Bill No. $\underline{\text{CS}}$ for $\underline{\text{CS}}$ for $\underline{\text{CS}}$ for $\underline{\text{SB}}$ $\underline{\text{2548}}$

Amendment No. ____

	CHAMBER ACTION Senate House
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11	Senator Hargrett moved the following amendment:
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13	Senate Amendment (with title amendment)
14	On page 159, between lines 5 and 6,
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16	insert:
17	Section 75. Subsection (9) of section 14.2015, Florida
18	Statutes, is amended to read:
19	14.2015 Office of Tourism, Trade, and Economic
20	Development; creation; powers and duties
21	(9)(a) The Office of Urban Opportunity is created
22	within the Office of Tourism, Trade, and Economic Development.
23	The director of the Office of Urban Opportunity shall be
24	appointed by and serve at the pleasure of the Governor.
25	(b) The purpose of the Office of Urban Opportunity
26	shall be to administer the Front Porch Florida initiative, a
27	comprehensive, community-based urban core redevelopment
28	program that will empower urban core residents to craft
29	solutions to the unique challenges of each designated
30	community.
31	(c) The selection criteria for designating Front Porch
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29 30 Communities must give priority consideration to communities where there is an active grant award from the U.S. Department of Housing and Urban Development under the HOPE VI program and there is:

- 1. Documented support by the unit of local government to redevelop the neighborhoods surrounding the HOPE VI project.
- 2. A joint agreement between the local government and the public housing authority receiving the HOPE VI grant regarding the redevelopment of neighborhoods surrounding the HOPE VI project.
- 3. A plan to promote the redevelopment of the HOPE VI neighborhoods; to disperse the location of publicly assisted housing within the neighborhood and to promote mixed-income neighborhoods; to promote home ownership; and to involve the residents of the neighborhood in redevelopment.

Section 76. Section 163.2523, Florida Statutes, is amended to read:

163.2523 Grant program. -- An Urban Infill and Redevelopment Assistance Grant Program is created for local governments. A local government may allocate grant money to special districts, including community redevelopment agencies, and nonprofit community development organizations to implement projects consistent with an adopted urban infill and redevelopment plan or plan employed in lieu thereof. Thirty percent of the general revenue appropriated for this program shall be available for planning grants to be used by local governments for the development of an urban infill and redevelopment plan, including community participation processes for the plan. Sixty percent of the general revenue 31 | appropriated for this program shall be available for

fifty/fifty matching grants for implementing urban infill and redevelopment projects that further the objectives set forth 3 in the local government's adopted urban infill and 4 redevelopment plan or plan employed in lieu thereof. The 5 remaining 10 percent of the revenue must be used for outright 6 grants for implementing projects requiring an expenditure of 7 under \$50,000. Projects that provide employment opportunities 8 to clients of the WAGES program, and projects within urban 9 infill and redevelopment areas that include a community 10 redevelopment area, Florida Main Street program, Front Porch 11 Florida Community, sustainable community, enterprise zone, 12 federal enterprise zone, enterprise community, or neighborhood 13 improvement district, and projects that include the recipient of a HOPE VI grant from the U.S. Department of Housing and 14 15 Urban Development must be given an elevated priority in the 16 scoring of competing grant applications. The Division of 17 Housing and Community Development of the Department of Community Affairs shall administer the grant program. The 18 Department of Community Affairs shall adopt rules establishing 19 grant review criteria consistent with this section. 20 21 Section 77. Paragraph (c) of subsection (6) of section 420.5087, Florida Statutes, is amended to read: 22 420.5087 State Apartment Incentive Loan 23 24 Program. -- There is hereby created the State Apartment 25 Incentive Loan Program for the purpose of providing first,

(6) On all state apartment incentive loans, except 31 loans made to housing communities for the elderly to provide

guarantees to sponsors, including for-profit, nonprofit, and

second, or other subordinated mortgage loans or loan

public entities, to provide housing affordable to

very-low-income persons.

