

FLORIDA HOUSING FINANCE CORPORATION
REGULATORY PLAN FOR 2021-2022

Pursuant to Section 120.74, Florida Statutes (F.S.), the Florida Housing Finance Corporation (FHFC) has prepared the following regulatory plan for 2020-2021. Sections below correspond with the requirements set forth in Section 120.74(1), F.S.

- (a) In compliance with Section 120.74(1)(a), F.S., below is a list of laws enacted or amended during the 12 months prior to October 1, 2021, which create or modify the statutory duties or authority of FHFC.

None.

- (b) In compliance with Section 120.74(1)(b), F.S., the following is a list of statutes FHFC expects to implement by rulemaking before July 1, 2022:

1. Sections 420.507, 420.508, 420.5087, 420.5089, and 420.5099, F.S., will be implemented by amending the following rules in order to clarify the processes and requirements in those rules:

67-48.001	Purpose and Intent
67-48.002	Definitions
67-48.004	Selection Procedures for Developments
67-48.007	Fees
67-48.0072	Credit Underwriting and Loan Procedures
67-48.0075	Miscellaneous Criteria
67-48.009	SAIL General Program Procedures and Restrictions
67-48.0095	Additional SAIL Selection Procedures
67-48.010	Terms and Conditions of SAIL Loans
67-48.0105	Sale, Transfer or Refinancing of a SAIL Development
67-48.013	SAIL Construction Disbursements and Permanent Loan Servicing
67-48.014	HOME General Program Procedures and Restrictions
67-48.015	Match contribution Requirements for HOME Allocation
67-48.017	Eligible HOME Activities
67-48.018	Eligible HOME Applicants
67-48.019	Eligible and ineligible HOME Development Costs
67-48.020	Terms and Conditions of Loans for HOME Rental Developments
67-48.0205	Sale, Transfer or Refinancing of a HOME Development
67-48.022	HOME Disbursements Procedures and Loan Servicing

67-48.023	Housing Credits General Program Procedures and Requirements
67-48.027	Tax-Exempt Bond-Financed Developments
67-48.028	Carryover Allocation Provisions
67-48.029	Extended Use Agreement
67-48.030	Sale or Transfer of a Housing Credit Development
67-48.031	Qualified Contracts
67-48.040	EHCL General Program Procedures and Restrictions
67-48.041	Terms and Conditions of EHCL Loans

2. Sections 420.507, 520.508, 520.509, and 420.5099, F.S., will be implemented by amending the following rules in order to clarify the processes and requirements in those rules:

67-21.001	Purpose and Intent
67-21.002	Definitions
67-21.0025	Miscellaneous Criteria
67-21.003	Application and Selection Process for Development
67-21.004	Federal Set-Aside Requirements for MMRB Loans
67-21.0045	Determination of Method of Bond Sale
67-21.006	MMRB Development Requirements
67-21.007	MMRB Fees
67-21.008	Terms and Conditions of MMRB Loans
67-21.009	Interest Rate on Mortgage Loans
67-21.010	Issuance of Revenue Bonds
67-21.013	Non-Credit Enhanced Multifamily Mortgage Revenue Bonds
67-21.014	MMRB Credit Underwriting Procedures
67-21.015	Use of Bonds with Other Affordable Housing Finance Programs
67-21.017	Transfer of Ownership of a MMRB Development
67-21.018	Refunding and Troubled Development Review
67-21.019	Issuance of Bonds for Section 501(c)(3) Entities
67-21.025	HC Fees
67-21.026	HC Credit Underwriting Procedures
67-21.027	HC General Program Procedures and Requirements
67-21.028	HC with Tax-Exempt Bond-Financed Developments
67-21.029	HC Extended Use Agreement
67-21.030	Sale or Transfer of a Housing Credit Development
67-21.031	Qualified Contracts

3. Sections 420.502, 420.503, 420.507, 420.508, 420.509, 420.51, 215.68, 215.84, F.S., will be implemented by amending the following rules in order to clarify the processes and requirements in those rules

67-25.002	Definitions
67-25.003	Issuance of Revenue Bonds
67-25.004	Security for Repayment of Bonds
67-25.005	Notice of Program and Invitation and Application to Participate
67-25.006	Program Documents
67-25.007	Allocation of Proceeds
67-25.008	Program Fees
67-25.009	Commitment and Origination Periods
67-25.011	Loan Processing
67-25.012	Eligible Persons
67-25.013	Transfer of Single-Family Residence by Eligible Borrower
67-25.014	Rental of Bond Financed Residences
67-25.015	Interest Rate on Program Loans and Financing Programs
67-25.0155	Private Mortgage Insurance
67-25.016	Waiver of Repayment Terms under Mortgage
67-25.017	Rating of Bonds

