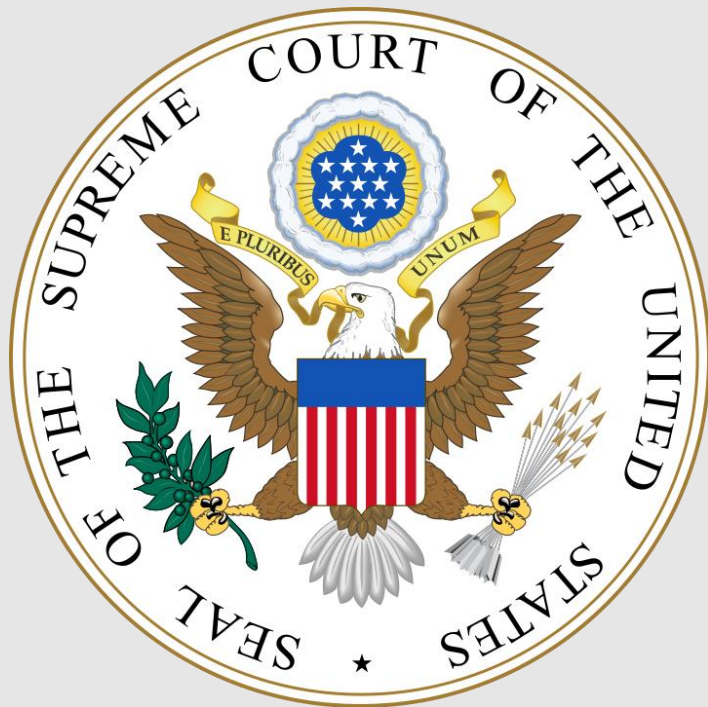


# Areas of Opportunity

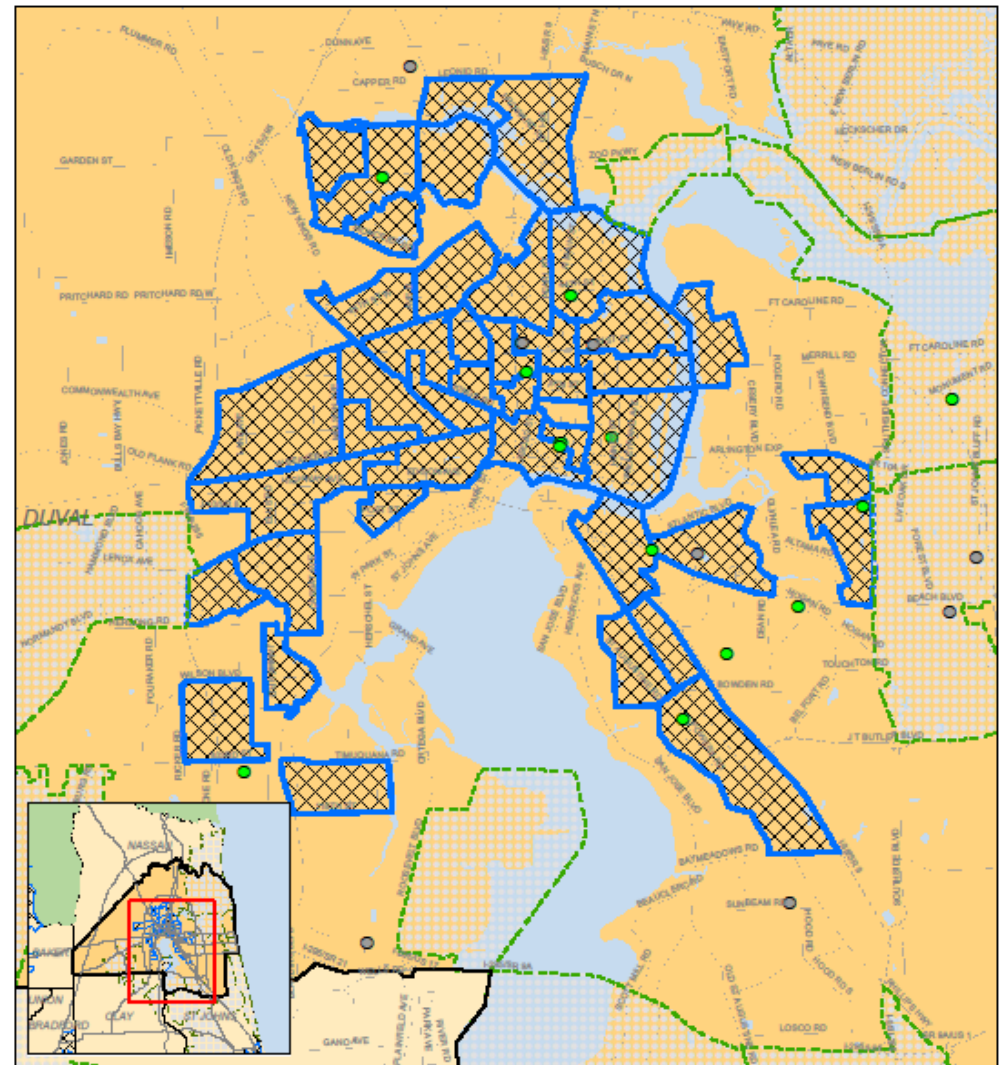


January 29, 2016

- **Identifying Areas of Opportunity**
  - TDHCA v. ICP
  - HUD AFFH Final Rule
  - Change in DDA Methodology
- **Potential Tools for Incentivizing Development in Areas of Opportunity**
  - Discretionary Basis Boost Authority Under HERA (9%)
  - Points
  - Goals and Preferences
  - Varying Maximum Request Amounts



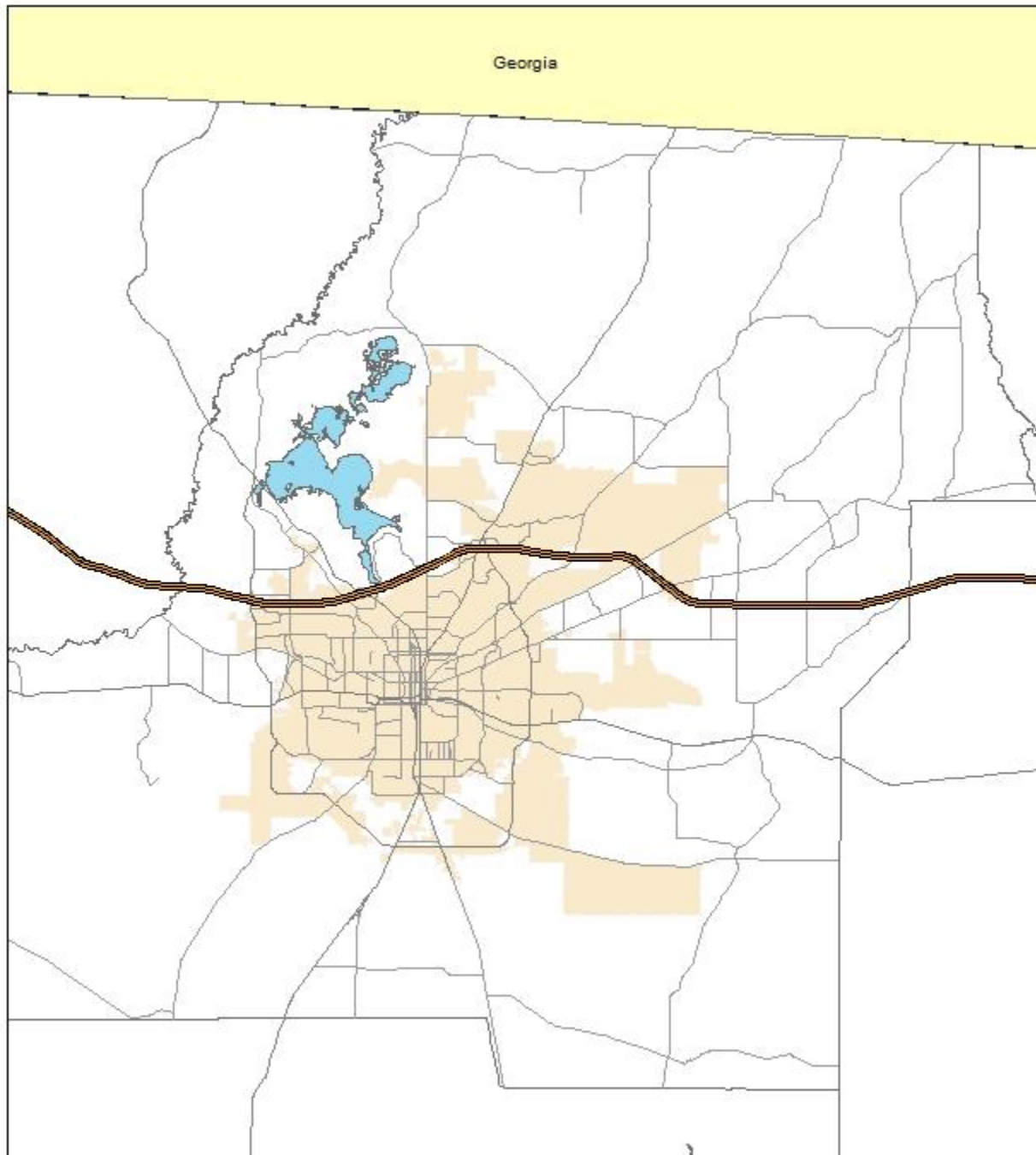
- Shimberg Center for Housing Studies at the University of Florida
- Initial Analysis of 7 large counties.
- Mapped 17 variables.
  - 3 related to location of assisted inventory.
  - 3 related to property values.
  - 5 related to community change.
  - 1 related to land use.
  - 5 related to social and economic well being.
- 17 map extents.
- 355 total maps.
- 2,156 census tracts.