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for lifesafety, building preservation, health, sanitation, or security-related repairs or improvements, the following provisions shall apply:

- (c) The corporation shall provide by rule for the establishment of a review committee composed of the department and corporation staff and shall establish by rule a scoring system for evaluation and competitive ranking of applications submitted in this program, including, but not limited to, the following criteria:
- 1. Tenant income and demographic targeting objectives of the corporation.
- 2. Targeting objectives of the corporation which will ensure an equitable distribution of loans between rural and urban areas.
- 3. Sponsor's agreement to reserve the units for persons or families who have incomes below 50 percent of the state or local median income, whichever is higher, for a time period to exceed the minimum required by federal law or the provisions of this part.
 - 4. Sponsor's agreement to reserve more than:
- a. Twenty percent of the units in the project for persons or families who have incomes that do not exceed 50 percent of the state or local median income, whichever is higher; or
- b. Forty percent of the units in the project for persons or families who have incomes that do not exceed 60 percent of the state or local median income, whichever is higher, without requiring a greater amount of the loans as provided in this section.
 - 5. Provision for tenant counseling.
 - 6. Sponsor's agreement to accept rental assistance

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certificates or vouchers as payment for rent; however, when certificates or vouchers are accepted as payment for rent on units set aside pursuant to subsection (2), the benefit must be divided between the corporation and the sponsor, as provided by corporation rule.

- 7. Projects requiring the least amount of a state apartment incentive loan compared to overall project cost.
- 8. Local government contributions and local government comprehensive planning and activities that promote affordable housing.
 - 9. Project feasibility.
 - 10. Economic viability of the project.
 - 11. Commitment of first mortgage financing.
 - 12. Sponsor's prior experience.
 - 13. Sponsor's ability to proceed with construction.
- 14. Projects that directly implement or assist welfare-to-work transitioning.
- 15. Projects receiving HOPE VI grants from the U.S. Department of Housing and Urban Development.

Section 78. Subsection (6) of section 420.5089, Florida Statutes, is amended to read:

420.5089 HOME Investment Partnership Program; HOME fund.--

- (6) Applications for loans under any competitive scoring process established by program rule must be approved by a review committee established by corporation rule which shall analyze factors, including, but not limited to, the following:
- (a) Demographic targeting objectives of the corporation.
 - (b) Corporation portfolio diversification.

- (c) Developer's agreement to make units for the targeted group available for more than the minimum period required by rule.
 - (d) Leveraging of HOME funds.
 - (e) Local matching funds.
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- (g) Demonstrated capacity of the proposed project's development team.
- (h) Conformance with the consolidated plan for the state and area in which the proposed project will be located.
- (i) Projects receiving HOPE VI grants from the U.S. Department of Housing and Urban Development.
- $\underline{\text{(j)}}$ Other factors determined and approved by the corporation's board of directors.

Section 79. Subsection (3) of section 420.5093, Florida Statutes, is amended to read:

420.5093 State Housing Tax Credit Program. --

that will ensure the maximum use of available tax credits in order to encourage development of low-income housing and associated mixed-use projects in urban areas, taking into consideration the timeliness of the application, the location of the proposed project, the relative need in the area of revitalization and low-income housing and the availability of such housing, the economic feasibility of the project, and the ability of the applicant to proceed to completion of the project in the calendar year for which the credit is sought. The allocation procedure must give priority to projects receiving HOPE VI grants from the U.S. Department of Housing and Urban Development.

Section 80. Subsection (2) of section 420.5099, 1 2 Florida Statutes, is amended to read: 3 420.5099 Allocation of the low-income housing tax 4 credit.--5 (2) The corporation shall adopt allocation procedures that will ensure the maximum use of available tax credits in 6 7 order to encourage development of low-income housing in the state, taking into consideration the timeliness of the 8 9 application, the location of the proposed housing project, the 10 relative need in the area for low-income housing and the availability of such housing, the economic feasibility of the 11 12 project, and the ability of the applicant to proceed to 13 completion of the project in the calendar year for which the credit is sought. The allocation procedure must give priority 14 15 to projects receiving HOPE VI grants from the U.S. Department of Housing and Urban Development. 16 17 Section 81. Community and Faith-based Organizations Initiative; Community and Library Technology Access 18 19 Partnership.--20 (1) CREATION. -- There is created the Community and 21 Faith-based Organizations Initiative which shall be administered by the Institute on Urban Policy and Commerce at 22 Florida Agricultural and Mechanical University and the 23 24 Community and Library Technology Access Partnership which shall be administered by the Division of Library and 25 26 Information Services of the Department of State. 27 (2) INTENT. -- The purpose of the initiative is to 28 promote community development in low-income communities 29 through partnerships with not-for-profit community and 30 faith-based organizations. The purpose of the partnership is

31 to encourage public libraries eligible for e-rate discounted

telecommunications services to partner with community and faith-based organizations to provide technology access and training to assist other state efforts to close the digital divide.

