Housing Forum

Workforce Housing At Center of 2006 Legislation

With 20 housing bills moving early during the 2006 legislative session, affordable housing was high on the minds of state legislators. Garnering even more attention during session was the need to provide affordable housing for our state’s essential services personnel.

Ultimately, one bill, HB 1363, emerged as a comprehensive affordable housing bill, passing both chambers and later signed by Governor Bush, to provide funding for workforce housing, hurricane housing recovery programs, farmworker housing and housing for extremely low income households.

HB 1363 (Ch. 2006-69, s. 27, Laws of Fla.), provides $245 million for Florida Housing’s affordable housing programs. This funding represents a 27% increase over previous years. The bill also provides $108 million for hurricane housing recovery programs that include $93 million for our rental recovery loan program and $15 million for farmworker and special needs housing. These dollars will serve as a continuation of ongoing housing recovery efforts in those areas impacted by the 2004 and 2005 hurricanes.

The bill also allocates an additional $30 million to Florida Housing to create housing opportunities for extremely low income households — people earning 30 percent or less of area median income. These funds will be provided through our State Apartment Incentive Loan (SAIL) program.

An additional $50 million has been provided for the Community Workforce Housing Innovation Pilot Program (CWHIP) to create housing for essential service workers. Florida Housing will administer these funds through an RFP process to public-private partnerships that develop workforce housing for essential services personnel. CWHIP promotes local regulatory incentives, including land use strategies, non-traditional partnerships and sources of local funding and targets high cost counties (relative cost to purchase home), high growth counties, & counties willing to make regulatory changes and financial investments in affordable housing. More details about CWHIP are available online at www.floridahousing.org/cwhip.

The 2006 Florida Legislature passed a bill that will go a long way toward addressing affordable housing needs in Florida. As we look at 2007 and beyond, the legislature will have to grapple with the impact of insurance on the cost of housing, and the State will have to find effective ways of preserving the affordable housing stock we already have.

Even with the tremendous strides we have made this year, there is still a lot of work to do in order to ensure that Floridians can, and will continue to be able to obtain safe, decent affordable housing.

Steve Auger, Executive Director
**Florida Housing Issues $175 Million in Bonds**

With first-time homebuyer loan reservations recently averaging $10 million to $12 million per week, Florida Housing has issued $175 million in Single Family Mortgage Revenue bonds, the highest bond issue in the past six years. The proceeds from the sale of those bonds are used to provide first-time homebuyer mortgages through Florida Housing’s First Time Homebuyer Program.

In addition, FreddieMac has agreed to purchase $30 million of the $175 million in bonds at 25 basis points through the market. This purchase helps lower the interest rate in the 13 GO Zone counties.

<table>
<thead>
<tr>
<th>Mortgage Type</th>
<th>Interest Rate</th>
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<tbody>
<tr>
<td>Low Rate Spot Pool 1</td>
<td>5.97%</td>
</tr>
<tr>
<td>Subsidized Spot Pool</td>
<td>5.10%</td>
</tr>
<tr>
<td>Community Spot 2</td>
<td>5.72%</td>
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<tr>
<td>Assisted Spot Pool 3</td>
<td>6.67%</td>
</tr>
<tr>
<td>GO Zone Counties</td>
<td>5.72%</td>
</tr>
<tr>
<td>Assisted GO Zone</td>
<td>6.42%</td>
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These mortgages are 30-year, fixed rate mortgages. Current interest rates are as follows:

1. Available for homes purchased in federally designated targeted areas, Front Porch Florida communities
2. Available to teachers, firefighters, police officers, healthcare workers and veterans
3. With this interest rate, 3% cash assistance is provided to the homebuyer toward down payment and closing costs

**Waivers in 13 Florida Counties:**
The GO Zone Act treats 13 Florida counties as targeted areas and in those counties waives the first-time homebuyer requirement and increases the income and purchase price limits under the bond program. Those 13 counties include Brevard, Broward, Collier, Glades, Hendry, Indian River, Lee, Martin, Miami-Dade, Monroe, Okeechobee, Palm Beach and St. Lucie.

