

1 A bill to be entitled
 2 An act relating to affordable housing for the elderly;
 3 amending s. 420.5087, F.S.; decreasing the match for
 4 certain loan amounts required by sponsors of housing for
 5 the 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-

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 per housing
41 | community for the elderly. In order to receive the loan, the
42 | sponsor of the housing community must make a commitment to match
43 | at least 5 ~~15~~ percent of the loan amount to pay the cost of such
44 | repair or improvement. The corporation shall establish the rate
45 | of interest on the loan, which may not exceed 3 percent, and the
46 | term of the loan, which may not exceed 15 years. The term of the
47 | loan shall be established on the basis of a credit analysis of
48 | the applicant. The corporation shall establish, by rule, the
49 | procedure and criteria for receiving, evaluating, and
50 | competitively ranking all applications for loans under this
51 | paragraph. A loan application must include evidence of the first
52 | mortgagee's having reviewed and approved the sponsor's intent to
53 | apply for a loan. A nonprofit organization or sponsor may not
54 | use the proceeds of the loan to pay for administrative costs,
55 | routine maintenance, or new construction.

56 | Section 2. This act shall take effect upon becoming a law.