

**FLORIDA HOUSING FINANCE CORPORATION**  
**Telephonic Board Meeting**  
June 22, 2007  
Action Items



# **COMMUNITY WORKFORCE HOUSING INNOVATION PILOT PROGRAM (CWHIP)**

## ***Action***

### **I. COMMUNITY WORKFORCE HOUSING INNOVATION PILOT PROGRAM (CWHIP)**

#### **A. Request Authorization to Commence Rule Amendment Process**

##### **1. Background**

The Community Workforce Housing Innovation Pilot Program (CWHIP), governed by Rule 67-58, Florida Administrative Code, establishes the procedures by which the Corporation administers the credit underwriting and loan servicing for the CWHIP Program

##### **2. Present Situation**

Contingent upon receiving CWHIP funding, staff needs to make changes to the Program, including the development of an application process which will allow applicants to cure minor errors. Workshops will be conducted throughout the state to solicit input from the public.

##### **3. Recommendation**

Authorize staff to commence the rule amendment process for the CWHIP Program, contingent upon receiving CWHIP funding.

## **PROFESSIONAL SERVICES SELECTION (PSS)**

### ***Action***

## **II. PROFESSIONAL SERVICES SELECTION (PSS)**

### **A. State Housing Initiatives Partnership (SHIP) Program and Hurricane Housing Recovery (HHR) Program Compliance Monitoring Services**

#### **1. Background**

- a) At its July 30, 2004 meeting Florida Housing's Board authorized staff to enter into contract negotiations with First Housing Development Corporation of Florida, Florida Planning Group, Inc. and Seltzer Management Group, Inc. to provide compliance monitoring services for the SHIP Program.
- b) The initial term of the contracts was for three years. If the parties mutually agree in writing the contracts can be renewed once for an additional three-year period.
- c) House Bill (HB) 1889, Chapter 2005-92, Section 2, Laws of Florida appropriated for the 2005-2006 fiscal year to Florida Housing \$175.5 million from the Local Government Housing Trust Fund and \$74.5 million from the State Housing Trust Fund for the purpose of providing funds to eligible entities for affordable housing recovery efforts as recommended by the Hurricane Housing Work Group. From these funds, \$208,000,000 was for the HHR Program including \$520,000 to Florida Housing for the cost of compliance monitoring.

#### **2. Present Situation**

- a) The current SHIP compliance monitoring services contracts expire as follows:
  - (1) Florida Planning Group, Inc. – September 17, 2007;
  - (2) First Housing Development Corporation of Florida – September 28, 2007; and
  - (3) Seltzer Management Group, Inc. – October 14, 2007.
- b) Pursuant to Fla. Admin. Code R. 67ER05, the eligible entities that received HHR Program funds must have all funds encumbered by June 30, 2007. Effective June 30, 2008 the eligible entities that received HHR Program funds must have all funds expended.
- c) Florida Housing staff expects to begin compliance monitoring activities in July 2008.
- d) Because the HHR Program and SHIP Program have so many similarities, in lieu of renewing the current SHIP Program compliance monitoring contracts for the additional three year term, Florida Housing staff believes it is in the best interest of the Corporation to issue a new solicitation combining the current SHIP Program compliance monitoring services and upcoming HHR Program compliance monitoring services; and if necessary, renew the current SHIP Compliance Monitoring contracts until the earlier of June 30, 2008 or until such time as Florida Housing enters into new contracts for SHIP and HHR Program compliance monitoring services.

## **PROFESSIONAL SERVICES SELECTION (PSS)**

### ***Action***

#### **3. Recommendation**

Authorize staff to begin the solicitation process for SHIP and HHR Program Compliance Monitoring Services and establish a review committee; and if necessary renew the current SHIP Compliance Monitoring contracts until the earlier of June 30, 2008 or until such time as Florida Housing enters into new contracts for SHIP and HHR Program compliance monitoring services.

## STATE APARTMENT INCENTIVE LOAN PROGRAM (SAIL)

### *Action Supplement*

### III. STATE APARTMENT INCENTIVE LOAN PROGRAM (SAIL)

#### A. Request Approval of Credit Underwriting Report for Eden Gardens II (RFP 2005-08-01)

<b>Development Name: Eden Gardens II (“Development”)</b>	<b>Location: Collier County</b>
<b>Developer/Principal: JR Beneficial Development, LLC, and Everglades Community Association, Inc. (“Developer”)</b>	<b>Set-Aside: 70% @ 50% AMI</b>
<b>Number of Units: 37</b>	<b>Allocated Amount: \$3,500,000</b>
<b>Type: Garden Style</b>	<b>Housing Credit Equity: N/A</b>
<b>Demographics: Farmworker or Commercial Fishing Worker</b>	

#### 1. Background/Present Situation

- a) At its December 9, 2005 meeting, Florida Housing’s Board of Directors authorized staff to draft and issue an RFP to solicit proposals to use SAIL Program funds for the development and rehabilitation of farmworker housing. On March 17, 2006, the Applicant submitted a proposal requesting \$3,500,000 for this 37-unit farmworker housing development in Collier County. On June 9, 2006, the board authorized funding and directed staff to proceed with an invitation to credit underwriting.
- b) On June 20, 2005, staff issued a preliminary commitment letter and an invitation to enter credit underwriting for a Farmworker/SAIL Loan in an amount up to \$3,500,000 for this 37-unit farmworker development located in Collier County.
- c) On June 1, 2007, staff received a credit underwriting report with a positive recommendation for a Farmworker/SAIL Loan in the amount of \$3,500,000 ([Exhibit A](#)). Staff has reviewed this report and finds that the Development meets all of the requirements of Rule Chapter 67-48, F.A.C.

#### 2. Recommendation

Approve the final credit underwriting report and direct staff to proceed with issuance of a firm loan commitment and loan closing activities.