**Increased Income and Purchase Price Limits:**
The income limits have been increased in the 13 counties from 115 percent of the area median income to 140 percent of the area median income. The purchase price limits in the 13 counties have been increased from 90 percent of the average purchase price to 110 percent of the average purchase price.

**Single Family Participates in Broward Town Hall Meeting**

With the rising cost of housing high on the minds of some Broward County residents, the Concerned Clergy for a Better Broward Alliance decided to host a town hall meeting to help educate residents about existing affordable housing programs. Florida Housing’s Single Family Bond Program Administrator, Wallisa Cobb, participated in the event held in the City of Pembroke Park on July 11, 2006.

“Many of the members of our congregation are teachers, police officers and firefighters and they are having a hard time finding funding and affordable housing in Broward County,” says Elder Mathes Guice, Political Chair, of the Concerned Clergy for a Better Broward.

More than 350 people attended the meeting, which included panel discussions, questions and answers and information sharing on state and local affordable housing program guidelines and requirements for being approved for a home loan. Elder Guice says the event was not only created to help teachers, police officers and others in the community become homeowners, but also in an effort for their local ministry to increase homeownership opportunities in Broward County as a whole.

“Being that housing is an issue here, our teachers and police officers are packing up and moving to other states like North Carolina where housing is more affordable,” Guice said. “The programs and funding Florida Housing offers are extremely useful.”
### Nurse Gets Healthy Start with First Home

Virginia Fulford, a nurse in Tallahassee, Florida, can now add new homeowner to her credits. Fulford not only qualified for a mortgage through Florida Housing’s First Time Homebuyer Program but, as a healthcare professional, she was eligible for an even lower interest rate. The First Time Homebuyer Program has mortgages available at lower interest rates for teachers, firefighters, police officers, healthcare professionals and veterans.

Fulford, who is the proud mother of two teenage daughters ages 16 and 17, closed on her new home in July. She was able to purchase a 1,200 square foot three-bedroom, two-bathroom home with a garage in a newly developed neighborhood in Midway, Florida. She heard about the program through a former landlord and the Tallahassee Lenders Consortium, a local nonprofit organization that assists first-time homebuyers with finding, financing and purchasing their first homes.

“I had been looking to buy a home for almost two years,” says Fulford. “I have just recently graduated from nursing school at Florida A&M University, and finding an affordable program and down payment assistance to help me buy a home was very challenging. I got serious about it in January 2006 and now look. I have my own house in July!”

Fulford also received down payment assistance through Florida Housing in addition to receiving a competitive, fixed-rate mortgage.

“The down payment and closing cost assistance really helped me out a lot,” she said. “Not to mention my lender, Laura Palmer, from Peoples’ First Community Bank, was extremely knowledgeable of [Florida Housing’s] programs and helped make my home buying process easier.”

Laura Palmer, mortgage originator for Peoples’ First Community Bank and one of Florida Housing’s top producing lenders, has been originating loans through Florida Housing’s First Time Homebuyer Program for the past year and half.

“I enjoy helping Floridians achieve homeownership as it gives the person a sense of belonging, responsibility and pride that few would find elsewhere,” Palmer said. “Florida Housing’s programs are very helpful for homebuyers as many of them would be unable to qualify to purchase the home they desire without the assistance.”

For more information about Florida Housing’s First Time Homebuyer Program, contact Single Family program staff at (850) 488-4197.

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### Homeownership Pool Program Accepting Applications

The Homeownership Pool (HOP) Program has begun accepting membership applications and began accepting homebuyer reservations on August 1, 2006. The program was created in response to the recognized need to enhance the ability and process of affordable housing developers to match qualified homebuyers with purchase assistance. Funds are available on a noncompetitive and on-going basis whereby developers, by way of an online system, have the ability to reserve funds for eligible homebuyers to provide purchase assistance on a first-come, first-served basis.