(3) AUTHORIZED ACTIVITIES. --

- (a) Authorized activities of the initiative.--The

 Institute on Urban Policy and Commerce at Florida Agricultural
 and Mechanical University may conduct the following activities
 as part of the Community and Faith-based Organizations

 Initiative:
- 1. Create and operate training programs to enhance the professional skills of individuals in community and faith-based organizations.
- 2. Create and operate a program to select and place students and recent graduates from business and related professional schools as interns with community and faith-based organizations for a period not to exceed 1 year, and provide stipends for such interns.
- 3. Organize an annual conference for community and faith-based organizations to discuss and share information on best practices regarding issues relevant to the creation, operation, and sustainability of these organizations.
- 4. Provide funding for the development of materials for courses on topics in the area of community development, and for research on economic, operational, and policy issues relating to community development.
- 5. Provide financial assistance to community and faith-based organizations through small grants for partnerships with universities and the operation of programs to build strong communities and future community development leaders. The Institute on Urban Policy and Commerce at Florida

Agricultural and Mechanical University shall develop selection criteria for awarding such grants which are based on the goals of the initiative.

The institute, to the maximum extent possible, shall leverage state funding for the initiative with any federal funding that the institute may receive to support similar community-based activities.

- (b) Authorized activities of the partnership.--The

 Division of Library and Information Services of the Department

 of State may conduct the following activities as part of the

 Community and Library Technology Access Partnership:
- 1. Provide funding for e-rate eligible public
 libraries to provide technology access and training to
 community and faith-based organizations. Funding provided
 under this subparagraph must be for eligible public libraries
 in distressed communities in the state. The division shall
 consult with the Institute on Urban Policy and Commerce to
 identify such communities and to develop criteria to be used
 in evaluating funding proposals. The division shall coordinate
 with the institute to ensure that, to the maximum extent
 possible, the division and the institute leverage their
 resources under the programs authorized by this section in
 order to focus efforts on addressing the most distressed
 communities in the state. The division shall include a
 representative of the institute on a review team to evaluate
 funding proposals under this subparagraph.
- 2. Provide a method of assessment and outcome measurement for e-rate eligible public libraries to assess progress in closing the digital divide and in training for individuals to succeed in the emerging information economy.

- organization receiving funding or other assistance under the Community and Faith-based Organizations Initiative or the Community Library Technology Access Partnership must be a nonprofit organization holding a current exemption from federal taxation under s. 501(c)(3) or (4) of the Internal Revenue Code. Funding under this section shall not be used for religious or sectarian purposes.
 - (5) REVIEW AND EVALUATION. --
- (a) By January 1, 2001, the Institute on Urban Policy and Commerce and the Division of Library and Information

 Services shall submit to the Governor, the President of the Senate, and the Speaker of the House of Representatives brief status reports on their respective implementation of the activities authorized under this section. The institute and the division may elect to collaborate on the submission of a combined status report covering both programs. At a minimum, the status reports or combined report shall address:
 - 1. The activities and accomplishments to date;
- 2. Any impediments to the effective implementation or utilization of each program; and
- 3. The initial progress toward achievement of measurable program outcomes.
- (b) By January 1, 2002, the Institute on Urban Policy and Commerce and the Division of Library and Information

 Services shall submit to the Governor, the President of the Senate, and the Speaker of the House of Representatives final reports on the activities authorized under this section. The institute and the division may elect to collaborate on the submission of a combined final report covering both programs. In addition to updating the elements addressed under paragraph