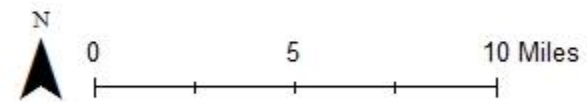
FHFC Applications - Funded Properties

- Funded 2002 - 2004
- Funded 2005 - 2015
- Small Difficult to Develop Areas 2016
- Qualified Census Tracts 2016

# Medium County Data Mapping Example



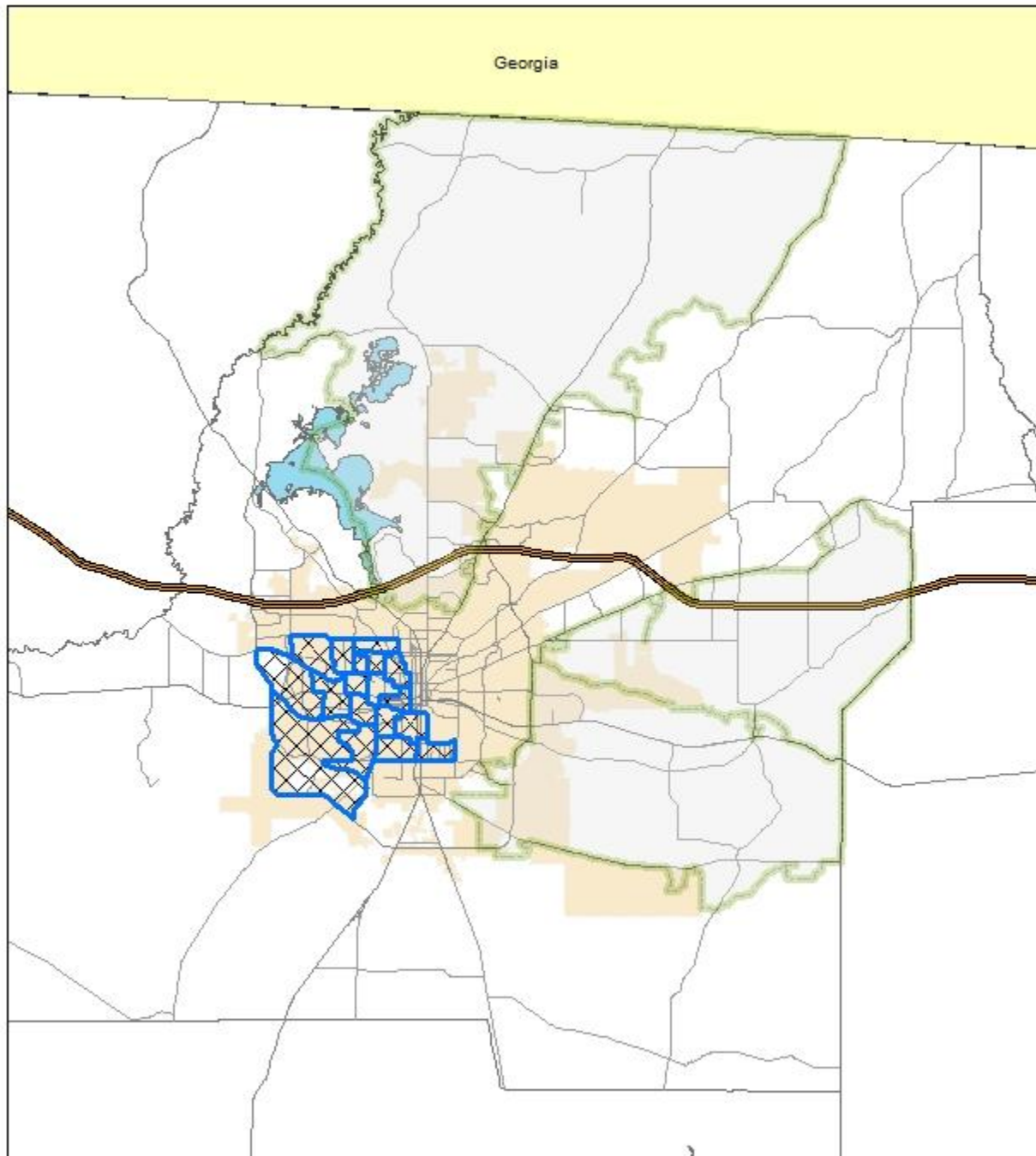
 City of Tallahassee






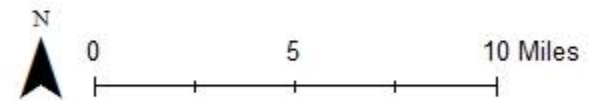
Georgia

## Medium County Data Mapping Example

1. Add QCT and SADDA boundaries.



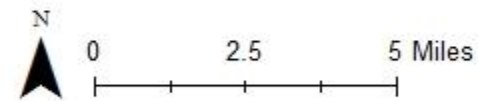
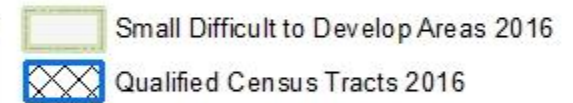
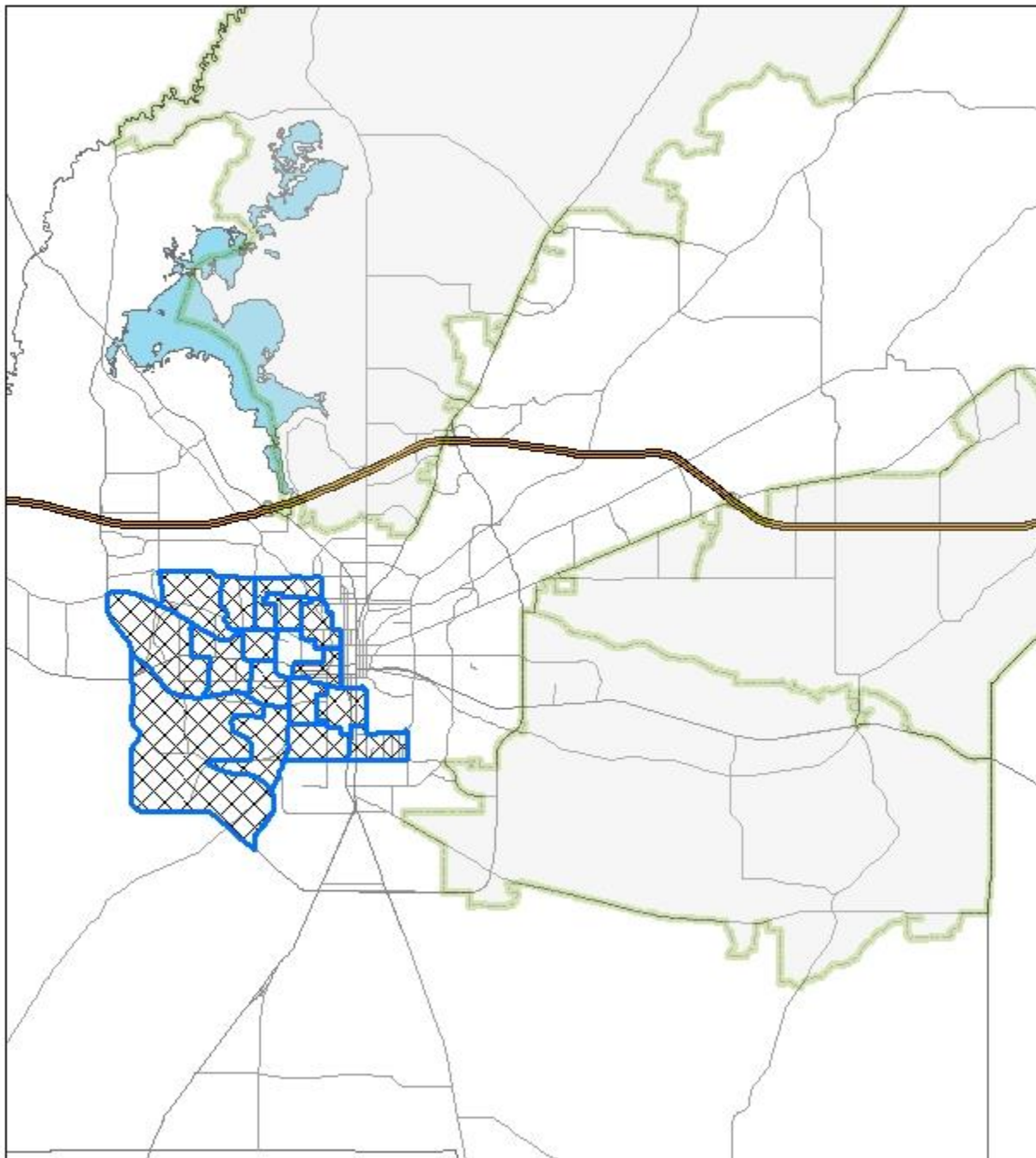
-  Small Difficult to Develop Areas 2016
-  Qualified Census Tracts 2016
-  City of Tallahassee