**HOP Funds Available:**
- Community Housing Development Organizations: $1,500,000
- Self-Help Housing: $1,500,000
- Non-Participating Jurisdictions (Non-PJs): $5,000,000
- Participating Jurisdictions (PJs): $2,000,000

**TOTAL FUNDS AVAILABLE**: $10,000,000

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### Navarre Realtors Learn About Affordable Housing

Approximately 150 Navarre area Realtors recently came together to learn the ins and outs of the First Time Homebuyer Program. Keantha Belton, Florida Housing’s Single Family Bond Program Manager, gave local Realtors an overview of the program that included a discussion on solutions and strategies to combat some of the challenges associated with purchasing a first home. The event was hosted by the Navarre Area Board of Realtors.

To schedule an affordable housing meeting for Realtors in your area, contact Taylore Maxey at taylore.maxey@floridahousing.org.

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If you have a success story you would like to share, please contact Taylore Maxey at taylore.maxey@floridahousing.org.
Florida Housing kicked off June’s National Homeownership Month with a bang, hosting its Third Annual Affordable Housing Appreciation Awards Dinner on Friday, June 9 and the Homebuyer Expo on Saturday, June 10 in Orlando. The Central Florida area proved again to be a great location for both events, as housing advocates and prospective first-time homebuyers came from across the State to take part in the event.

Saturday's Homebuyer Expo drew an estimated 3,000 consumers and over 120 exhibitors from several housing fields that provided information on various aspects of the homebuying process.

The weekend’s events officially began on Friday, June 9 as Florida Housing’s Board and staff, local elected officials, participating lenders, affordable housing advocates and homebuyer expo partners gathered for the Annual Awards Dinner.

Jack Phelps, (pictured at left) Regional Manager of the Federal Deposit Insurance Corporation (FDIC) in Atlanta, GA, gave the keynote address, stressing the important work Florida Housing’s participating lenders do everyday to help Floridians buy their first homes, especially in what Phelps describes as “the mother of all housing booms.”

According to Phelps, the gap in the home price-to-income ratio is widening. He noted home prices in Florida are 97 percent higher today than they were in 2000 and are increasing at an average of $146 dollars per day, much higher than the $62 dollar average across the nation.

While the sharp rise in home prices has had a beneficial impact for Realtors, investors and long-standing homeowners, Phelps was quick to point out how many Floridians are being left behind.

“The rapid price gains have the unintended consequence of pricing many Floridians out of homeownership,” Phelps said.

He added that incomes are not increasing at a fast enough pace to keep up with soaring home prices. Not only does this affect first-time homebuyers, but also the ability to provide adequate housing for essential service providers including teachers, fire fighters, and health care workers.

“A Floridian household would need income of nearly $59,000 to purchase a home using traditional methods. At year end 2005, only 33 percent of Florida households had income of $59,000 or more.”

Phelps said the rapidly changing housing market has forced industry leaders to rethink current strategies on addressing demand, including rethinking affordable housing strategies.

“The issue of affordable housing is no longer synonymous with low income. Households with income levels that are squarely in the middle class bracket are struggling [to find a home].”

Following Phelps’ presentation, lenders were recognized for the role they play in helping make the American Dream come true. Florida Housing’s First Time Homebuyer Program participating lenders were presented with honorary awards based on the number of loans closed in various single family mortgage revenue bond issues. In 2005, the First Time Homebuyer program helped over 1,100 families purchase their first homes.

Dinner attendees gather at the affordable housing networking reception prior to the awards ceremony.

Close to 300 affordable housing advocates from across the state attended the Third Annual Awards Dinner.
More than 120 exhibitors participated in the 2006 Homebuyer Expo which drew close to 3,000 potential first time homebuyers.

Homebuyer Expo Draws Thousands

In just one year, Florida Housing’s annual Homebuyer Expo more than doubled in size, from 50 exhibitors to 120, and went from just over 2,000 attendees in 2005 to over 3,000 in 2006.

In her first year at the event, Realtor Claudia Chaplow (pictured above) said she was happy to be able to offer her services to such a huge number of potential homeowners.

“Visitors to my booth were interested, pleasant, nice folks and responded well to the Brevard products I offered,” says Claudia. “I am just beside myself with how well it was done. “Organized, fast, great graphics, superb exhibitor materials and instructions, I could go on and on.”

