loans:** Are generally administered by non-profits or municipalities working to assist groups of six to eight low-income families, helping each other to build homes. The loans are limited and competitive and nonprofits or municipalities must make application to their local RHS office. Loans fund the provision of materials, site acquisition and skilled labor, until the home is completed. The families must agree to work together until all homes are finished. Generally, Self-Help Housing Loans are combined with 502 Direct Loans to further assist low-income home buyers with down payment assistance or a deep subsidy second mortgage loan.

## MULTI FAMILY HOUSING (MFH) AND SITE DEVELOPMENT PROGRAMS

**Rural Rental Housing Loans:** Enable individuals or organizations to build or rehabilitate rental units for low- and moderate-income residents in rural areas.

**Rental Assistance:** Reduce out-of-pocket cash that very low- and low-income families pay for rent, including utilities.

**Farm Labor Housing Loans and Grants:** Enable farmers, public or private nonprofit organizations, and local governments to build, buy, or repair farm labor housing in either dormitory or multifami-

### AT A GLANCE:

<i>Source:</i> <b>FEDERAL APPROPRIATIONS</b>	<i>Applicants:</i> <b>FOR PROFIT, NON-PROFIT, PUBLIC AGENCIES</b>	<i>Finance Type:</i> <b>LOANS AND GRANTS</b>
<i>Enacted:</i> <b>VARIOUS BY PROGRAM</b>	<i>Cycle:</i> <b>VARIOUS BY PROGRAM</b>	<i>Housing Type:</i> <b>HOME OWNERSHIP, RENTAL</b>
<i>Regulation:</i> <b>7 CFR PART 1980, PART 3550 AND HB2-3550</b>	<i>Administrator:</i> <b>USDA REGIONAL AND LOCAL OFFICES</b>	<i>Primary Uses:</i> <b>NEW CONSTRUCTION, REHABILITATION</b>

ly apartment style.

**Congregate Housing and Group Homes:** Provide living units for persons with low- to moderate-incomes and for those age 62 or older.

**Rural Housing Site Loans:** Enable private or public nonprofit organizations to purchase adequate building sites for development.

### USDA/RHS Program Contacts

**State Office:** Louis E. Frost, Director, Florida Office, Rural Housing Service, 4440 NW 25th Place, Gainesville, Florida 32606; (352) 338-3435; fax: (352) 338-3437.

E-mail: [lfrost@rurdev.usda.gov](mailto:lfrost@rurdev.usda.gov)

Website: <http://www.rurdev.usda.gov/rhs/index.html>

# WEATHERIZATION ASSISTANCE PROGRAM - WAP

## AT A GLANCE:

<i>Source:</i> <b>COMMUNITY SERVICES BLOCK GRANT - FEDERAL</b>	<i>Applicants:</i> <b>COMMUNITY ACTION AGENCIES, NON-PROFITS, COUNTIES</b>	<i>Finance Type:</i> <b>GRANTS</b>
<i>Enacted:</i> <b>1981</b>	<i>Cycle:</i> <b>FORMULA GRANTS TO WEATHERIZATION ASSISTANCE PROGRAMS</b>	<i>Housing Type:</i> <b>HOME OWNERSHIP, RENTAL</b>
<i>Regulation:</i> <b>SECTIONS 163.03(3)(E) AND 409.509 THROUGH 409.5093, FS, RULE CHAPTER 9B-24, FAC. PUBLIC LAWS; 94-385, TITLE IV, PART A, 97-35, TITLE XXIV, 96-619, TITLE II, PART 2, AND 96-294, TITLE V, SUBTITLE E.</b>	<i>Administrator:</i> <b>BUREAU OF COMMUNITY ASSISTANCE - DEPT. OF COMMUNITY AFFAIRS (DCA)</b>	<i>Primary Uses:</i> <b>ENERGY EFFICIENCY REPAIRS TO LOWER UTILITY BILLS</b>

The Weatherization Assistance Program (WAP) provides grants to over 37 local governments, and nonprofit organizations (serving all of Florida's 67 counties) to improve the energy efficiency of low-income housing.

**Eligible Activities/Beneficiaries:** WAP offers free weatherization services to homeowners and renters including attic insulation; floor, ceiling and wall insulation; hot water heater insulation jackets; caulking and tinting, heat/air system minor repairs, and door/window repair and replacement. Client households must meet 125% of the United States Department of Health and Human Services' low-income poverty guidelines. Preference is given to owner occupied, elderly, disabled, and families with children 12 and under.

**Eligible Applicants/Application Process:** Households with a net income that do not exceed 125 percent of the poverty level (including WAGES and SSI recipients) may apply directly to the local provider of WAP funds. Funds are available to homeowners and

renters. The WAP program maintains a waiting list for assistance and priority is given to senior citizens, persons with disabilities and families with children under the age of twelve.

**Program Contact:** Norm Gempel, Weatherization Assistance Programs, Bureau of Community Assistance, Florida Department of Community Affairs, 2555 Shumard Oak Blvd., Tallahassee, FL 32399-2100; (850) 488-7541

E-mail: [norm.gempel@dca.state.fl.us](mailto:norm.gempel@dca.state.fl.us)

Website: [www.dca.state.fl.us/fhcd/programs/wap\\_liheap/index.htm](http://www.dca.state.fl.us/fhcd/programs/wap_liheap/index.htm)