

AFFORDABLE HOUSING PROGRAMS

Florida Housing Finance Authority

Florida Housing Finance Corporation (Florida Housing) was created by the state Legislature over three decades ago to assist in providing a range of affordable housing opportunities for residents that help make Florida communities great places in which to live, work and do business.

Florida Housing programs support the construction and preservation of affordable housing throughout the state of Florida.

- Homeownership and Down Payment Assistance Programs
 - Florida Housing's homeownership programs include Homebuyer Loan programs, Down Payment Assistance programs (DPA), Mortgage Credit Certificates (MCC), and the Homeownership Pool Program (HOP).
- Multifamily Development
 - Multifamily development programs (or rental housing program) include State Apartment Incentive Loan (SAIL), Multifamily Mortgage Revenue Bonds (MMRB), Florida Affordable Housing Guarantee (Guarantee Program), HOME Investment Partnerships, Elderly Housing Community Loan (EHCL), Low Income Housing Tax Credit (LIHTC) program, Grants to Serve Persons with Developmental Disabilities and National Housing Trust Fund

For more details, go to: <https://www.floridahousing.org/home>.

SINGLE FAMILY HOUSING GUARANTEED LOAN PROGRAM

US Department of Agriculture – Rural Development

Also referred to as the Section 502 Guaranteed Loan Program, this program assists approved lenders in providing low- and moderate-income households the opportunity to own adequate, modest, decent, safe and sanitary dwellings as their primary residence in eligible rural areas. Eligible applicants may purchase, build, rehabilitate, improve or relocate a dwelling in an eligible rural area with 100% financing. The program provides a 90% loan note guarantee to approved lenders in order to reduce the risk of extending 100% loans to eligible rural homebuyers – so no money down for those who qualify.

The program is based on income-eligibility which cannot exceed 115% of the median household income - \$86,850 for household of 4 or less people OR \$114,650 for household with 5 or more people.

For more details, go to: <https://www.rd.usda.gov/programs-services/single-family-housing-guaranteed-loan-program>

SINGLE FAMILY HOUSING REPAIR LOANS & GRANTS

US Department of Agriculture – Rural Development

Also known as the Section 504 Home Repair program, this program provides loans to very-low-income homeowners to repair, improve or modernize their homes or grants to elderly very-low-income homeowners to remove health and safety hazards.

- Provides up to \$20,000 loan and \$7,500 in grant funds to very-low-income homeowners to repair, improve or modernize their homes
- Can be combined for a total of \$27,500 in assistance
- Also target elderly very-low-income homeowners to remove health and safety hazards.
- Loans up to 20 years with a fixed interest rate of 1%

For more details, go to: <https://www.rd.usda.gov/programs-services/single-family-housing-repair-loans-grants/fl>

FHA 203K LOANS – MORTGAGE LOAN FOR A FIXER-UPPER

US Department of Housing and Urban Development

An FHA 203k loan is backed by the federal government and is a financing option for buyers who want to buy a damaged or older home and do repairs on it. The program provides financing up to 110% of the after-improvement value. However, the borrower is required to provide a detailed proposal of the work they want to do and cost estimates for each item so will need to hire an independent consultant or licensed contractor to prepare these exhibits.

Another obstacle is to identify a lender that has experience with the program. The US Department of Housing and Urban Development (HUD) provides a tool to help with this search. Local lenders could offer the product although it would take considerable time and effort to familiarize themselves with the program.

For more details, go to www.hud.gov/program_offices/housing/sfh/203k.

HOMESTYLE RENOVATION MORTGAGE

Federal National Mortgage Association / Fannie Mae

Similar to the FHA 203K loan, the HomeStyle Renovation Mortgage can provide a financing option to buy and renovate an existing house. One of the major differences between the two loans is that a HomeStyle Renovation Mortgage can finance renovations to a primary residence, rental property, or vacation home while FHA restricts use to primary residences only. With this flexibility comes a slightly higher down payment minimum of 5% and stricter lending requirements with a minimum FICO score of 620.

For more details, go to www.fanniemae.com/HomeStyle/lender/index.html

FIRSTLOOK REOMATCH

National Community Stabilization Trust

REOMatch is an online tool that provides a mechanism to sell bank-owned properties to community partner organizations such as a local nonprofit group, community development corporation, and other neighborhood stabilization-focused buyers that are pre-qualified by the National Community Stabilization Trust (NCST). The First Look program provides an additional benefit to these local groups giving first right of refusal of REO properties before they are listed on the Multiple Listing Service (MLS) or auction sites.

The programs serve as a critical tool for municipalities and buyers as they save these organizations valuable time and resources. The programs also allow sellers to process foreclosures more quickly and at less expense than a traditional sale, and advance their commitment to community revitalization. A quicker sale lessens the risk of potential vandalism and property value deterioration for both the community and the sellers.

For more details, go to www.stabilizationtrust.org/what-we-do/reomatch/.

FEDERAL HISTORIC TAX CREDIT (HTC)

US National Parks Service

The Historic Tax Credit (HTC) program encourages investment in the rehabilitation and re-use of historic buildings. The federal tax credit allows program participants to claim 20 percent of eligible improvement expenses against their federal tax liability. The federal tax credit program uses the US Secretary of the Interior's Standards for Rehabilitation to determine what kinds of work are appropriate for historic buildings and eligible for the tax credits (link [NPS website](#)). IN addition, federal tax credits require a property must be income-producing such as an apartment building, upper-story housing on main street or some other commercial use (i.e. private residence ineligible).

For more details, go to - <https://www.nps.gov/tps/tax-incentives.htm>