Rob Sansome (pictured at right) of KidsWealth, Inc., a company that markets a program to teach kids about the fundamentals of saving money, was also pleased with his first Florida Housing Expo experience.

“Our booth was busy the entire day as our company experienced its highest level of sales ever, even from similar conventions at many times the cost,” said Rob. “We certainly hope to have the opportunity to be a part of the event next year.”

When they weren’t fielding questions from attendees, exhibitors found time to exchange ideas with other businesses in the housing field.

“Not only is this a great opportunity for the first time home buyer, but this is also a great opportunity for networking with other businesses that have booths here. And to see what services they provide and what we provide...how we can help each other,” said exhibitor Clarissa Cruz.

While the exhibit booths were the core of the event, expo-goers could also get free credit reports and counseling onsite as well as participate in a variety of instructional classes offered throughout the day.

The Mortgage and Credit Center, headed by Cora Fulmore, was responsible for the credit report and counseling area. Between 10:00 a.m. and 4:00 p.m. over 300 consumers received their credit reports at no charge.

“It starts with credit,” Fulmore says. “You know, without credit and understanding where your credit is you really can’t proceed to the next step. So this particular section is the most important section, I would think, before a person takes the next step toward homeownership.”

In addition to the credit area, attendees could take a free homebuyer education course onsite. Taking this course is one of the requirements of Florida Housing’s First Time Homebuyer Program and participants receive a certificate of completion.

Rob Sansome of KidsWealth, Inc. chats with expo attendees about his product, a program that teaches children the fundamentals of saving money.

Realtor Claudia Chaplow was pleased with her first Florida Housing expo experience and plans on participating next year.
HANDS of Central Florida taught the homebuyer education courses in English and Spanish to over 1,000 consumers. The course covered the ins and outs of the home buying process, including resources for down payment assistance, the importance of good credit, loan application procedures and more.

Armed with new home-buying knowledge, consumers were encouraged to participate in an open discussion at the affordable housing forum during the expo. The forum brought industry leaders together from several housing fields to answer questions about the housing market including construction and insurance costs, property taxes, and rising utility costs.

Dr. E. Lance McCarthy, President of the Metropolitan Orlando Urban League, moderated the forum as panelists provided possible solutions for some of the challenges facing affordable housing.

Florida Housing’s Single Family Mortgage Revenue Bond Program Administrator Wallisa Cobb offered a class entitled “How Much Can I Afford?” to help first-time homebuyers understand the lending process. The course provides a prequalification worksheet using practical incomes and debts, coupled with the First Time Homebuyer Program interest rates, to help consumers calculate affordability, while taking into consideration the impacts of excessive debt.

“With this class and the online tool that we provide, a buyer can get an idea of how much they can buy. In addition, they are educated on the impact high debts have on their ability to buy,” Cobb said.

Cobb also addresses common questions such as how down payment assistance plays a role in affordability.

“Our down payment and closing costs assistance programs often times are the determining factor on whether that first-time home buyer purchases or not. Many people don’t have funds saved up to cover their down payment, which is typically 3% of the purchase price. In addition, closing costs typically total anywhere from 3% to 5% of the loan amount. With our assistance, affordability is achieved by covering those expenses and providing principal reduction.”

With the success of the 2006 National Homeownership Month activities and events, including the Affordable Housing Appreciation Awards Dinner and the Homebuyer Expo, plans are already underway for 2007. To find out how you can get involved, visit the expo website online at www.floridahousing.org/expo.
2004 Bond Series 1&2 Award Recipients

EXCEPTIONAL AWARD WINNERS
Top 3 producing lenders and institutions

Individual
Teresa Frye
Donna Spence
Jessica Dillon

Institution
Wachovia
Shelter Mortgage
Peoples First Community Bank

SUPERIOR AWARD WINNERS

Individual
Judith Janacek
Patrick Gaver
Graciela Estivenson
Anita Watson
Diane Zila
Larry Pursell

Institution
SunTrust
Harbor Federal Northeast Florida Region
Chase/Manhattan
First Bank Mortgage
National City Mortgage
Whitney National Bank
Transland Financial Services
Countrywide Home Loans

