

By Senator Aronberg

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1 A bill to be entitled
2 An act relating to affordable housing; amending s.
3 420.5087, F.S.; requiring the scoring system for
4 applications submitted to the State Apartment Incentive
5 Loan Program to include specified projects in its
6 criteria; providing an effective date.

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8 Be It Enacted by the Legislature of the State of Florida:

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10 Section 1. Paragraph (c) of subsection (6) of section
11 420.5087, Florida Statutes, is amended to read:

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

18 (6) On all state apartment incentive loans, except loans
19 made to housing communities for the elderly to provide for
20 lifesafety, building preservation, health, sanitation, or
21 security-related repairs or improvements, the following
22 provisions shall apply:

23 (c) The corporation shall provide by rule for the
24 establishment of a review committee composed of the department
25 and corporation staff and shall establish by rule a scoring
26 system for evaluation and competitive ranking of applications
27 submitted in this program, including, but not limited to, the
28 following criteria:

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29 1. Tenant income and demographic targeting objectives of
30 the corporation.

31 2. Targeting objectives of the corporation which will
32 ensure an equitable distribution of loans between rural and urban
33 areas.

34 3. Sponsor's agreement to reserve the units for persons or
35 families who have incomes below 50 percent of the state or local
36 median income, whichever is higher, for a time period to exceed
37 the minimum required by federal law or the provisions of this
38 part.

39 4. Sponsor's agreement to reserve more than:

40 a. Twenty percent of the units in the project for persons
41 or families who have incomes that do not exceed 50 percent of the
42 state or local median income, whichever is higher; or

43 b. Forty percent of the units in the project for persons or
44 families who have incomes that do not exceed 60 percent of the
45 state or local median income, whichever is higher, without
46 requiring a greater amount of the loans as provided in this
47 section.

48 5. Provision for tenant counseling.

49 6. Sponsor's agreement to accept rental assistance
50 certificates or vouchers as payment for rent.

51 7. Projects requiring the least amount of a state apartment
52 incentive loan compared to overall project cost except that the
53 share of the loan attributable to units serving extremely-low-
54 income persons shall be excluded from this requirement.

55 8. Local government contributions and local government
56 comprehensive planning and activities that promote affordable
57 housing.

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- 58 9. Project feasibility.
- 59 10. Economic viability of the project.
- 60 11. Commitment of first mortgage financing.
- 61 12. Sponsor's prior experience.
- 62 13. Sponsor's ability to proceed with construction.
- 63 14. Projects that directly implement or assist welfare-to-
- 64 work transitioning.
- 65 15. Projects that reserve units for extremely-low-income
- 66 persons.
- 67 16. Projects that include green-building principles, storm-
- 68 resistant construction, or other elements that reduce long-term
- 69 costs relating to maintenance, utilities, or insurance.
- 70 Section 2. This act shall take effect July 1, 2008.