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(a), the reports or combined report shall include
   recommendations on whether it would be sound public policy to
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    continue the programs and recommendations on any changes
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    designed to enhance the effectiveness of the programs.
 5
           Section 82.
                        Community computer access grant program. --
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          (1) The Legislature finds that there is a growing
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    digital divide in the state, manifested in the fact that many
    youths from distressed urban communities do not possess the
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    degree and ease of access to computers and information
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    technologies which youths in other communities in the state
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    possess. This disparity in access to rapidly changing and
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    commercially significant technologies has a negative impact on
    the educational, workforce development, and employment
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    competitiveness of these needy youths, and thereby impedes the
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   economic development of the distressed urban communities in
    which these youths reside. Although many public libraries
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    offer users access to computers and are increasingly making
    library materials available to the public through electronic
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   means, many youths from distressed urban communities do not
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    live near a library that has such technology and do not have
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    computers to access Internet-based virtual libraries.
   Neighborhood organizations, such as churches, are more likely,
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   however, to be located in closer proximity to the homes of
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    these youths than are educational institutions or libraries,
    and these youths are more likely to gain the desirable
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    computer access at church-related or other neighborhood
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    facilities than at other institutions. The Legislature
    therefore finds that a public purpose is served in enhancing
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    the ability of youths from these communities to have access to
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    computers and the Internet within the neighborhoods in which
31 | they reside.
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1	(2) Subject to legislative appropriation, the Division
2	of Library and Information Services of the Department of
3	State, in consultation with the State Technology Office and
4	the state's Chief Information Officer, shall establish a
5	Community High-Technology Investment Partnership (CHIP)
6	program to assist distressed urban communities in securing
7	computers for access by youths between the ages of 5 years and
8	18 years who reside in these communities.
9	(3)(a) Under this program, neighborhood facilities,
10	through their governing bodies, may apply to the division for
11	grants to purchase computers that will be available for use by
12	eligible youths who reside in the immediate vicinity of the
13	neighborhood facility. For purposes of this program, eligible
14	neighborhood facilities include, but are not limited to,
15	facilities operated by:
16	1. Units of local government, including school
17	districts;
18	2. Nonprofit, faith-based organizations, including
19	neighborhood churches;
20	3. Nonprofit civic associations or homeowners'
21	associations; and
22	4. Nonprofit organizations, the missions of which
23	include improving conditions for residents of distressed urban
24	communities.
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26	To be eligible for funding under this program, a nonprofit
27	organization or association must hold a current exemption from
28	federal taxation under s. 501(c)(3) or (4) of the Internal
29	Revenue Code.

(b) Notwithstanding the eligibility of the 31 organizations identified in paragraph (a), the division shall

give priority consideration for funding under this program to applications submitted by neighborhood churches or by neighborhood-based, nonprofit organizations that have as a principal part of their missions the improvement of conditions for residents of the same neighborhoods in which the organizations are located. The division also shall give priority consideration to organizations that demonstrate that they have not been awarded community enhancement or similar community support grants from state or local government on a regular basis in the past. The division shall develop weighted criteria to be used in evaluating applications from such churches or organizations. Funding under this section shall not be used for religious or sectarian purposes.

- (4) The division shall develop guidelines governing the administration of this program and shall establish criteria to be used in evaluating an application for funding. At a minimum, the division must find that:
- (a) The neighborhood that is to be served by the grant suffers from general economic distress;
- (b) Eligible youths who reside in the vicinity of the neighborhood facility have difficulty obtaining access to a library or schools that have sufficient computers; and
- (c) The neighborhood facility has developed a detailed plan, as required under subsection (5), for:
- 1. Providing youths who reside in the vicinity of the facility with access to any computer purchased with grant funds, including evening and weekend access when libraries and schools are closed; and
- 2. Promoting the maximum participation of neighborhood youths in use of any computers purchased with grant funds.
 - (5) As part of an application for funding, the

neighborhood facility must submit a plan that demonstrates:

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(a) The manner in which eligible youths who reside in the immediate vicinity of the facility will be provided with access to any computer purchased with grant funds, including access during hours when libraries and schools are closed;

- The existence of safeguards to ensure that any computer purchased with grant funds is reserved for the educational use of eligible youths who reside in the immediate vicinity of the facility and is not used to support the business operations of the neighborhood facility or its governing body; and
- (c) The existence, in the neighborhood facility, of telecommunications infrastructure necessary to guarantee access to the Internet through any computer purchased with grant funds.
- (6) To the maximum extent possible, funding shall be awarded under this program in a manner designed to ensure the participation of distressed urban communities from regions throughout the state.
- The maximum amount of a grant which may be awarded to any single neighborhood facility under this program is \$25,000.
- (8) Before the division may allocate funds for a grant under this program, the division and the eligible neighborhood facility must execute a grant agreement that governs the terms and conditions of the grant.
- (9) The division, based upon guidance from the State Technology Office and the state's Chief Information Officer, shall establish minimum requirements governing the specifications and capabilities of any computers purchased with funds awarded under this grant program.