EXCELLENT AWARD WINNERS

Individual
Wendy Durant
Alyson Cain
Maggie Hatosy
Nancy Reeder
Jennifer Davis
Tracy Fowinkle
Bruce Assam
Phyllis Cooke
Albert Jackson
David Stelbrink
Lori Adriano
Rita Sengel
Mary Echevarria
Al Lance
Angie Szczesny
Stephanie Boykins
Rosa Stokes

Institution
First Horizon
Universal American Mortgage Company
Wells Fargo Home Mortgage
The Huntington National Bank

2004 Bond Series 5&6 Award Recipients

EXCEPTIONAL AWARD WINNERS
Top 3 producing lenders and institutions

Individual
Patrick Gaver
Teresa Frye
Wendy Durant

Institution
National City Mortgage
SunTrust Bank
Peoples First Community Bank

SUPERIOR AWARD WINNERS

Individual
Judith Janacek
Patrick Gaver
Graciela Estivenson
Anita Watson
Diane Zila
Larry Pursell

Institution
SunTrust
Harbor Federal Northeast Florida Region
Chase/Manhattan
First Bank Mortgage
National City Mortgage
Whitney National Bank
Transland Financial Services
Countrywide Home Loans

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Maggie Hatosy
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Jennifer Davis
Tracy Fowinkle
Bruce Assam
Phyllis Cooke
Albert Jackson
David Stelbrink
Lori Adriano
Rita Sengel
Mary Echevarria
Al Lance
Angie Szczesny
Stephanie Boykins
Rosa Stokes

Institution
First Horizon
Universal American Mortgage Company
Wells Fargo Home Mortgage
The Huntington National Bank

Award Criteria:
Exceptional Performance Award: placing in top three for the “Top Loan Originator”
Superior Performance: originating more than 20 loans
Excellent Performance Award: originating between 10-19 loans

For more information about Florida Housing’s First Time Homebuyer Program, contact Single Family program Staff at (850) 488-4197
Iris Pitts Sets into Apartment Living by Jerad Yates, Communications Staff Writer

On the day we showed up to interview Iris Pitts at her Jamestown Woods apartment in Tallahassee, FL, she was the talk of the complex. Her neighbors all were curious to find out why the Haines City native was being interviewed. But the attention is nothing new for Iris. After all, she once hosted an AM radio call-in show called Feminine Fancies.

“The most popular topic was how to get spots out of clothes,” Pitts said. “Very boring for men, but the women seemed to like it.”

Pitts says she gave it up because, “What’s there to talk about after four years?”

But after years of traveling back and forth to Tallahassee to see her daughter and grandchildren, and with the passing of her husband, Iris decided it was time to relocate to Tallahassee. It wasn’t an easy decision at first, but the lure of her growing grandchildren was enough to ease the transition.

“We would visit each other for Thanksgiving and Christmas, and then finally my daughter said you need to be in Tallahassee,” Pitts continued.

It was difficult leaving her home at first, but Pitts admits that the ease of living, convenience of the unit, and hospitality of the staff at Jamestown Woods soon won her over.

“Plus, there’s always something to do,” she says.

Pot lucks, water aerobics, and other social activities keep Iris and her neighbors more than busy.

“Older people kind of have a little bit of trouble parting with their home,” she added. But, I did it. I moved up here and it was sort of like being on vacation. I loved it from the minute I walked in.”

Jamestown Woods Apartments was originally constructed with help from Florida Housing’s State Apartment Incentive Loan (SAIL) program in the amount of $1,125,000. SAIL provides low-interest construction loans on a competitive basis to affordable housing developers, and these funds often serve to bridge the gap between the development’s primary financing and the overall cost of the development.

Florida Housing also allocated $629,996 in competitive (9%) Housing Credits toward construction. Housing Credits are sold to large investors and the proceeds from the sale of those credits are used as equity during construction of the property.

For more information on SAIL, visit www.floridahousing.org.

