

**Florida Housing Finance Corporation**  
**2013 Universal Cycle – 1st Rule Development Workshop**  
**Jacksonville Hyatt Regency, 225 E. Coastline Drive**  
**Jacksonville, FL 32202**  
**April 26, 2012**

**1. Simplification/Clarification of Application Processes**

- a. Site Control requirements
- b. Financing requirements
- c. Proximity – scoring distances
- d. Items due at Application Deadline vs. at Cure deadline
- e. Local Government/third-party certifications/forms
- f. Rule definitions
- g. Substantial Completeness Test

**2. Florida Job Creation Tie-Breaker**

Statutory requirement to, where all other competitive elements are equal, give preference for developers and general contractors who demonstrate the highest rate of Florida job creation in the development and construction of affordable housing.

**3. Limited Development Areas (LDAs)**

Methodology used to determine LDAs (fka Location A Areas)

**4. Proximity**

- a. Transit Services
- b. Tier 1 Services
- c. Tier 2 Services
- d. Additional recommendations
- e. Location priorities in lieu of proximity

**5. Transit-Oriented Development (TOD)**

**6. Special Needs**

**7. Universal Design and Visitability Manual**

**8. Non-Housing Credit Funding and Uses**

**9. Housing Credit Allocations**

- a. Geographic Funding Set-Asides (Large County, Medium County, Small County)
- b. Funding Goals

**10. Online Application Process**

**11. Statutory Authority for Requests for Proposals (RFPs)**

- a. Senate Bill 1996

This bill authorizes Florida Housing to use up to 10 percent of its annual allocation of low-income housing tax credits, nontaxable revenue bonds, and SAIL funds appropriated by the Legislature and available to allocate by RFP or other competitive solicitation funding for high-priority affordable housing projects, such as housing to support economic development and job-creation initiatives, housing for veterans and their families, and other special needs populations in communities throughout the state as determined by Florida Housing on an annual basis.

- b. House Bill 5001

The General Appropriations Act for FY 2012-2013 provides for a \$10 million appropriation to be used through a RFP outside the regular cycle for special needs and extremely low income housing, contingent on an excess of the \$35,310,000 in the State Housing Trust Fund estimate adopted by the Revenue Estimating Conference on January 12, 2012. Only those funds exceeding the estimate, up to \$10 million, may be used to fund this appropriation.