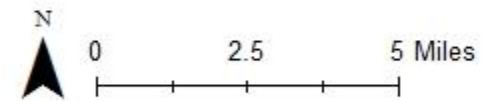
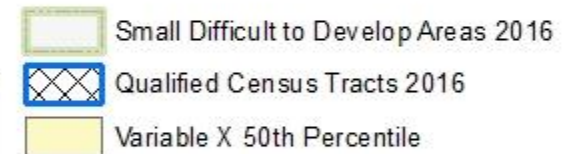
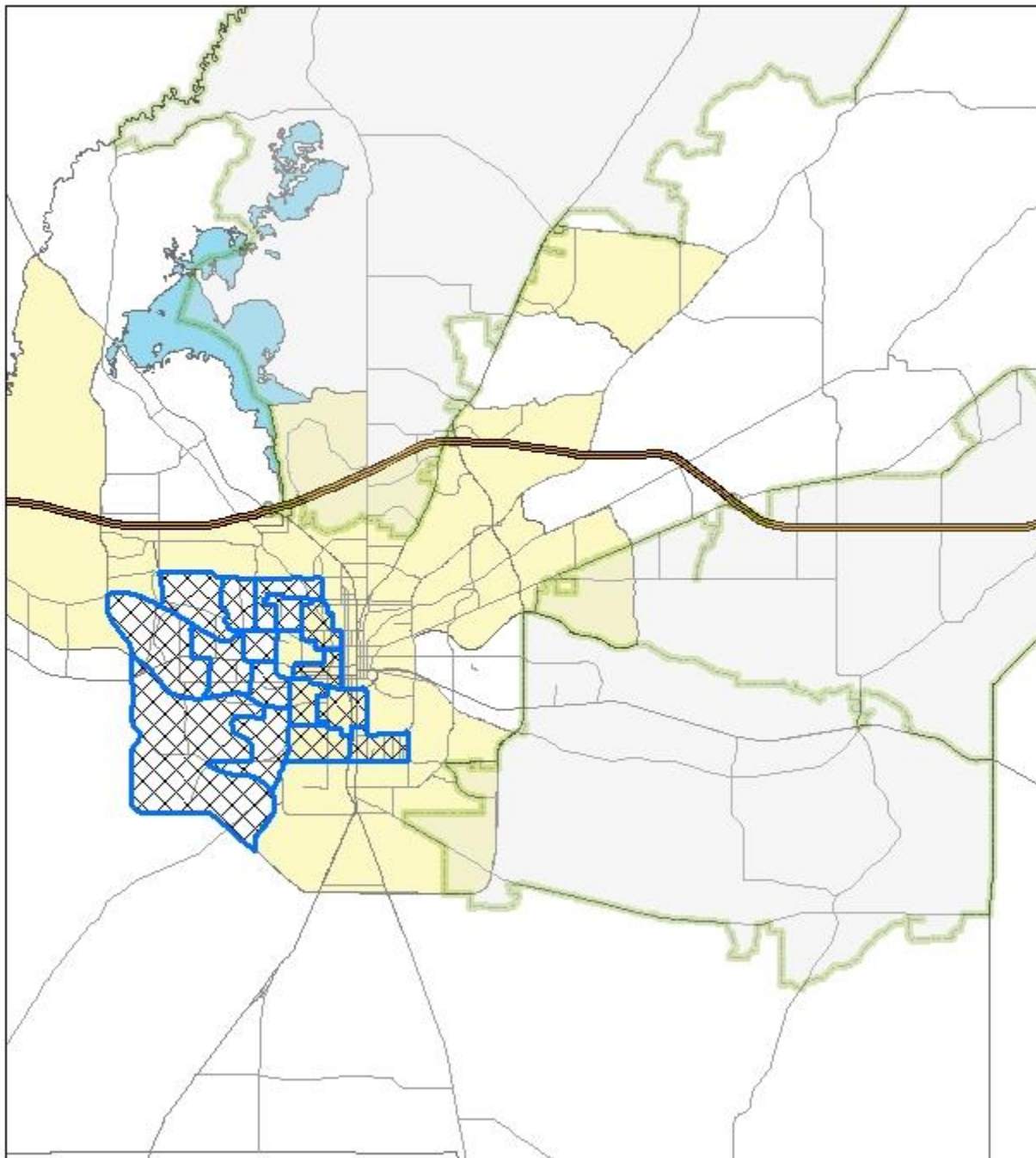
## Medium County Data Mapping Example

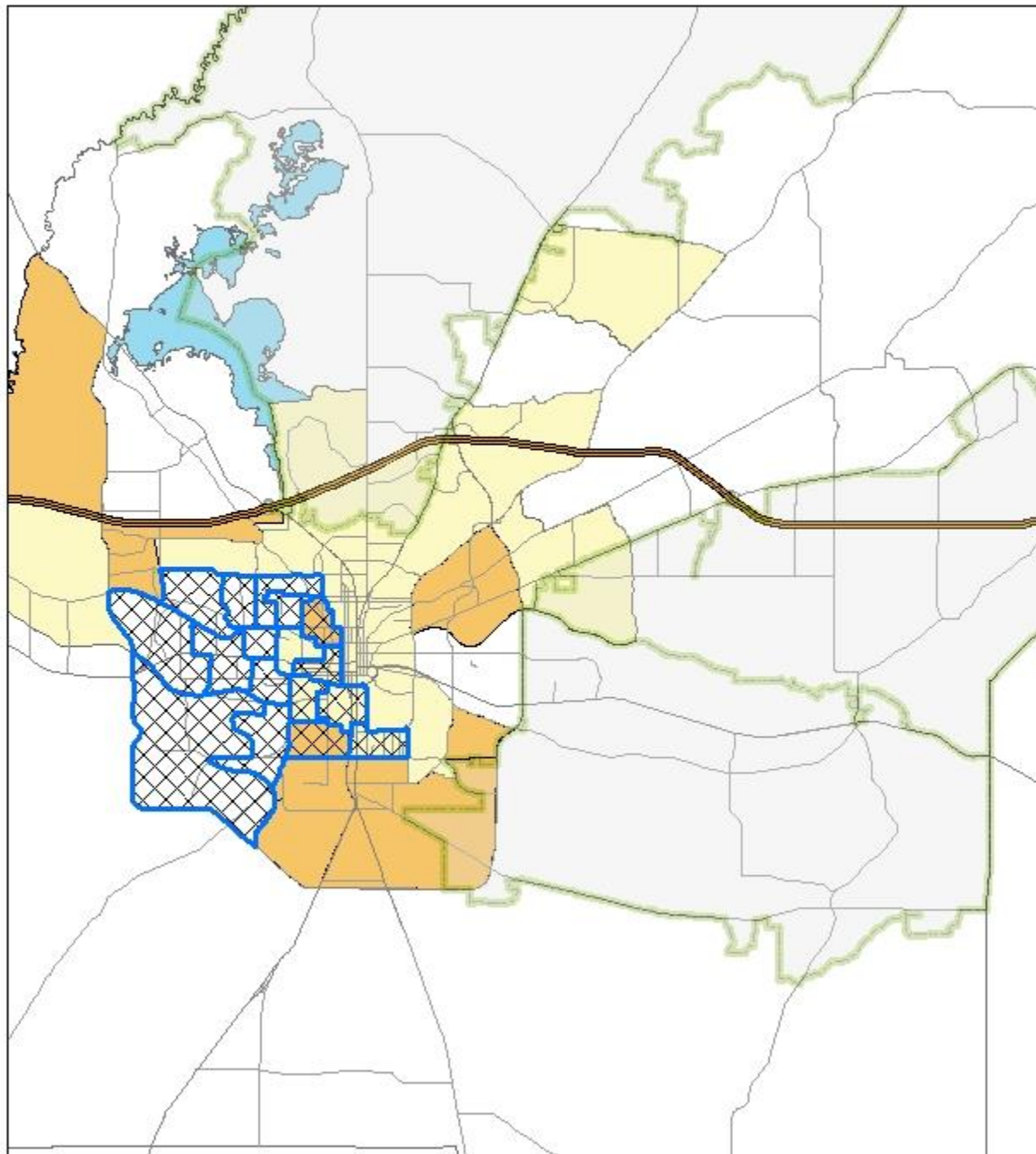
1. Add QCT and SADDA boundaries.
2. Focus extent on urban area and remove city boundary.



## Medium County Data Mapping Example

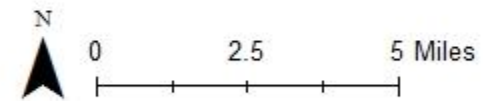
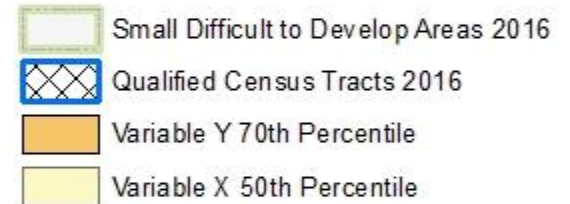
1. Add QCT and SADDAs boundaries.
2. Focus extent on urban area and remove city boundary.
3. Identify census tracts with values above the 50th percentile of variable X.





## Medium County Data Mapping Example

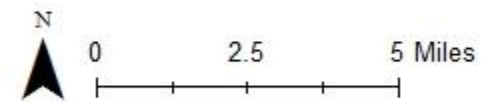
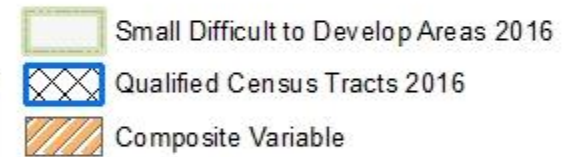
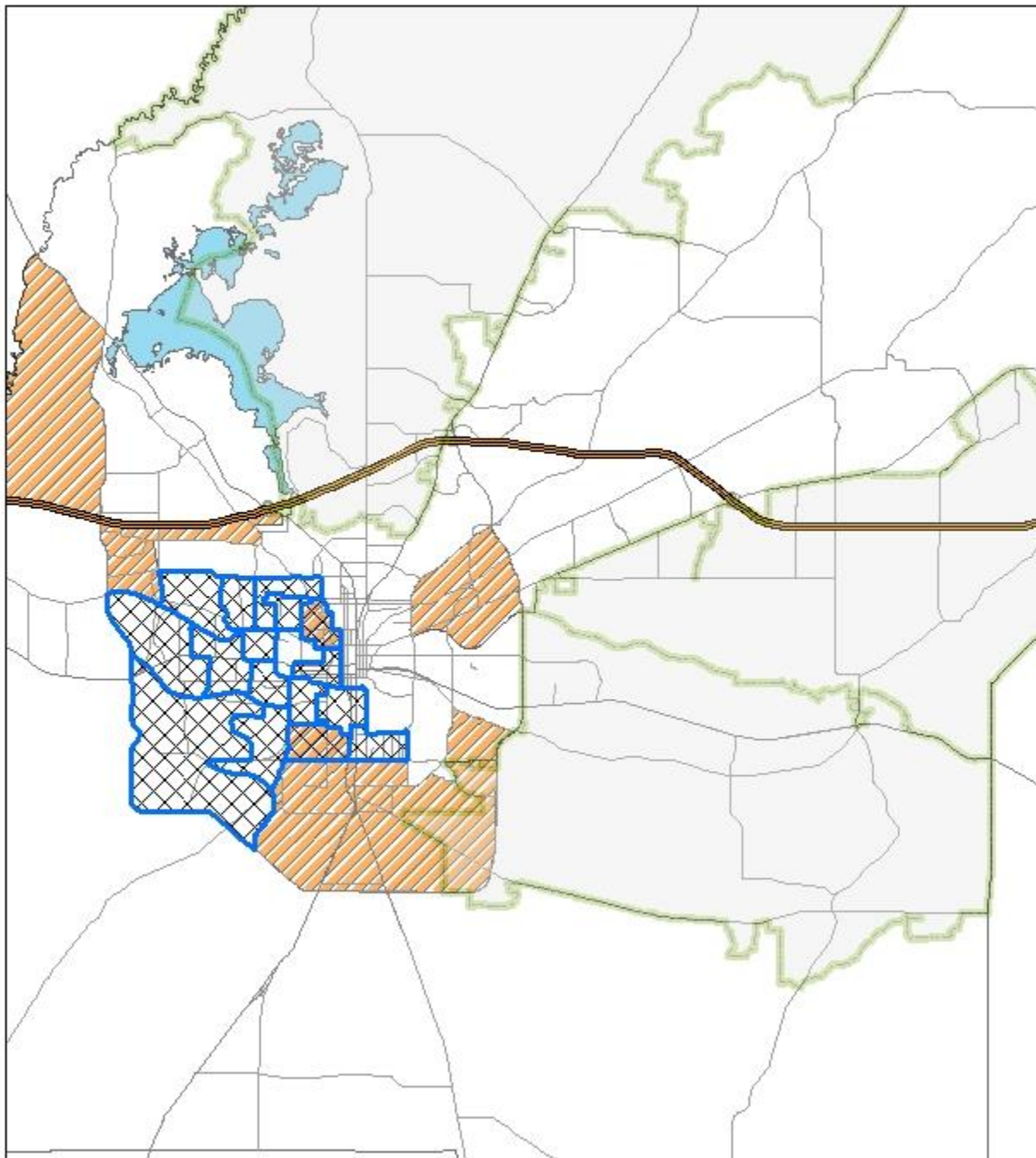
1. Add QCT and SADDA boundaries.
2. Focus extent on urban area and remove city boundary.
3. Identify census tracts with values above the 50th percentile of variable X.
4. Identify tracts above 50th percentile of variable X and 70th percentile of variable Y.