Sunny Hill Apartments Celebrates Grand Re-Opening

After suffering roof, floor and ceiling damage as a result of the 2004 hurricane season, many of the units at Sunny Hill Apartments in Clermont, FL were rendered uninhabitable. Some residents had to be transferred into the remaining habitable units. In addition to the major damage, some of the HVAC systems became inoperable and there was damage to the exterior siding.

Flynn Management Corporation decided to rehabilitate the property and bring the affordable rental units back to life. Florida Housing allocated $68,500 in Low Income Housing Tax Credits toward the rehabilitation, infusing close to $685,000 in cash equity toward the development. In addition, the U.S. Department of Agriculture Rural Development provided $551,950.

After a few months, a grand re-opening celebration was held in May 2006, showcasing the newly rehabilitated Sunny Hill Apartments. All 33 units are now fully occupied, serving residents earning no more than 60 percent of the area median income (AMI) in Lake County. The AMI in Lake County is currently $57,400. A household of four earning 60 percent of AMI in Lake County earns $34,440 annually, while a family of four earning 40 percent of AMI in Lake County earns $22,960. Seven of the 33 units are set aside for families earning no more than 40 percent of AMI.

The rehabilitation also included fixes to landscaping and drainage problems, the replacement of appliances and more accessibility for people with disabilities. New resident programs include life safety training, mentoring and job training.
Elderly Housing Properties Receive Funds for Substantial Improvements

The Elderly Housing Community Loan (EHCL) program recently awarded close to $900,000 to two properties in the Jacksonville area for improvements to elderly housing. Mt. Carmel Gardens (pictured right) was awarded $479,761 and the Towers of Jacksonville was awarded $400,000. Both developments are currently in credit underwriting.

An estimated $1.4 million was available through EHCL during its application cycle which ran from February 20, 2006 to April 5, 2006. Applications were scored and ranked and approved by the Board of Directors in June 2006.

EHCL provides loans of up to $750,000 to developers that are making substantial improvements to elderly housing. Funds are available for the purpose of making building preservation, sanitation repairs or improvements required by federal, state or local regulation codes, or life safety or security related improvements.

These housing developments must provide housing for the elderly as defined in Section 420.503 Florida Statutes. Applicants may be any person or entity, public or private, for-profit or nonprofit that provides housing for the elderly.

The terms of the loan include a one percent simple interest which is deferred until maturity. The principal plus any deferred interest is due at loan maturity, and the maximum term of the loan should not exceed 15 years. The applicant is required to match at least 15 percent of the loan amount to pay the cost of the proposed repairs or improvements.

For more information on the EHCL program, visit www.floridahousing.org.

Statewide Affordable Housing Locator Online

Florida Housing is working with other housing partners to provide a free online affordable housing locator service statewide called FloridaHousingSearch.org. This locator service makes it easier for affordable housing developments to list their vacancies and for consumers to find them. The locator is part of Florida Housing’s ongoing effort to respond to housing needs in general and specifically during natural disasters.

FloridaHousingSearch.org currently allows Florida Housing funded properties and properties in Hillsborough County to post their vacancies. As the housing locator system is developed over time, other government subsidized and privately-owned affordable rental properties will be able to register their units.

Properties funded by Florida Housing and properties in Hillsborough County are now able to list their vacancies, identify the features and amenities at the property, and provide information such as the number of bedrooms and bathrooms, the location (with a map link), rent and deposit requirements, utilities and much more. Property owners and managers will also be able to update vacancy status immediately as units are being rented.

Socialserve.com, a national nonprofit provider of housing locator services, is responsible for developing and maintaining the website. They also provide a toll-free, bilingual call center for support to property owners and managers, tenants, and housing service providers Monday through Friday from 9 a.m. to 6 p.m.

FloridaHousingSearch.org is available online 24 hours a day. To register and list your properties, you can go to www.socialserve.com, call toll free at (877) 428-8844, or fax a registration form to (866) 265-7811.

