

1 A bill to be entitled
 2 An act relating to affordable housing for the elderly;
 3 amending s. 420.5087, F.S.; increasing the cap on certain
 4 loan amounts available to sponsors of housing for the
 5 elderly; providing an effective date.

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 7 Be It Enacted by the Legislature of the State of Florida:
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9 Section 1. Paragraph (d) of subsection (3) of section
 10 420.5087, Florida Statutes, is amended to read:

11 420.5087 State Apartment Incentive Loan Program.--There is
 12 hereby created the State Apartment Incentive Loan Program for
 13 the purpose of providing first, second, or other subordinated
 14 mortgage loans or loan guarantees to sponsors, including for-
 15 profit, nonprofit, and public entities, to provide housing
 16 affordable to very-low-income persons.

17 (3) During the first 6 months of loan or loan guarantee
 18 availability, program funds shall be reserved for use by
 19 sponsors who provide the housing set-aside required in
 20 subsection (2) for the tenant groups designated in this
 21 subsection. The reservation of funds to each of these groups
 22 shall be determined using the most recent statewide very-low-
 23 income rental housing market study available at the time of
 24 publication of each notice of fund availability required by
 25 paragraph (6)(b). The reservation of funds within each notice of
 26 fund availability to the tenant groups in paragraphs (a), (b),
 27 and (d) may not be less than 10 percent of the funds available
 28 at that time. Any increase in funding required to reach the 10-

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29 | percent minimum shall be taken from the tenant group that has
30 | the largest reservation. The reservation of funds within each
31 | notice of fund availability to the tenant group in paragraph (c)
32 | may not be less than 5 percent of the funds available at that
33 | time. The tenant groups are:

34 | (d) Elderly persons. Ten percent of the amount reserved
35 | for the elderly shall be reserved to provide loans to sponsors
36 | of housing for the elderly for the purpose of making building
37 | preservation, health, or sanitation repairs or improvements
38 | which are required by federal, state, or local regulation or
39 | code, or lifesafety or security-related repairs or improvements
40 | to such housing. Such a loan may not exceed \$750,000 ~~\$200,000~~
41 | per housing community for the elderly. In order to receive the
42 | loan, the sponsor of the housing community must make a
43 | commitment to match at least 15 percent of the loan amount to
44 | pay the cost of such repair or improvement. The corporation
45 | shall establish the rate of interest on the loan, which may not
46 | exceed 3 percent, and the term of the loan, which may not exceed
47 | 15 years. The term of the loan shall be established on the basis
48 | of a credit analysis of the applicant. The corporation shall
49 | establish, by rule, the procedure and criteria for receiving,
50 | evaluating, and competitively ranking all applications for loans
51 | under this paragraph. A loan application must include evidence
52 | of the first mortgagee's having reviewed and approved the
53 | sponsor's intent to apply for a loan. A nonprofit organization
54 | or sponsor may not use the proceeds of the loan to pay for
55 | administrative costs, routine maintenance, or new construction.

56 | Section 2. This act shall take effect July 1, 2005.