## Medium County Data Mapping Example

5. Merge into single map layer.

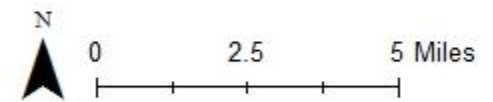
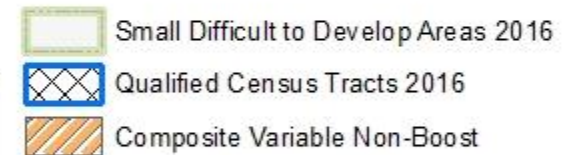
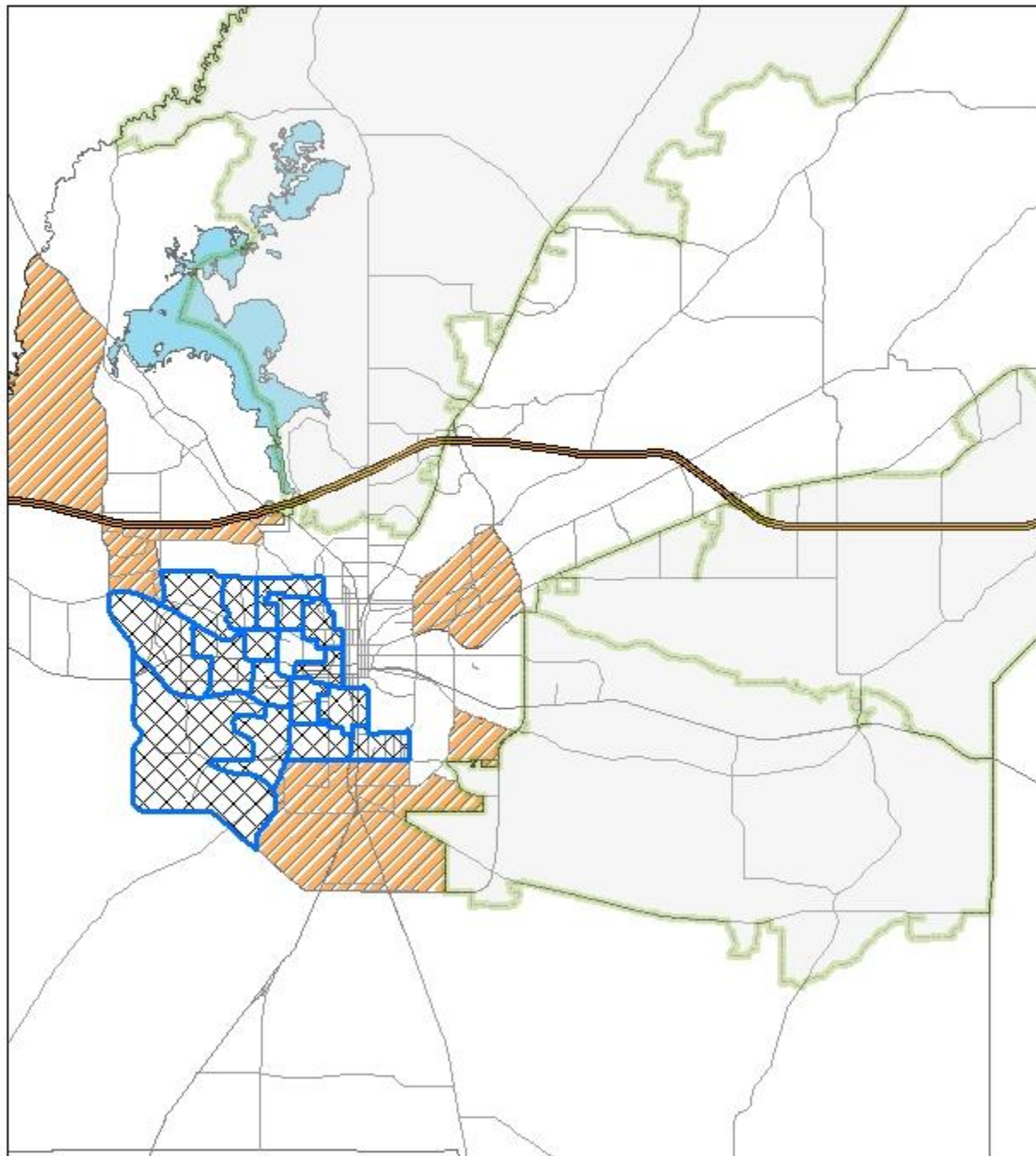


## Medium County Data Mapping Example

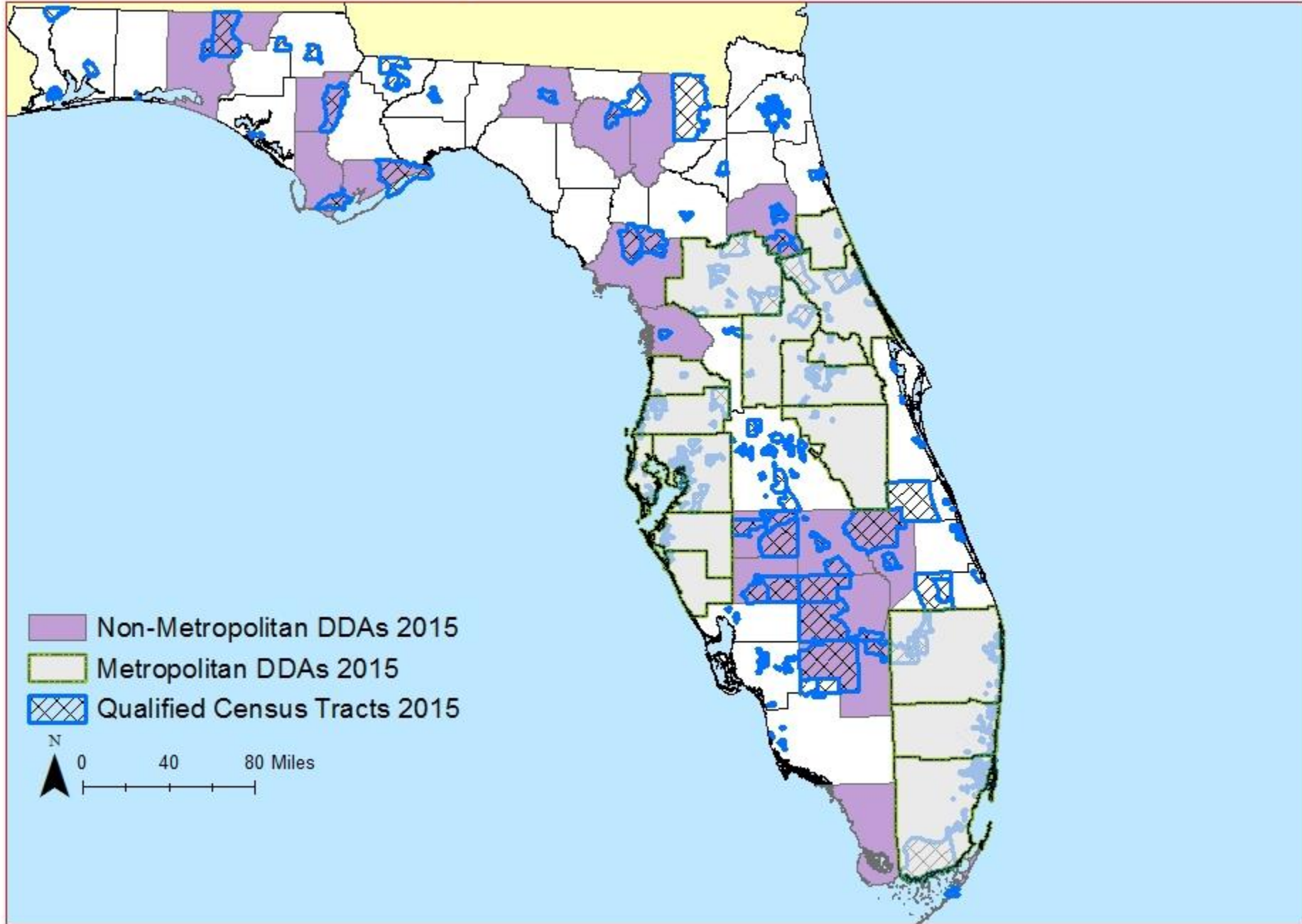
5. Merge into single map layer.