If you have any questions or would like to provide comments or suggestions about the housing locator, please contact Socialserve.com at (877) 428-8844 or info@socialserve.com.
2006 Legislature Addresses Farmworker Housing and Special Housing Assistance

Funding Cycle Open Until October 6, 2006

The passage of House Bill 1363 (Ch. 2006-69, s. 27, Laws of Fla.) brings with it $15 million to fund two hurricane programs: The Farmworker Housing Recovery Program (FHRP) and the Special Housing Assistance and Development Program (SHADP). Florida Housing will administer FHRP and SHADP, awarding these funds on a competitive basis by application to fund rental housing provided by nonprofits, public housing authorities and other providers of affordable housing.

FHRP Facts:
- FHRP is focused on housing solutions for farmworkers, especially migrant farmworkers.
- FHRP encourages partnerships with nonprofits, farmers, growers, local governments, trade associations or other organizations that can share in the cost of providing this housing.
- FHRP will provide flexible funding toward the construction or rehabilitation of housing in the form of loans with interest rates of 0%-1%, which may be forgivable if the housing meets long-term affordability requirements.

SHADP Facts:
- SHADP is designed to target smaller developments and hard-to-serve populations, including persons with a disability, frail elders and homeless residents.
- SHADP will provide flexible funding toward the construction or rehabilitation of housing in the form of loans with interest rates of 0%-1%, which may be forgivable if the housing meets long term affordability requirements.

Eligible Residents:
- For the FHRP, 100% of the units will be set aside for farmworkers.
- For the SHADP, 80% of units will be set aside for frail elders or 50% of units will be set aside for another target group (homeless, persons with a disability).
- All units will be reserved for households earning 60% or less of the area median income.
- 25% of units will be reserved for households qualifying as Extremely Low Income (ELI).

Eligibility:
Proposed developments in Tier I and II counties will receive priority. Those counties are: Tier I: Brevard, Broward, Charlotte, DeSoto, Escambia, Hardee, Hendry, Indian River, Martin, Miami-Dade, Monroe, Okeechobee, Palm Beach, Polk, St. Lucie and Santa Rosa. Tier II: Collier, Franklin, Glades, Highlands, Lee, Orange, Osceola and Volusia.

Eligible Housing:
New construction, rehabilitation and acquisition/rehabilitation are all eligible categories.

For more information including a copy of the application, instructions and rule, visit us online at www.floridahousing.org/fhrpshadp.

CWHIP Public Meeting in Tampa August 21

Florida Housing will hold a CWHIP public meeting on Monday, August 21, 2006 at the Marriott Tampa Airport from 12:00 p.m. to 3:00 p.m. at the Tampa International Airport, Tampa, Florida 33607. The purpose of this meeting is to establish procedures for the administration of CWHIP, pursuant to Chapter 2006-69, Laws of Florida. The public meeting will be held to receive comments and suggestions for the CWHIP Program from interested persons.
Legislature Creates Pilot Program to Address Workforce Housing

The 2006 Florida Legislature passed House Bill 1363 (Ch. 2006-69, s. 27, Laws of Fla.), a housing bill focused on addressing some of the affordable housing challenges the State currently faces. HB 1363 includes $50 million for an affordable housing pilot program called the Community Workforce Housing Innovation Pilot Program (CWHIP).

CWHIP will administer CWHIP, and these funds will be awarded on a competitive basis through a Request for Proposals (RFP) process to public-private entities seeking to build affordable housing for Florida’s workforce.

CWHIP Facts:

- CWHIP promotes the creation of public-private partnerships to finance, build and manage workforce housing and requires the coordinated efforts of all levels of government as well as private sector developers, financiers, business interests and service providers.
- CWHIP encourages the pooling of local resources, local regulatory incentives, including land use strategies and non-traditional sources of local funding.
- CWHIP partnerships must involve at least one public sector entity and one private sector for-profit or nonprofit entity.
- CWHIP will provide flexible funding toward the construction or rehabilitation of housing in the form of loans with interest rates of one percent to three percent, which may be forgivable if the housing meets long-term affordability requirements.
- CWHIP provides that any plan amendments certified by the local government as CWHIP amendments will receive 30-day expedited review by the Florida Department of Community Affairs (DCA), and may proceed straight to adoption rather than through the multi-step process now required by the Florida Department of Community Affairs.

