



COMMUNITY WORKFORCE HOUSING INNOVATION PILOT PROGRAM (CWHIP)

Background:

The 2006 Florida Legislature passed House Bill 1363 (Ch. 2006-69, s. 27, Laws of Fla.), a housing bill focused on addressing some of the affordable housing challenges the State currently faces. HB 1363 includes \$50 million for an affordable housing pilot program called the Community Workforce Housing Innovation Pilot Program (CWHIP). Florida Housing will administer CWHIP, and these funds will be awarded on a competitive basis through a Request for Proposals (RFP) process to public-private entities seeking to build affordable housing for Florida's workforce.

CWHIP Facts:

- CWHIP promotes the creation of public-private partnerships to finance, build and manage workforce housing and requires the coordinated efforts of all levels of government as well as private sector developers, financiers, business interests and service providers.
- CWHIP encourages the pooling of local resources, local regulatory incentives, including land use strategies and non-traditional sources of local funding.
- CWHIP partnerships must involve at least one public sector entity and one private sector for-profit or nonprofit entity.
- CWHIP will provide flexible funding toward the construction or rehabilitation of housing in the form of loans with interest rates of one percent to three percent, which may be forgivable if the housing meets long term affordability requirements.
- CWHIP provides that any plan amendments certified by the local government as CWHIP amendments will receive 30-day expedited review by the Florida Department of Community Affairs (DCA), and may proceed straight to adoption rather than through the multi-step process now required by DCA.

Eligible Residents:

- At least 50 percent of the affordable housing units built using CWHIP funds should be set aside for essential services personnel. Essential services personnel will be defined by local governments in their State Housing Initiatives Partnership (SHIP) program plans, however, they could include teachers, educators, police and fire personnel, health care workers, skilled building trades personnel, and others.
- 80 percent of the units built using CWHIP funds should be available to households earning incomes up to 140 percent of area median income (AMI). This program may serve a broad range of incomes up to 140 percent of AMI.

FOR MORE INFORMATION CALL OR VISIT US ONLINE

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Eligible Counties:

- High cost counties (relative cost to purchase home compared to incomes).
- High growth counties.
- Counties willing to make regulatory changes and financial investments to encourage development of affordable housing.

Eligible Developments:

- Homeownership and rental housing, which may be in a mixed use and/or scattered site setting.
- Developments that have at least 15 percent of the total development costs granted or donated.
- Developments in neighborhoods close to employers, services and transportation.

For more information, visit us online at www.floridahousing.org/cwhip.

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