6. Remove portions of tracts which overlap with existing DDAs and QCTs.

The remaining map layer identifies areas which meet the criteria for the composite variable and are outside of QCTs and SADDAs.

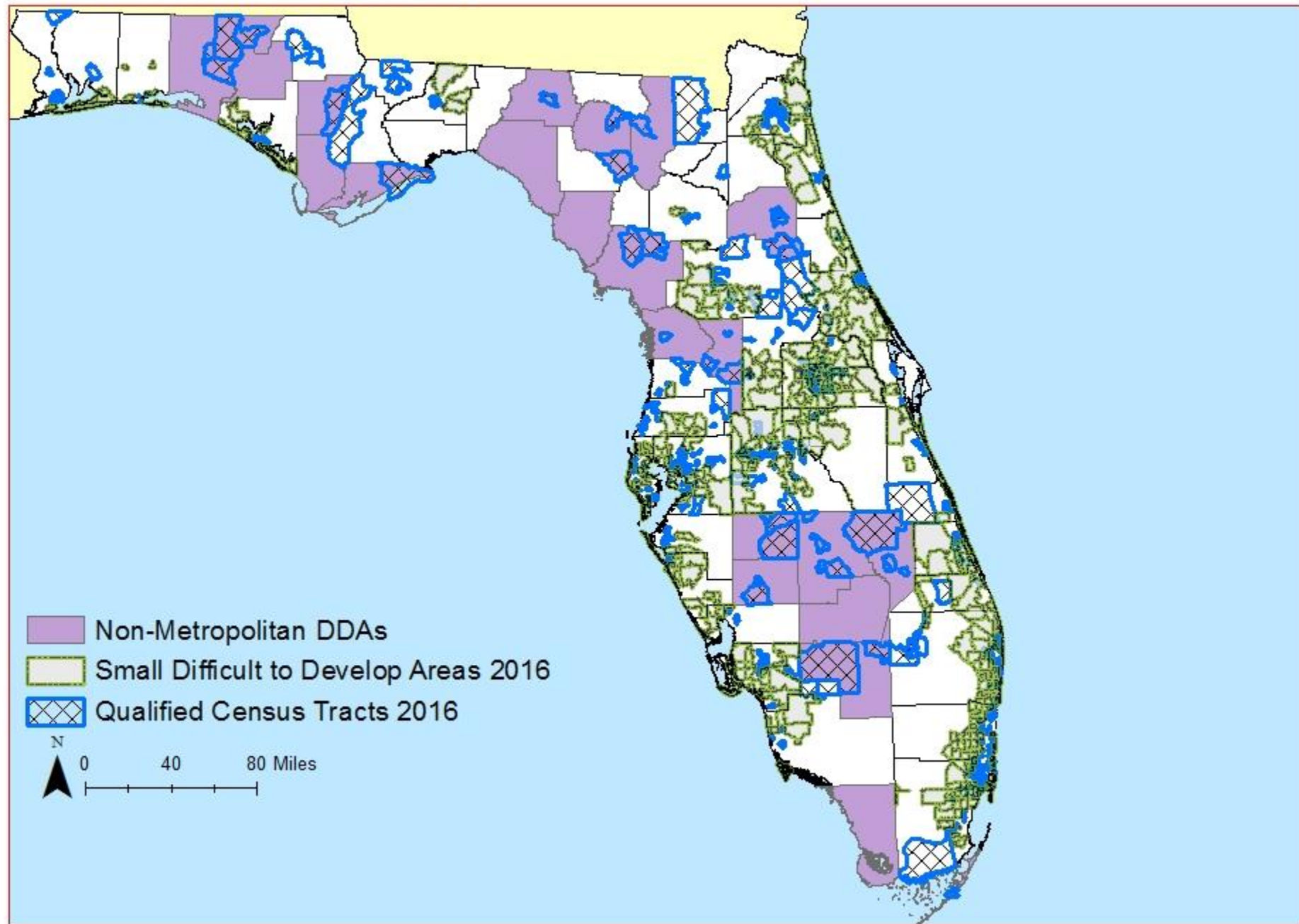