Eligible Residents:

- At least 50 percent of the affordable housing units built using CWHIP funds should be set aside for essential services personnel. Essential services personnel will be defined by local governments in their State Housing Initiatives Partnership (SHIP) program plans, however, they could include teachers, educators, police and fire personnel, health care workers, skilled building trades personnel, and others.
- 80 percent of the units built using CWHIP funds should be available to households earning incomes up to 140 percent of area median income (AMI). This program may serve a broad range of incomes up to 140 percent of AMI.

Eligible Counties:

- High cost counties (relative cost to purchase home compared to incomes).
- High growth counties.
- Counties willing to make regulatory changes and financial investments to encourage development of affordable housing.

Eligible Developments:

- Homeownership and rental housing, which may be in a mixed use and/or scattered site setting.
- Developments that have at least 15 percent of the total development costs granted or donated.
- Developments in neighborhoods close to employers, services and transportation.

For more information, visit us online at www.floridahousing.org/cwhip.
One of the fastest growing crimes in America is mortgage fraud. And in the end, everyone pays, from higher borrowing costs to inflated property tax values. The FBI says over the past three years, the number of pending cases has nearly doubled. Last year losses from federally regulated banks topped $1 billion.

The states of Georgia, Florida, North Carolina and South Carolina are among the top five in the country in cases of fraud. Recent news reports make it easy to see why.

Last month, an Atlanta woman was arrested for mortgage fraud, while out on bond on a previous mortgage fraud arrest. In Athens, Georgia, 12 people are now charged in a massive fraud scheme. In Mobile County, Alabama, four local people are accused of cheating a bank out of nearly a million dollars. In Tampa, FL, a mortgage company official and real estate agent go to trial next month for their roles in artificially inflating the sales prices of two-dozen homes and in Horry County, South Carolina, two real estate agents have admitted falsifying mortgage documents to qualify a buyer.

The U.S. Department of Housing and Urban Development (HUD) believes the first line of protection against mortgage fraud is an informed consumer. Since 2000, our housing counseling funding has more than doubled to $45 million, including $2.7 million targeted specifically to mortgage fraud education.

Housing counseling agencies assist prospective home buyers with making intelligent decisions and helping unwary borrowers avoid inflated appraisals, unreasonably high interest rates, unaffordable repayment terms and other conditions that can result in the loss of equity, increased debt, default and even foreclosure.

The Department has published a consumer brochure – “Don’t Be A Victim of Loan Fraud” – and is conducting a national advertising campaign to steer consumers toward safe mortgage choices.

In 2004, FHA established a national training program for lenders and appraisers, with over 1,000 lenders already participating.

Education alone won’t get the job done. It has to be backed up by tough regulation and enforcement. New anti-flipping rules for FHA mortgages that take effect nationwide July 7th join a host of previous agency actions that tighten up the quality of property appraisals, inspectors and mortgage lenders.

HUD has taken an aggressive stance against mortgage fraud. FHA has made significant efforts through consumer education, technology, regulatory and programmatic reforms, monitoring and enforcement actions to combat mortgage fraud.

HUD Secretary Alphonso Jackson is committed to supporting home ownership as part of the American dream and to seeing that those who would illegally profit pay a high price.

Goodbread Hills Comes to Frenchtown

Tallahassee’s historic Frenchtown neighborhood will soon have a new 93-unit affordable housing development available for area residents. Construction has already begun on Goodbread Hills, which received a tax credit allocation of $990,000 through Florida Housing’s Low Income Housing Tax Credit program.

Housing Credits are sold to large investors and the proceeds from the sale of those credits are used as equity toward the construction of the property. Because a Housing Credit allocation is awarded annually over a 10-year period, this effectively results in a total allocation of $9,900,000 toward the construction of Goodbread Hills.

The new property replaces Ebony Gardens, which was torn down earlier this year. Once completed, Goodbread Hills will include three apartment complexes housing 16 two-bedroom units and nine townhomes. Additional resident programs include a Welfare to Work program, first-time homebuyer seminars and literacy and job training.