



## RENTAL RECOVERY LOAN PROGRAM

### INTRODUCTION

The four hurricanes that hit Florida in 2004 damaged more than 700,000 homes. As part of Florida's response, Governor Jeb Bush and Lieutenant Governor Toni Jennings have recommended that the Florida Legislature appropriate one-time hurricane housing recovery funds. The amount approved by the legislature is \$250,000,000. In order to determine how those funds should be allocated and utilized, Governor Bush created the Hurricane Housing Work Group and named Lt. Governor Jennings as its chair. As part of the approved legislation, a state-administered **Rental Recovery Loan Program (RRLP)** is established that leverages existing federal rental financing programs to provide additional rental stock to the areas of Florida hurt by the 2004 hurricanes.

### PROGRAM DETAILS

Available Funding:	<b>\$42,000,000</b>
Eligible Developments:	Developments located in Tier I, II, III and IV Counties (listed on back)
Eligible Applicants:	Any person or entity, public or private, for-profit or not-for-profit proposing to build affordable rental housing using Multifamily Mortgage Revenue Bonds in conjunction with RRLP funds.

### Specific Requirements:

- At least 70 percent of the units must be set-aside for those at or below 60 percent of area median income;
- Units must be set aside as affordable for at least 50 years;
- Base subsidy levels for the rental program should be capped at \$5,000,000 per development for developments that would target families and at \$7,000,000 for developments setting aside a minimum of 80 percent of their affordable units for elders;
- For each Extremely Low Income ("ELI") unit that a developer commits to set aside for at least 20 years, there is a supplemental loan amount of \$50,000. Developers are required to set aside at least 15 percent of units in any development for ELI households, but developers may set aside and receive additional funding for as many as 25 percent of the units in the development;
- Rents for all units financed through this program are restricted at the appropriate income level using the restricted rents applicable for the Low Income Housing Tax Credit program at the same income level, pursuant to Section 42 of the Internal Revenue Code;
- Developments in which construction has already been started are not eligible for participation in this financing program.

### FOR MORE INFORMATION CALL OR VISIT US ONLINE

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## **TERMS AND CONDITIONS**

- The pro-rata portion of the base loan that is attributable to the non-ELI units is subject to cash flow interest payments at a rate of 3 percent as is required by the current SAIL program rules;
- The supplemental ELI loan is a 0 percent interest and the principal is forgivable if the units stay targeted to ELI households for at least 20 years;
- The term of the loan is 15 years including construction/stabilization or may be co-terminus if required by Fannie Mae or the tax credit syndicator.

### **Tier I, II, III and IV Counties:**

Tier I: Escambia, Charlotte, St. Lucie, DeSoto, Santa Rosa, Indian River, Hardee, Brevard, Polk, Okeechobee, Martin

Tier II: Osceola, Palm Beach, Highlands, Volusia, Lee, Orange

Tier III: Putnam, Marion, Okaloosa, Hendry, Dixie, Glades, Seminole, Lake, Sumter, Levy, Bradford

Tier IV: Flagler, Columbia, Gilchrist, Union, Hillsborough, Alachua, Citrus, Walton, Suwannee, Holmes, Miami-Dade, Pasco, Manatee, Bay, Sarasota, Jackson, Washington, Gulf, Hamilton, Madison, Calhoun, Franklin, Lafayette, Duval, Hernando, St. Johns, Baker, Taylor, Gadsden, Jefferson, Monroe, Liberty, Broward, Pinellas, Clay, Collier, Leon, Wakulla, Nassau

To view a copy of the Hurricane Housing Work Group recommendations, please visit  
<http://www.myflorida.com/myflorida/governorsoffice/Hurricane/>

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