# State of Florida 2015 DDAs and QCTs



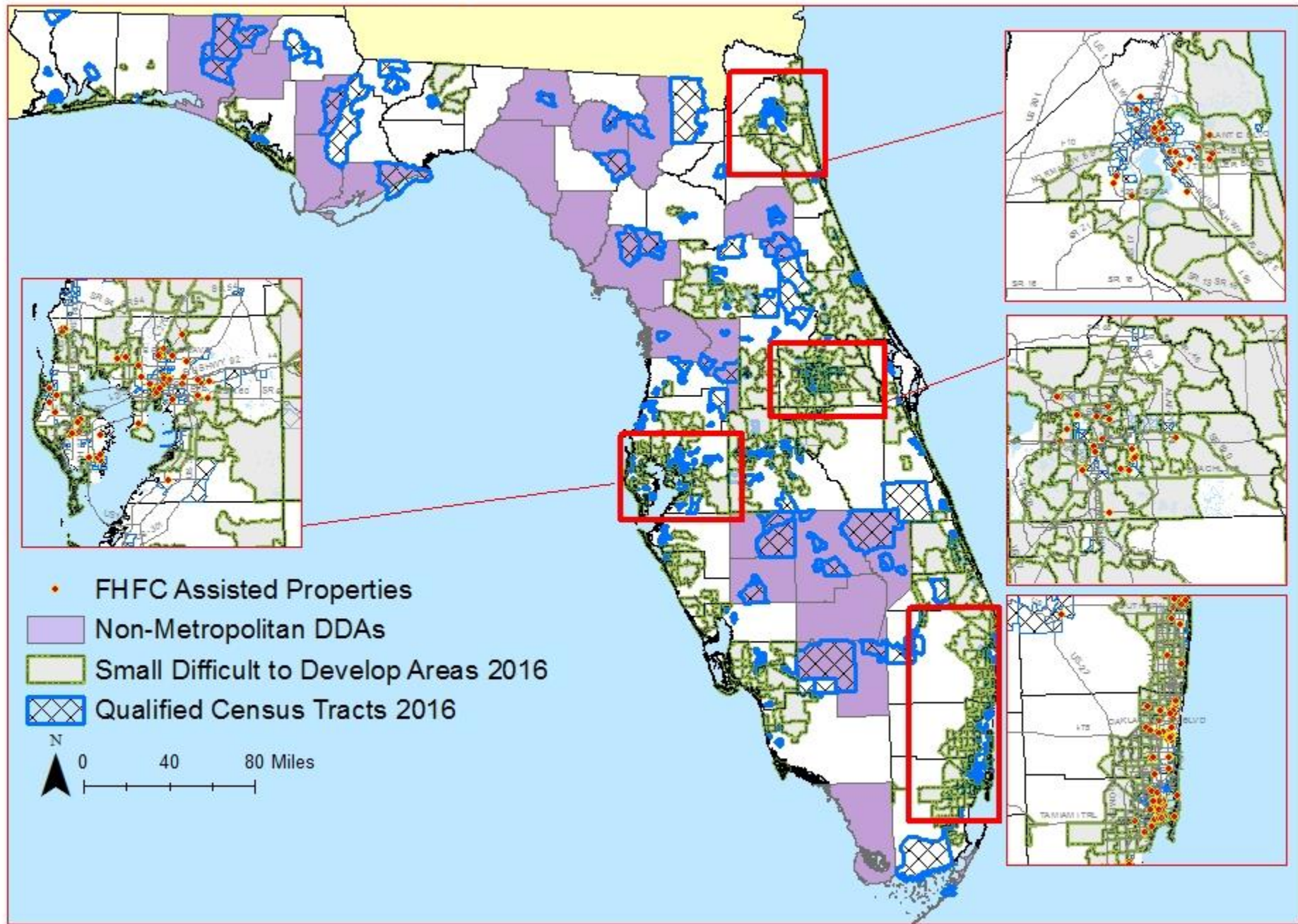


# State of Florida 2016 DDAs and QCTs



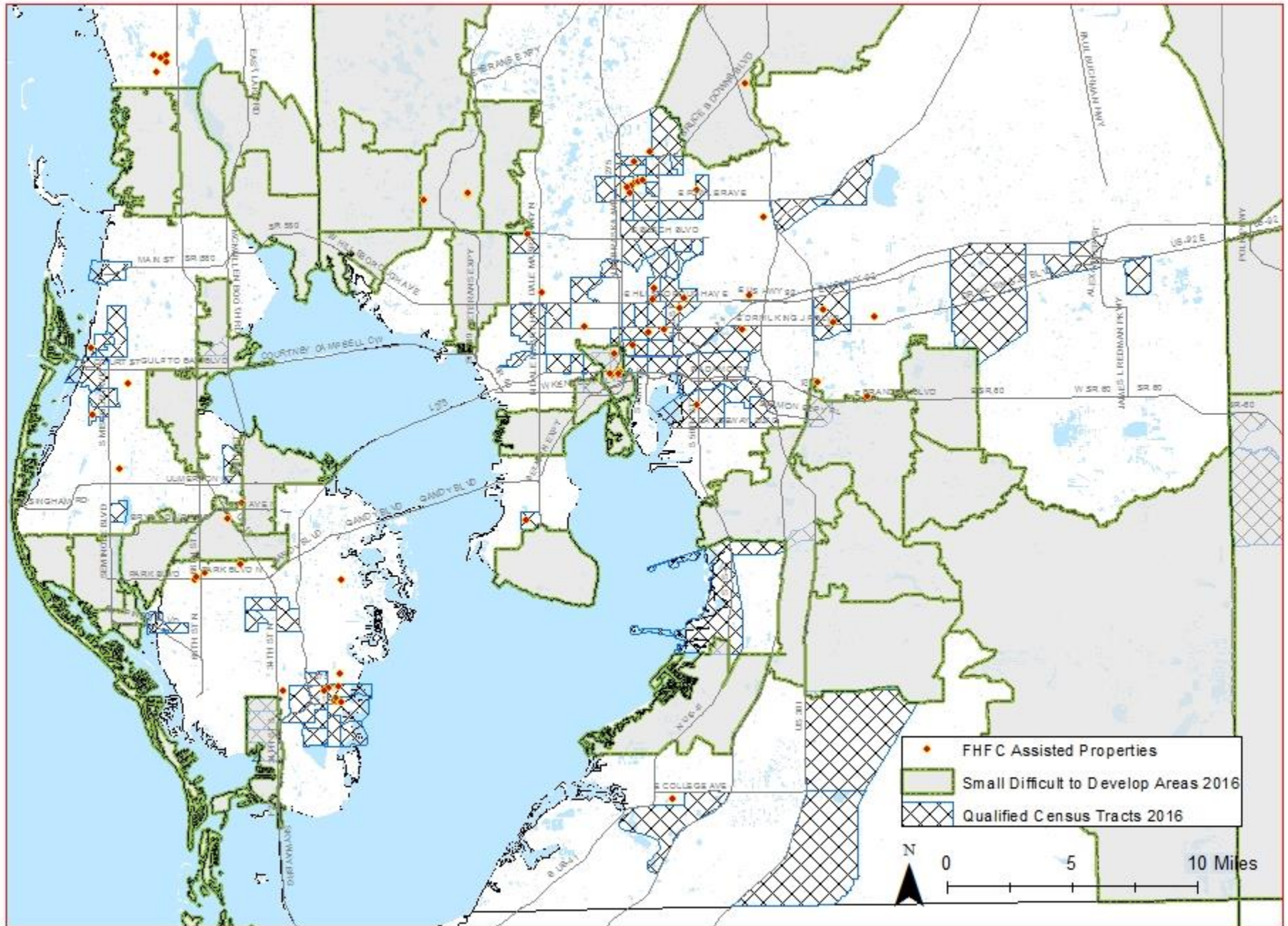


# State of Florida 2016 DDAs and QCTs

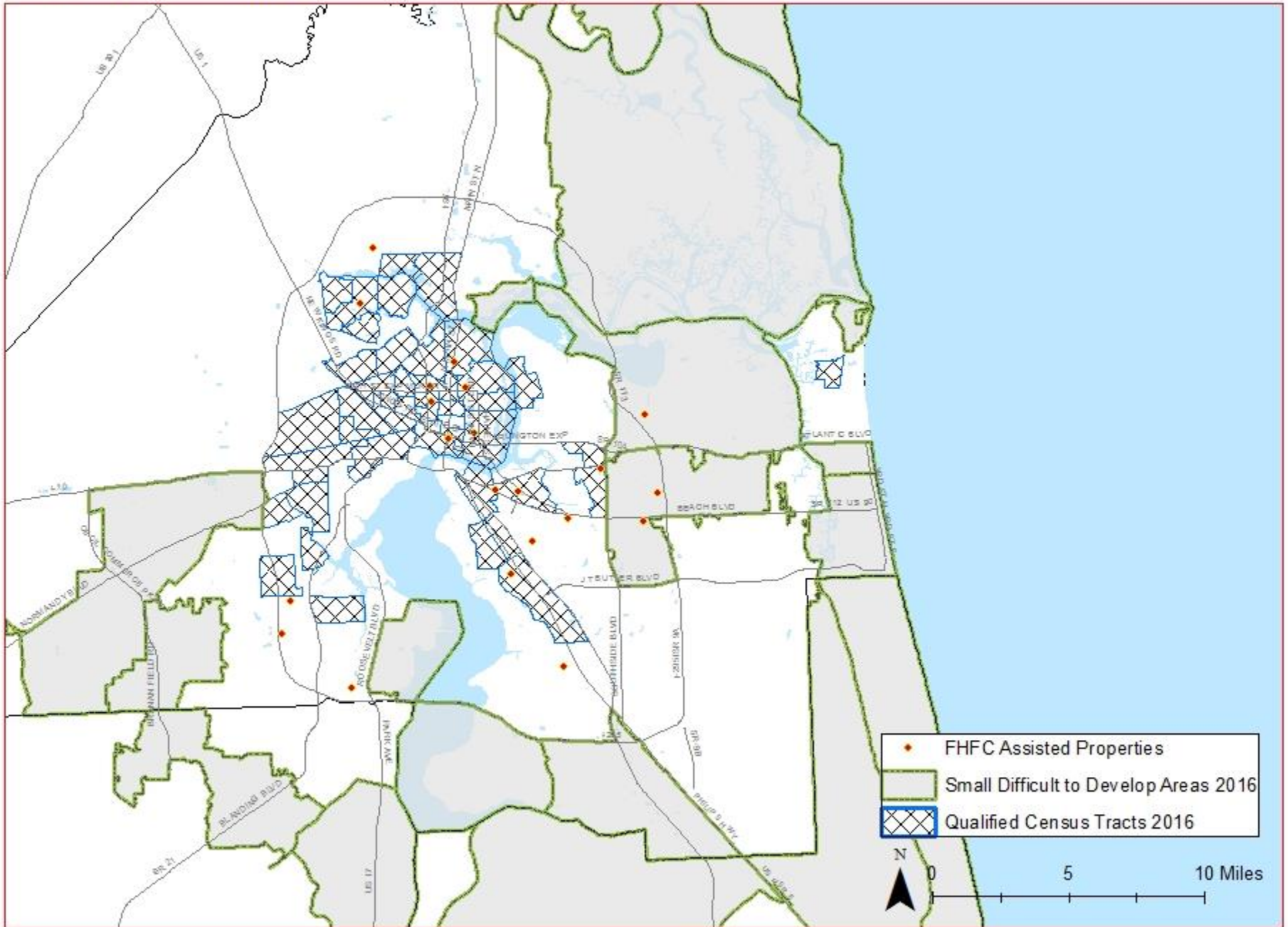




# Tampa Bay 2016 DDAs and QCTs

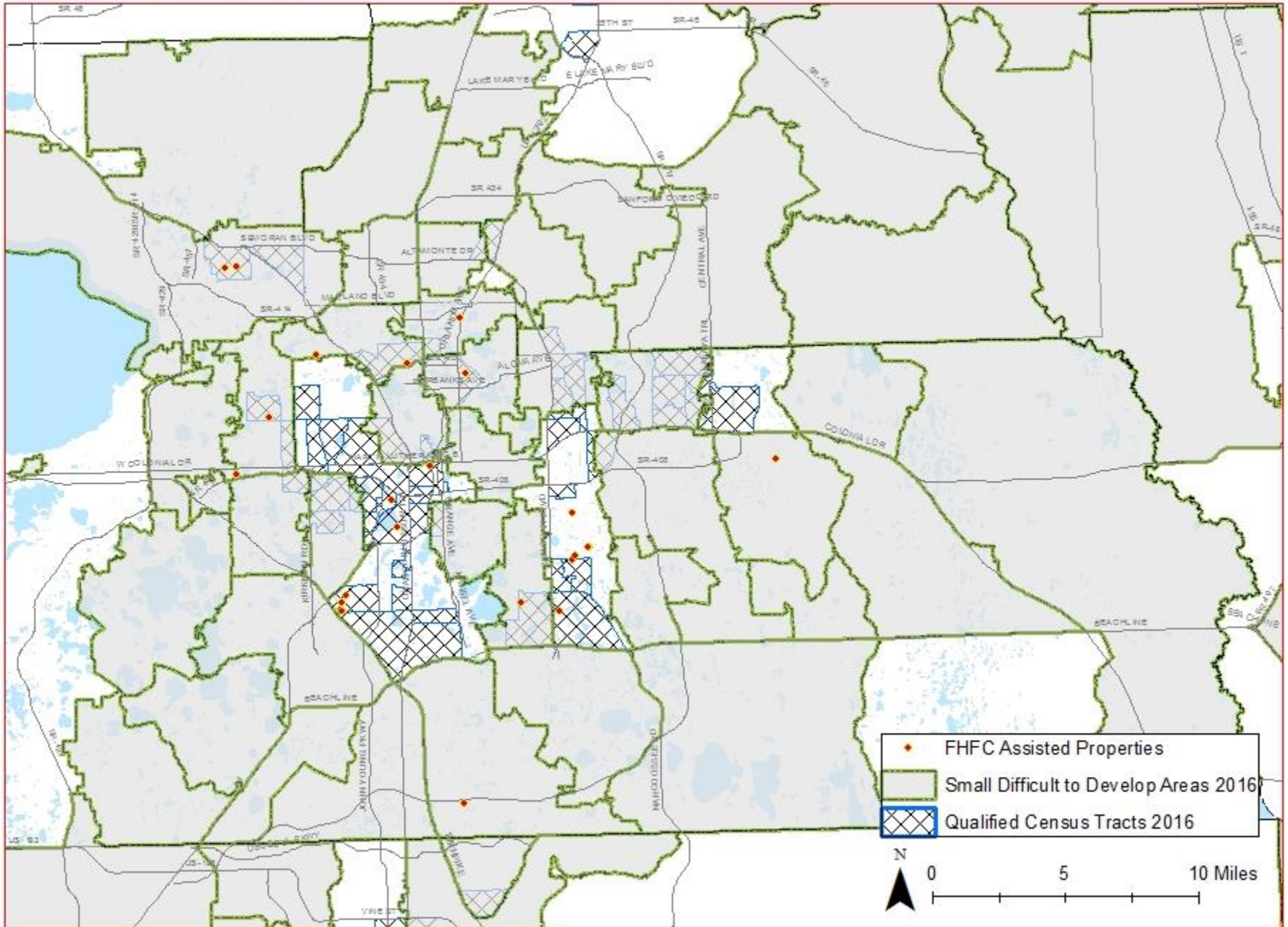


