

Florida Housing Finance Corporation
2011 Universal Cycle – 3rd Rule Development Workshop Agenda
Tallahassee City Hall, Commission Chambers,
300 South Adams Street, Tallahassee, FL 32301
July 29, 2010

1. Rental Assistance (RA) Levels

- a. All Applications will be classified in RA Level 1 through 6, depending on the percentage of units with rental assistance (PBRA, ACC and/or other form of long-term federal rental assistance).
- b. RA Levels used for:
 - (1) Location A Development’s eligibility to participate in cycle
 - (2) Eligibility for automatic proximity tie-breaker points for proximity to existing FHFC Developments
 - (3) Tie-Breaker

2. Set-Aside Location A

- a. State map
- b. County maps
- c. Location A Developments eligible to participate in 2011 Universal Cycle:
 - (1) Preservation if RA Level 1
 - (2) Redevelopment if RA Level 1
 - (3) New Construction and Rehabilitation if Homeless Demographic and RA Level 1

3. Developer Experience

- a. General experience – Threshold
- b. Additional Specialized Experience – 5 Points
 - (1) Florida Domicile; or
 - (2) Experience Utilizing FHFC Funding; or

- (3) Preservation Development Experience; or
- (4) HOPE VI Development with existing binding agreement
- c. Housing Credit Development Experience – 3 Points

4. TOD Development

- a. Located in area designated as Transit-Oriented Development or Joint Development by Local Government planning agency in its land use plan or zoning Code as of October 15, 2010
- b. Must receive Transit Score of at least 6 points for proximity to Public Rail Station or at least 5 points for proximity to Public Bus Rapid Transit Stop
- c. HC goal to fund 3 TOD Developments with preference given to proposed Development in a Transit-Oriented Development where an Application has not been tentatively funded.

5. Concrete Construction

Specific requirements for new construction buildings and rehabilitation.

6. Public Housing Authority Developments

Points earned for proximity to Tier 1 Services will be multiplied by 1.5.

7. Proximity

- a. Transit Services include: Public Bus Stop, Public Bus Transfer Stop, Public Bus Rapid Transit Stop, and Public Rail Station
- b. Tier 1 Services include: Grocery Store, Public School, Medical Facility, and Senior Center (based on FHFC Senior Center List)
- c. Tier 2 Services include: Public Park, Community Center, Pharmacy, and Public Library

8. Features and Amenities

- a. Required General Features (Threshold)
- b. Required Visitability and Universal Design Features - based on FHFC Visitability and Universal Design Manual (Threshold)

- c. Optional General Features (9 points new construction/rehabilitation units; 12 points all Developments except SRO or SRO Developments)
- d. Optional Visitability and Universal Design Features - based on FHFC Visitability and Universal Design Manual (10 points)
- e. Energy Features (Threshold)
- f. Green Building (10 points)

Consequence if Development fails to achieve the Energy Star New Homes Certification HERS score and/or Green Building certification.

9. HC Request Limits

Should Florida Housing consider increasing the request limits? If so, by how much?

10. Concentration of Developments

- a. In the same TOD
- b. In the same area of the County

11. Ranking

- a. Division of total HC allocation
- b. Goals and Set-Asides
- c. Set-Aside Unit Limitation (SAUL)
 - (1) Reset after HC Goals and again after Non-Preservation Set-Aside
 - (2) Should County SAULs be revised?
- d. Funding Order
 - (1) Goals
 - (2) Non-Preservation Set-Aside
 - (3) Preservation Set-Aside
- e. Tie-Breakers
 - (1) Goals and Non-Preservation Set-Aside:

A/B leveraging
Ability to Proceed
Proximity
RA Level
Florida General Contractor
Lottery

(2) Preservation Set-Aside:

A/B leveraging
Ability to Proceed
RA Level
Proximity
Florida General Contractor
Lottery

12. Point Values

- a. Application total maximum points = 87
- b. Proximity tie-breaker total maximum points = 37
- c. Ability to Proceed tie-breaker total maximum points = 6