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(10) Before the 2002 Regular Session of the Legislature, the division shall evaluate the outcomes of this program and report the results of the evaluation to the Governor, the President of the Senate, and the Speaker of the House of Representatives. At a minimum, the evaluation must assess the extent to which the program has improved access to computers for youths who reside in distressed urban communities. As part of this report, the division shall identify any impediments to the effective implementation and 10 utilization of the program and shall make recommendations on methods to eliminate any such impediments. In addition, the 12 division shall make recommendations as to whether it would be 13 sound public policy to continue the program; whether the program should be expanded to address additional target 14 15 populations, including, but not limited to, youths in 16 distressed rural communities and adults in distressed urban or rural communities; and whether the list of neighborhood 18 facilities eligible to participate in the program should be revised or whether priority consideration for funding should 19 be revised to emphasize a particular type of neighborhood facility. The report required under this subsection must be submitted by January 1, 2002. 22 (11)(a) At the discretion of the division, and 23 24 notwithstanding any provisions in this section to the 25 contrary, the Institute on Urban Policy and Commerce at Florida Agricultural and Mechanical University may administer 26 the CHIP program pursuant to a performance-based contract with the division. The division shall develop performance measures, 28 29 standards, and sanctions for the program. Performance measures must include, but are not limited to: the number of youth 30 obtaining access to computers purchased under this program;

the number of hours computers are made available to youth; and the number of hours spent by youth on computers purchased 2 3 under this program for educational purposes. The 4 administrative costs for administration of this program cannot exceed 10 percent of the amount appropriated to the division 5 for the program. If the division elects to contract with the 6 7 institute, the duties and responsibilities assigned by this section to the division shall be performed by the institute 8 pursuant to the performance-based contract. 9 10 (b) The institute may subcontract with the Information 11 Service Technology Development Task Force for assistance in 12 carrying out the provisions of this section, including, but not limited to, technical guidance, assistance in developing 13 and evaluating program outcomes, and preparation or 14 15 distribution of materials designed to educate the public about 16 community access centers and other relevant resources. 17 Section 83. There is created an Inner City Redevelopment Assistance Grants Program to be administered by 18 the Office of Tourism, Trade, and Economic Development. The 19 office shall develop criteria for awarding these grants which 20 give weighted consideration to urban high-crime areas as 21 identified by the Florida Department of Law Enforcement. These 22 criteria shall also be weighted to immediate creation of jobs 23 24 for residents in the targeted areas. 25 Section 84. Eligibility requirements for grant proposals are as follows: 26 27 (1) An eligible grant recipient must serve within one 28 of the 13 urban high-crime job tax credit areas and be: 29 (a) A community-based organization;

(b) A community development corporation;

(c) A faith-based organization;

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1	(d) A nonprofit community development organization;
2	(e) A nonprofit economic development organization; or
3	(f) Another nonprofit organization serving the
4	nominated area.
5	(2) Each applicant must submit a letter of support
6	from the local government serving the targeted urban area.
7	(3) Each applicant must submit a proposal response
8	outlining the work plan proposed using the grant funding, as
9	well as proposed performance measures and expected, measurable
10	outcomes.
11	(4) Eligible uses of grant funding must result in the
12	creation of job opportunities for residents of targeted areas.
13	(5) Applicants are urged to leverage grant funds with
14	other existing resources.
15	Section 85. In order to enhance public participation
16	and involvement in the redevelopment of inner city areas,
17	there is created within the Office of Tourism, Trade, and
18	Economic Development the Inner City Redevelopment Review
19	Panel.
20	(1) The review panel shall consist of seven members
21	who represent different areas of the state, who are appointed
22	by the Director of the Office of Tourism, Trade, and Economic
23	Development, and who are qualified, through the demonstration
24	of special interest, experience, or education, in the
25	redevelopment of the state's inner-city areas, as follows:
26	(a) One member must be affiliated with the Black
27	Business Investment Board;
28	(b) One member must be affiliated with the Institute
29	on Urban Policy and Commerce at Florida Agricultural and
30	Mechanical University;