# Duval 2016 DDAs and QCTs



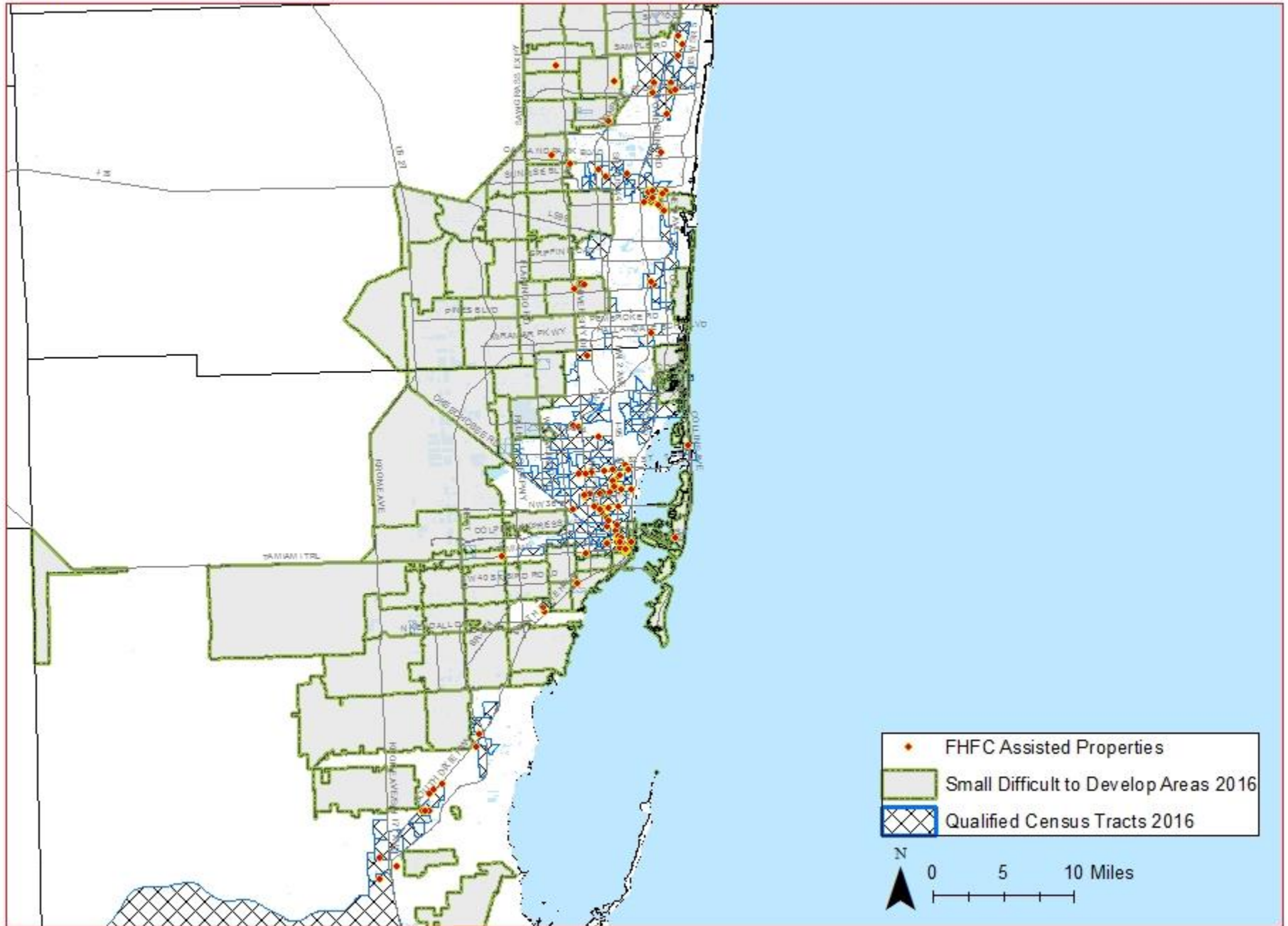


# Orange 2016 DDAs and QCTs

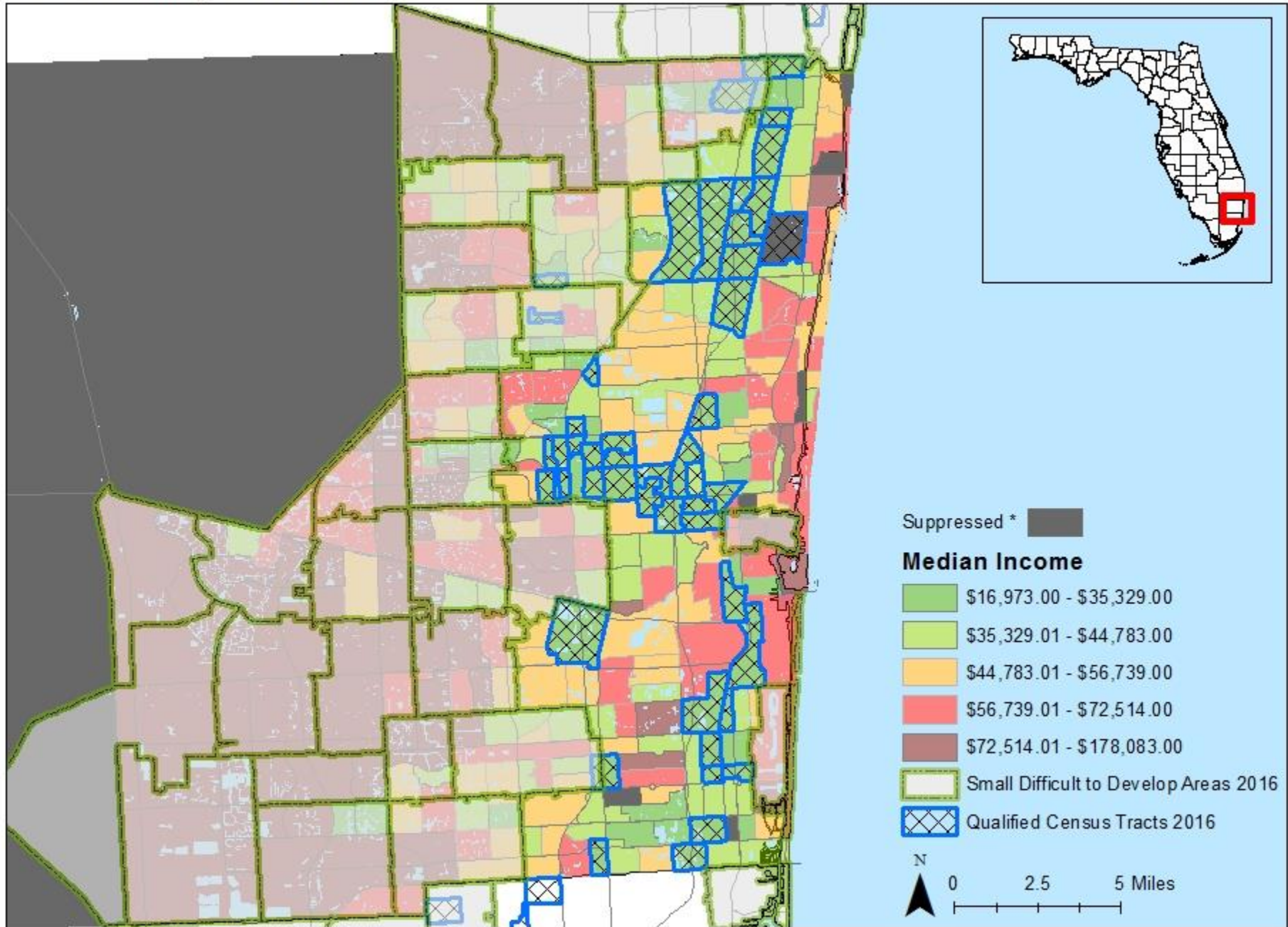




# Southeast Florida 2016 DDAs and QCTs

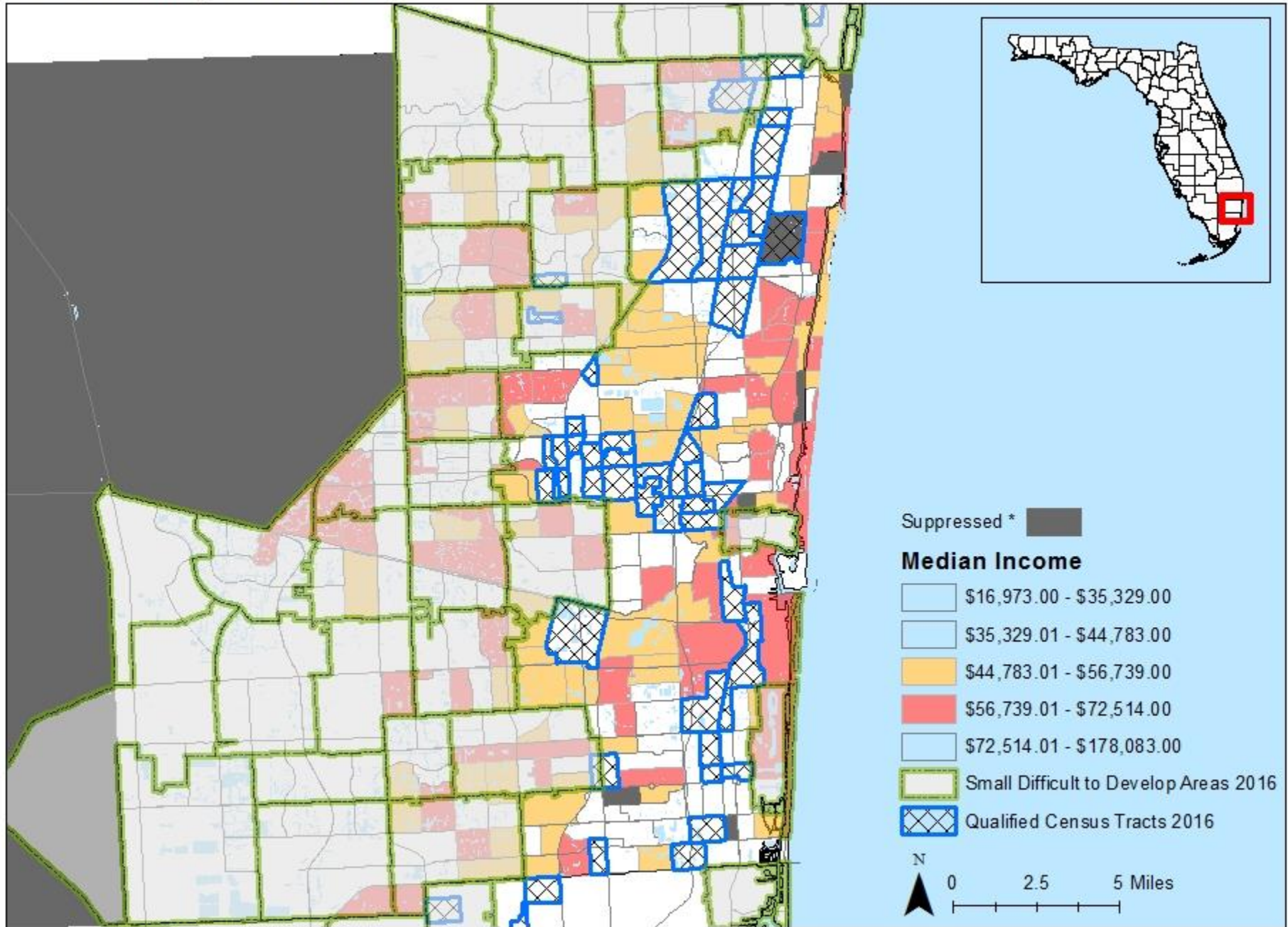


