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LEGISLATIVE ACTION

Senate

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House

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Senator Clemens moved the following:

1           **Senate Amendment to Amendment (543232) (with title**  
2 **amendment)**

3  
4           Delete lines 46 - 111

5 and insert:

6           unit. Such single-family home ownership units may not be  
7 used for transient occupancy, tourist housing, or vacation  
8 rentals.

9           (c) The applicant proves that it has site control of the  
10 proposed project site or sites and provides evidence that  
11 infrastructure sufficient to support the project is in place at



252538

- 12 the time of application.
- 13 (d) Long-term affordability will be imposed by a deed  
14 restriction or by a use restriction agreement which will be a  
15 restrictive covenant to run with the land.
- 16 (6) Priority consideration for funding will be provided for  
17 projects that:
- 18 (a) Set aside the highest percent of units for workforce  
19 housing.
- 20 (b) Require the least amount of program funding compared to  
21 the overall housing cost of the project.
- 22 (c) Show evidence of feasibility.
- 23 (d) Demonstrate the economic viability of the project.
- 24 (e) Include a commitment of first mortgage financing.
- 25 (f) Are proposed by a developer with prior experience.
- 26 (g) Reflect the developer's ability to proceed with  
27 construction.
- 28 (h) Have support from the local government, as defined in  
29 s. 420.503, or from the district school board, as defined in s.  
30 1003.01, through funding grants, fee waivers, donations of land,  
31 contributions, or other tangible assistance. Such grants,  
32 donations of land, or contributions must be evidenced by a  
33 letter of commitment, agreement, contract, deed, memorandum of  
34 understanding, or other written instrument at the time of  
35 application.
- 36 (i) Are consistent with the workforce housing objectives  
37 and strategies in the local comprehensive plan and land  
38 development regulations.
- 39 (j) Incorporate one or more of the following design  
40 features: green building principles, energy efficient and water



252538

41 saving features, storm-resistant construction, or other elements  
42 that reduce the long-term costs relating to maintenance,  
43 utilities, and insurance.

44 (k) Include a provision for persons with special needs, as  
45 defined in s. 420.0004.

46 (l) Provide the job-creation rate of the developer and  
47 general contractor, as provided in s. 420.507(47).

48 (7) The corporation shall administer a separate loan  
49 program that provides loans for down payment and closing cost  
50 assistance to homebuyers who are essential service personnel and  
51 whose income, adjusted for family size, does not exceed 140  
52 percent of area median income for the Florida Keys Area of  
53 Critical State Concern. Such loans shall:

54 (a) Be in an amount not to exceed 10 percent of the  
55 purchase price. The maximum purchase price may not exceed the  
56 amount established by the U.S. Department of the Treasury for  
57 Monroe County.

58 (b) Have a term not to exceed 5 years;

59 (c) Have a zero percent interest rate, and be non-  
60 amortizing.

61 (d) Provide that 20 percent of the loan amount will be  
62 forgiven at the end of each year in which loan payments are made  
63 according to the terms of the loan;

64 (e) Provide that any remaining balance of the loan will be  
65 due upon sale or transfer or if the property is no longer the  
66 borrower's homestead property.

67 (f) Only be available for a residence that will be the  
68 homestead property of the borrower.

69 (g) Maintain long-term affordability by imposing a



252538

70 restrictive covenant maintaining the sales price limits in this  
71 subsection.

72 (8) The corporation may adopt rules to implement this  
73 section. An applicant may not be required to obtain building  
74

75 ===== T I T L E A M E N D M E N T =====

76 And the title is amended as follows:

77 Delete line 136

78 and insert:

79 providing that an applicant may not be required to