

AFFORDABILITY PERIOD DEFINED

Rebuild Florida Housing Repair and Replacement Program for Hurricane Irma

WHAT IS AN AFFORDABILITY PERIOD?

To ensure that the CDBG-DR investment in rental properties creates affordable housing, the Rebuild Florida Housing Repair and Replacement Program (HRRP) is applying rent and occupancy requirements over the length of a compliance period, known as the affordability period. During the affordability period, all Rebuild Florida-assisted rental units must be reserved for Low- to Moderate-Income (LMI) persons. The rents, at a minimum, must comply with High HOME Investment Partnership (HOME) Rents. Rents may not exceed 30% of the monthly income for a household earning 80% or less of the Area Median Income (AMI).

RENTAL FAMILY HOUSING POLICY

All rental property owners, regardless of their number of units, must employ fair housing standards when marketing and leasing properties that have been assisted with Rebuild Florida funding.

One- to four-unit small rental properties must be maintained as affordable rental units for a minimum period of five years after construction activities have been completed by Rebuild Florida.

Multifamily properties, defined as those containing five units or more, must be maintained as affordable rental units for a minimum period of 15 years.

HOW IS THE AFFORDABILITY PERIOD MONITORED?

Rental property owners must supply yearly compliance documentation to Rebuild Florida to prove that the assisted housing units are maintained at the required affordable rent rates and that the tenant income is compliant with income limits for the units. The documentation required for compliance includes copies of advertising and leasing materials, copies of lease agreements, rent rolls, and tenant income information. The documentation must be certified by the rental property owner.

Warning: Any person who knowingly makes a false claim or statement to the State of Florida may be subject to civil or criminal penalties under 18 U.S.C. 287, 1001 and 31 U.S.C. 3729.

SINGLE FAMILY HOUSING POLICY

Affordability periods do not apply to single family repair and reconstruction projects as long as the property was owned and occupied by the applicant at the time of Hurricane Irma and the applicant continues to own and occupy the home through the construction period. The homeowner will agree not to transfer the property or any interest in the property whether voluntarily or involuntarily, until the rehabilitation, reconstruction or replacement has been completed.

Effective Date: 1/14/2021