

**Florida Housing Finance Corporation
2011 Universal Cycle Public Meeting Agenda
Tallahassee City Hall, Commission Chambers,
300 South Adams Street, Tallahassee, FL 32301
February 26, 2010**

1. Assessing and Mitigating Risk with General Partners and Limited Partners with credit concerns

- a. How should Florida Housing treat GPs or LPs that have been party to affordable housing transactions that have ended in foreclosure?
- b. What should Florida Housing be concerned with when assessing risk?
- c. What types of measures would be appropriate for Florida Housing to require in underwriting to mitigate concerns or risks?

2. Sustainability

Florida Housing is interested in application and rule changes that will help produce and/or preserve housing for the areas and populations of the state where the resources are most needed while also ensuring that the transactions are well structured from both a financial and construction perspective.

How might we utilize the following criteria to revise the application and rules to better achieve that goal?

- a. Sound financial structuring for long term asset management
- b. Firm financing commitments
- c. Location in stronger markets with higher need
- d. Serving targeted populations
- e. Construction type; e.g., concrete block vs. frame
- f. Total number of units
- g. Unit mix
- h. Urban infill
- i. Transportation Oriented Development
- j. What other criteria should be considered?

3. Reliance on Lottery in Scoring Delineations

In recent years, many of Florida Housing’s scoring decisions have gone through the other tie-breakers and ultimately been decided by the final tie-breaker of lottery number. This has resulted in the need for recent application initiatives such as Priority I/II to manage issues related to that scoring dynamic. How might Florida Housing restructure its scoring structure so that applications may be delineated on meaningful criteria prior to reaching the lottery tie-breaker?

4. Florida Developer Preference

How should Florida Housing implement the new statutory requirement to give preference to Florida based developers?

5. Set Aside Unit Limitation (SAUL)

What kind of changes should Florida Housing consider making to the current SAUL system?

6. HOME

For several years, Florida Housing’s policy regarding HOME funds has been to prioritize that funding for developments in Non-Participating Jurisdictions. Considering that state funding for multifamily rental housing has been cut dramatically in recent years, should Florida Housing re-consider its use of HOME funds? If so, how?

7. Difficult Development Areas (DDAs)

How should Florida use its new authority to designate DDAs?

8. Location A Areas

- a. From what areas of the state should Florida Housing prohibit applications for funding?
- b. Should such prohibition only apply to new construction?

9. Preservation

- a. Scoring for Preservation developments has been substantially the same as scoring for new construction developments. What changes should Florida Housing consider for scoring Preservation developments?

- b. To date, the Universal Application Cycle (UAC) has targeted only project-based rental assistance developments for preservation. If the UAC is opened more broadly to preservation of developments currently in Florida Housing's portfolio, what types of developments should be priorities, and what criteria should be used for this purpose?

What additional preservation should be considered in the UAC?

- c. How should Historic Preservation be incorporated?

10. Construction Features

What changes should Florida Housing make to its application and rules to further incorporate aspects of Green Building and Universal Design?

11. Tentative 2011 Universal Cycle Time Line

12. Other Changes

What other changes should be considered?