(c) One member must be affiliated with the Office of

Tourism, Trade, and Economic Development; 1 2 (d) One member must be the president of Enterprise 3 Florida, Inc., or the president's designee; 4 (e) One member must be the Secretary of Community 5 Affairs or the secretary's designee; 6 (f) One member must be affiliated with Better 7 Jobs/Better Wages of Workforce Florida, Inc., if such body is created. Otherwise, one member must be the president and chief 8 9 operating officer of the Florida Workforce Development Board; 10 and 11 (g) One member must be affiliated with the First 12 Job/First Wages Council of Workforce Florida, Inc., if such body is created. Otherwise, one member must be the Secretary 13 of Labor and Employment Security or the secretary's designee. 14 15 (2) The importance of minority and gender 16 representation must be considered when making appointments to 17 the panel, and the geographic representation of panel members 18 must also be considered. (3) Members of the review panel shall be appointed for 19 4-year terms. A person may not serve more than two consecutive 20 21 terms on the panel. (4) Members shall elect a chairperson annually. A 22 member may not be elected to consecutive terms as chairperson. 23 24 (5) All action taken by the review panel shall be by majority vote of those present. The Director of the Office of 25 Tourism, Trade, and Economic Development or the director's 26 27 designee shall serve without voting rights as secretary to the panel. The Office of Tourism, Trade, and Economic Development 28 shall provide necessary staff assistance to the panel. 29

proposals for awards of inner city redevelopment grants

(6) It is the responsibility of the panel to evaluate

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administered by the Office of Tourism, Trade, and Economic
   Development. The panel shall review and evaluate all proposals
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    for grants and shall make recommendations, including a
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   priority ranking, reflecting such evaluation.
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           Section 86. Each provision of section 75-85 of this
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    act will be implemented to the extent that funds are
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    specifically appropriated in the General Appropriations Act
    for Fiscal Year 2000-2001.
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    (Redesignate subsequent sections.)
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    ======= T I T L E A M E N D M E N T =========
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   And the title is amended as follows:
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           On page 1, line 2, delete that line
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    and insert:
          An act relating to community development;
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           creating the Community and Faith-based
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           Organizations initiative within the Institute
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           on Urban Policy and Commerce at Florida
           Agricultural and Mechanical University;
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          providing for the initiative to promote
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           community development through partnerships with
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           community and faith-based organizations;
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           specifying the activities to be conducted by
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           the initiative; providing for financial
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           assistance to community and faith-based
           organizations; requiring the development of
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           grant-selection criteria; requiring leveraging
           of funds; creating the Community and Library
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Technology Access Partnership; specifying the activities to be conducted by the partnership; requiring the Institute on Urban Policy and Commerce at Florida Agricultural and Mechanical University to administer the initiative and the Division of Library and Information Services of the Department of State to administer the Community and Library Technology Access Partnership; authorizing certain activities and uses of funds; prescribing eligibility of organizations for funding or assistance; requiring review and evaluation; providing appropriations; creating a community computer-access grant program, to be known as the Community High-Technology Investment Partnership, or "CHIP," program; providing legislative intent; providing purposes of the program; providing for grants to be awarded to eligible neighborhood facilities; providing for the Division of Libraries and Information Services of the Department of State to administer the grant program; providing requirements for grant applications; prescribing the maximum amount of a grant; requiring a grant agreement between the division and the recipient facility; providing for establishing minimum specifications of computers purchased under the program; providing for an evaluation and a report; authorizing the division to contract with the Institute on Urban Policy and Commerce for

30 31 program administration; authorizing the institute to subcontract for specified assistance services; creating an inner city redevelopment assistance grants program; providing duties of the Office of Tourism, Trade, and Economic Development; prescribing eligibility requirements for grants; providing expected outcomes from grants; creating the Inner City Redevelopment Review Panel and providing its membership and duties; providing legislative findings; amending s. 14.2015, F.S.; directing the Office of Urban Opportunity to give priority to projects receiving certain federal grants; amending s. 163.2523, F.S.; providing allocation criteria for the Urban Infill and Redevelopment Grant Program; amending s. 420.5087, F.S.; providing allocation criteria for the State Apartment Incentive Loan Program; amending s. 420.5089, F.S.; providing allocation criteria for the HOME Investment Partnership Program; amending s. 420.5093, F.S.; giving priority to certain projects in the State Housing Tax Credit Program; amending s. 420.5099, F.S.; giving priority to certain projects in the allocation of low-income housing tax credits;