

**FLORIDA HOUSING FINANCE CORPORATION**  
**Board Meeting**  
December 7, 2007  
Information Items



**FISCAL**  
***Information***

**I. FISCAL**

**A. Operating Budget Analysis for October 2007**

- a) The Financial Analysis for October 31, 2007, is attached as [Exhibit A](#).
- b) The Operating Budget for the period ending October 31, 2007, is attached as [Exhibit B](#).

## **GUARANTEE PROGRAM**

### *Information*

#### **II. GUARANTEE PROGRAM**

##### **A. Guarantee Program Capacity ([Exhibit A](#))**

**SINGLE FAMILY BONDS – FINANCE**

*Information*

**III. SINGLE FAMILY BONDS – FINANCE**

**A. Single Family Bonds - Finance Information ([Exhibit A](#))**

## **SINGLE FAMILY BONDS**

### *Information*

#### **IV. SINGLE FAMILY BONDS**

##### **A. Single Family Bonds Information ([Exhibit A](#))**

# STATE HOUSING INITIATIVES PARTNERSHIP (SHIP) PROGRAM

## *Information*

### V. STATE HOUSING INITIATIVES PARTNERSHIP (SHIP) PROGRAM

#### A. Review Of Proposed Changes to Chapter 67-37, Florida Administrative Code, Governing the State Housing Initiatives Partnership (SHIP) Program and Potential Proposed Statutory Changes to the SHIP Program

##### 1. Background/Present Situation

- a) On July 27, 2007, the Board approved Staff's request to proceed with the rule development process for Rule Chapter 67-37, F.A.C., which governs the SHIP Program.
- b) After a September 28, 2007, Notice was published in the Florida Administrative Weekly, a Rule Development Workshop was held October 16, 2007, in Tampa. On October 19, 2007, a Notice of a telephonic meeting was published in the Florida Administrative Weekly, and a Rule Development telephonic meeting was held on November 5, 2007.
- c) Based on 2007 statutory changes and public comments received, the rule incorporating all changes will be presented to the Board on January 25, 2008, for final approval. The rule is being presented to the Board in December to allow for comments and questions from the Board regarding the changes which are summarized below and detailed in the rule draft ([Exhibit A](#)).
- d) Proposed Rule changes:
  - (1) Section 67-37.002:
    - (a) Added definitions for "Catalyst Program", "Deferred Payment Loans," "Foreclosure," "Forgivable Loan," "Grant" and "Sub Recipient."
    - (b) Deleted Definition of "Persons Who Have Special Housing Needs" since the term does not appear in the rule.
  - (2) Section 67-37.005:
    - (a) Clarifying the procedure for requesting and receiving an expenditure extension and adding that technical assistance may be required to local governments requesting the extension.
    - (b) Changing income limits for eligible households from 120% AMI to 140% AMI for projects involving CWHIP funds.
    - (c) Adding a requirement that new staff or a new entity administering any portion of the SHIP program having no previous SHIP experience must receive training through the Affordable Housing Catalyst Program.
  - (3) 67-37.007, Florida Administrative Code:
    - (a) Clarifying that program income is not subject to the requirement that 65 percent of the funds be expended on homeownership activities.

## STATE HOUSING INITIATIVES PARTNERSHIP (SHIP) PROGRAM

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- (b) Clarifying that administrative expenditures, including salaries, must be directly attributable to the administration of the local SHIP program.
- (c) Require any strategy proposed that award funds as a Grant without any recapture requirements is submitted to the Corporation for review and approval by the Florida Housing SHIP Review Committee.
- (d) The requirement that annual reports include:
  - (i) Foreclosure rates on SHIP loans.
  - (ii) Administrative expenditures separately stated for the costs of the local government and any Sub Recipients administering the program.
  - (iii) Total recaptured funds and program income separately stated for event type (foreclosure, sale of property, refinance).
  - (iv) A list of Sub Recipients and that administer any portion of the SHIP program.
- (4) 67-37.010, Florida Administrative Code:
  - (a) Requirement to re-establish the local Affordable Housing Advisory Committee (per new statutory requirements), new duties and the requirement to add two new members to the committee. A timeline for the submitting of reports is established.
- (5) 67-37.019, Florida Administrative Code:
  - (a) Moved from Compliance Rule Chapter 67-53.005, Florida Administrative Code.
  - (b) Clarified income verification language to reflect statutory language as detailed in 420.9071 (4), Florida Statutes.
- e) In addition, the following proposed statutory changes to the SHIP Program are being considered by Florida Housing for the 2008 Legislative session:
  - (1) Clarify the definition of "Grant" and outline the parameters in which grants may be used.
  - (2) Increase minimum allocation for each county to \$500,000 to ensure that more local governments are required to abide by the Single Audit Act.
  - (3) Allow local governments to increase the AMI limit on households served from 120% to 140% for areas determined by Florida Housing to be "High Cost" areas.
  - (4) Allow Florida Housing to set aside up to \$5 million each year in SHIP funds for the purpose of advancing funds to local governments in order to purchase homes which have existing SHIP subsidies and that are subject to foreclosure.

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- (5) Allow a local government to appoint a “designee” to its affordable housing advisory committee in place of the Local Planning Agency committee member in cases where the elected body acts as the LPA.
- (6) Allow for assistance to mobile homes through replacement with a HUD code mobile home.
- (7) Allow assistance to mobile homes for accessibility and emergency repairs.
- (8) Allow Florida Housing to set aside \$5 million each year to fund disaster needs based on damage and recovery need.
- (9) Require local governments to state in their local housing assistance plans how they plan to address green building issues.
- (10) Allow Florida Housing to distribute funds on a quarterly basis rather than monthly.
- (11) Clarify the definition of “Recaptured” funds to clarify the difference between recapture and program income.
- (12) Allow Florida Housing to require repayment to the SHIP fund any funds found to be expended on ineligible activities.



## UNIVERSAL APPLICATION

### *Information*

#### VI. UNIVERSAL APPLICATION

##### A. 2008 Universal Cycle

###### 1. Background/Present Situation

- a) To solicit comments concerning Rule Chapters 67-21 and 67-48, F.A.C., and the 2008 Universal funding cycle, a public meeting was held following the July 27, 2007 Board meeting and rule development workshops were held following the September 21, 2007 and October 26, 2007 Board meetings.
- b) Additional public comments will be solicited at a third rule development workshop scheduled following the December 7, 2007 Board meeting.
- c) Staff anticipates submitting the proposed Rules, Application and Qualified Allocation Plan for Board approval in January 2008.