4. The following rules will be amended or repealed in part as obsolete:

67-58.001	Purpose and Intent
67-58.002	Definitions
67-58.003	Application and Selection Procedures for Projects
67-58.004	Applicant Administrative Appeal Procedures
67-58.005	Fees
67-58.006	General Program Procedures and Restrictions
67-58.010	Total Project Cost
67-58.015	Supplemental Loans for Green Building
67-58.020	Credit Underwriting and Loan Procedures
67-58.030	Terms and Conditions of Loans
67-58.040	Sale or Transfer of a Project
67-58.050	Construction Disbursements
67-58.060	Loan Servicing
67-58.070	Credit Underwriting
67-58.080	Terms of the Loans to Applicants
67-58.090	Disbursement of Funds, Draw Requests, and Construction Loan Servicing
67-58.100	Terms of the Loans to Eligible Persons
67-58.110	Permanent Loan Servicing – Annual Review

5. The following rules will be amended or repealed in part as obsolete:

67-59.001	Purpose and Intent
67-59.005	Definitions
67-59.010	Programs
Part I – Unemployment Mortgage Assistance Program (UMAP) and Mortgage Loan Reinstatement Program (MLRP)	
67-59.020	Eligibility for UMAP or UMAP/MLRP
67-59.030	Eligibility for MLRP Only
Part II – Principal Reduction Program	
67-59.040	Application
67-59.050	Form of Assistance
67-59.060	Quarterly Reviews
67-59.201	Overview
67-59.210	Eligibility for PR
67-59.220	Application
67-59.230	Form of Assistance

6. Subsections 420.507(23), 420.5088, 420.5089(2) will be implemented by amending the following rules in order to clarify the processes and requirements in those rules:

67-57.001	Purpose and Intent
67-57.005	Definitions
67-57.010	Fees
67-57.020	Notice of funding Availability (NOFA)
67-57.030	Membership Application Procedures
67-57.040	Property Standards
67-57.050	HOP Program Restrictions
67-57.060	Eligible Homebuyer Requirements
67-57.070	Homebuyer Loan Process
67-57.080	HOME Regulations

(c) FHFC's Regulatory Plan from 2020-2021 identified 13 rule chapters that the agency expected to adopt before July 1, 2021.

1. A Notice of Proposed Rule for Chapter 67-48 was published on March 16, 2021 in volume 47, page 51 of the F.A.R.
2. A Notice of Proposed Rule for Chapter 67-21 was published on March 16, 2021 in volume 47, page 51 of the F.A.R.
3. A Notice of Proposed Rule Repeal for Chapter 67-43 was published on December 7, 2020 in volume 46, page 236 of the F.A.R.
4. A Notice of Proposed Rule Repeal for Chapter 67-51 was published on June 23, 2021 in volume 47, page 121 of the F.A.R.
5. The identified rules in Chapter 67-37 were not amended due to internal delays

6. The identified rules in Chapter 67-25 were not amended due to internal delays
7. The agency determined that the identified rules in Chapter 67-45 did not need to be amended.
8. The agency determined that the identified rules in Chapter 67-50 did not need to be amended.
9. The agency determined that the identified rules in Chapter 67-54 did not need to be amended.
10. The identified rules in Chapter 67-57 were not amended or repealed due to internal delays
11. The identified rules in Chapter 67-58 were not amended or repealed due to internal delays
12. The identified rules in Chapter 67-59 were not amended or repealed due to internal delays
13. A Notice of Proposed Rule for Chapter 67-49 was published on June 21, 2021 in Volume 47, Page 119 of the F.A.R.

(d) The Chair of the Board of Directors of FHFC and the General Counsel of FHFC hereby certify that this Regulatory Plan has been reviewed by each signatory and is true and complete to the best of our knowledge. We also certify that FHFC regularly reviews all of its rules, most recently in August of 2021, to determine whether the rules remain consistent with FHFC's rulemaking authority and the laws implemented.



Ron Lieberman
Chair of the Board of Directors
Florida Housing Finance Corporation



Hugh Brown
General Counsel
Florida Housing Finance Corporation

Done this 29th day of September 2021, in Tallahassee, Florida. A copy of this Regulatory Plan will be posted on FHFC's website on or before October 1, 2021.