# Broward County - Median Income

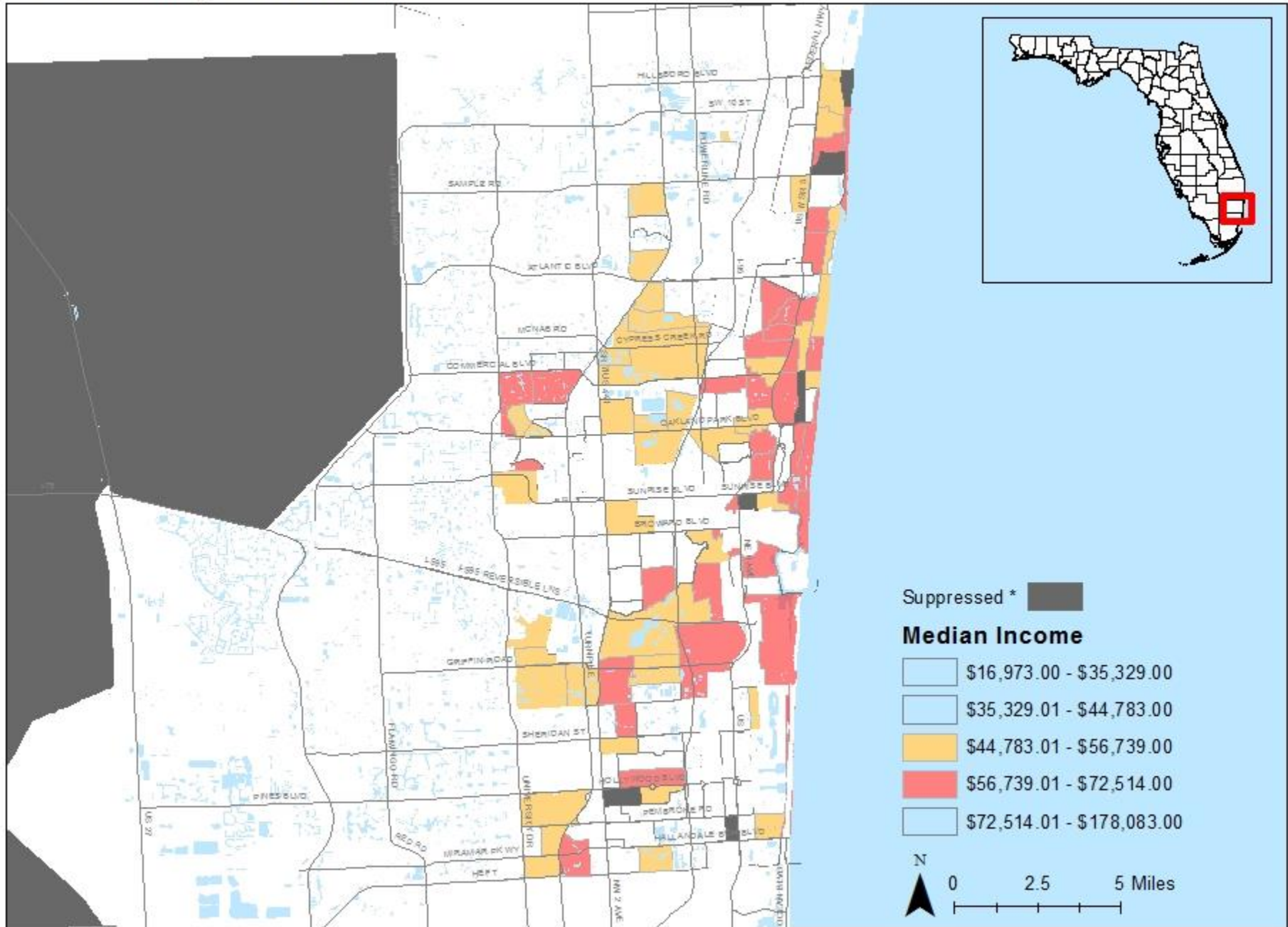




# Broward County - Median Income



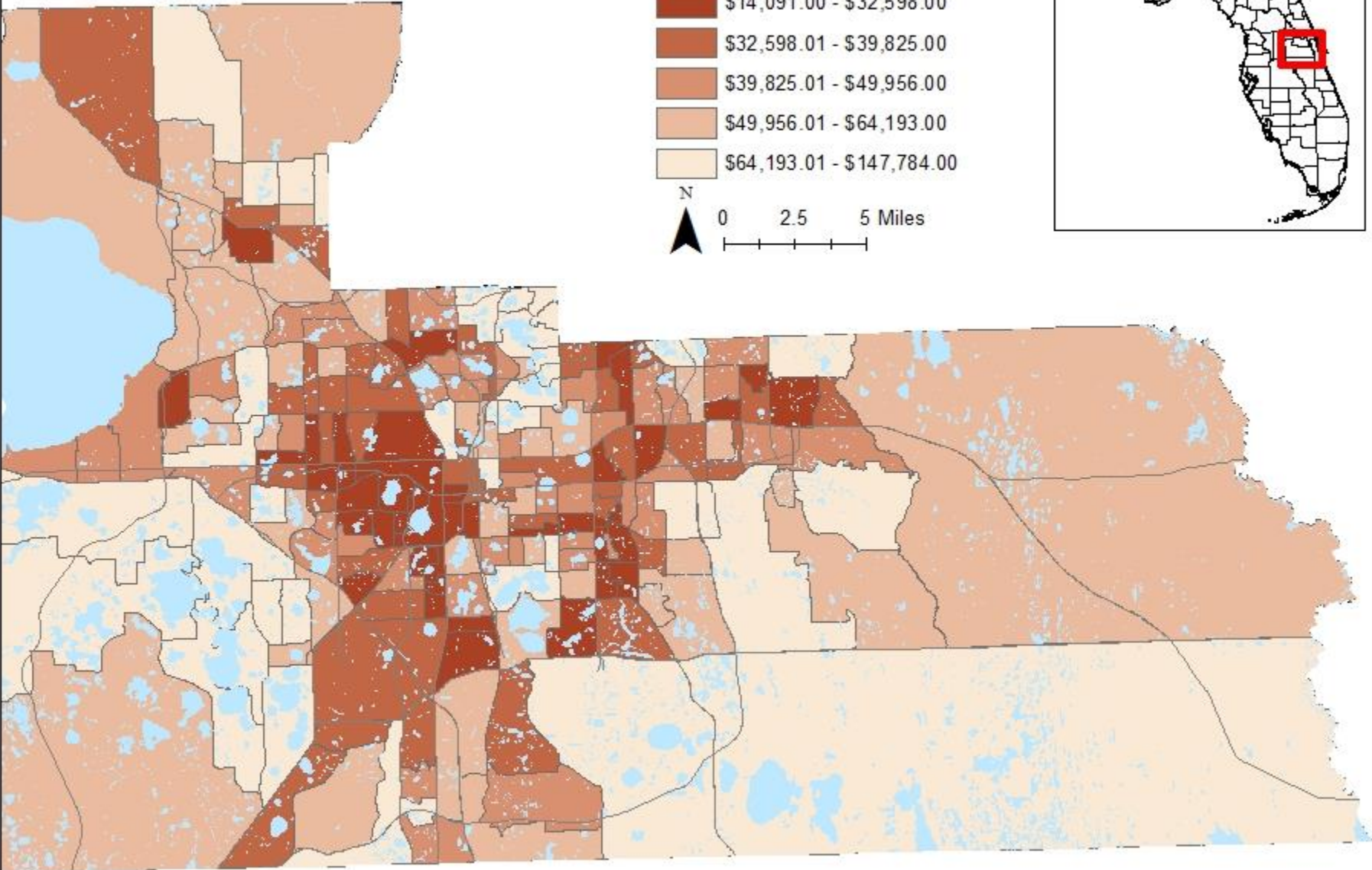
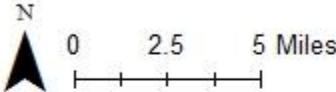
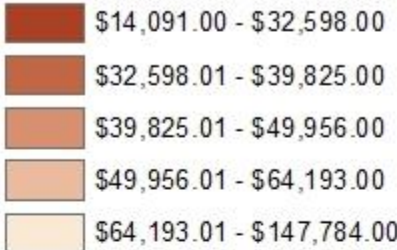
# Broward County - Median Income



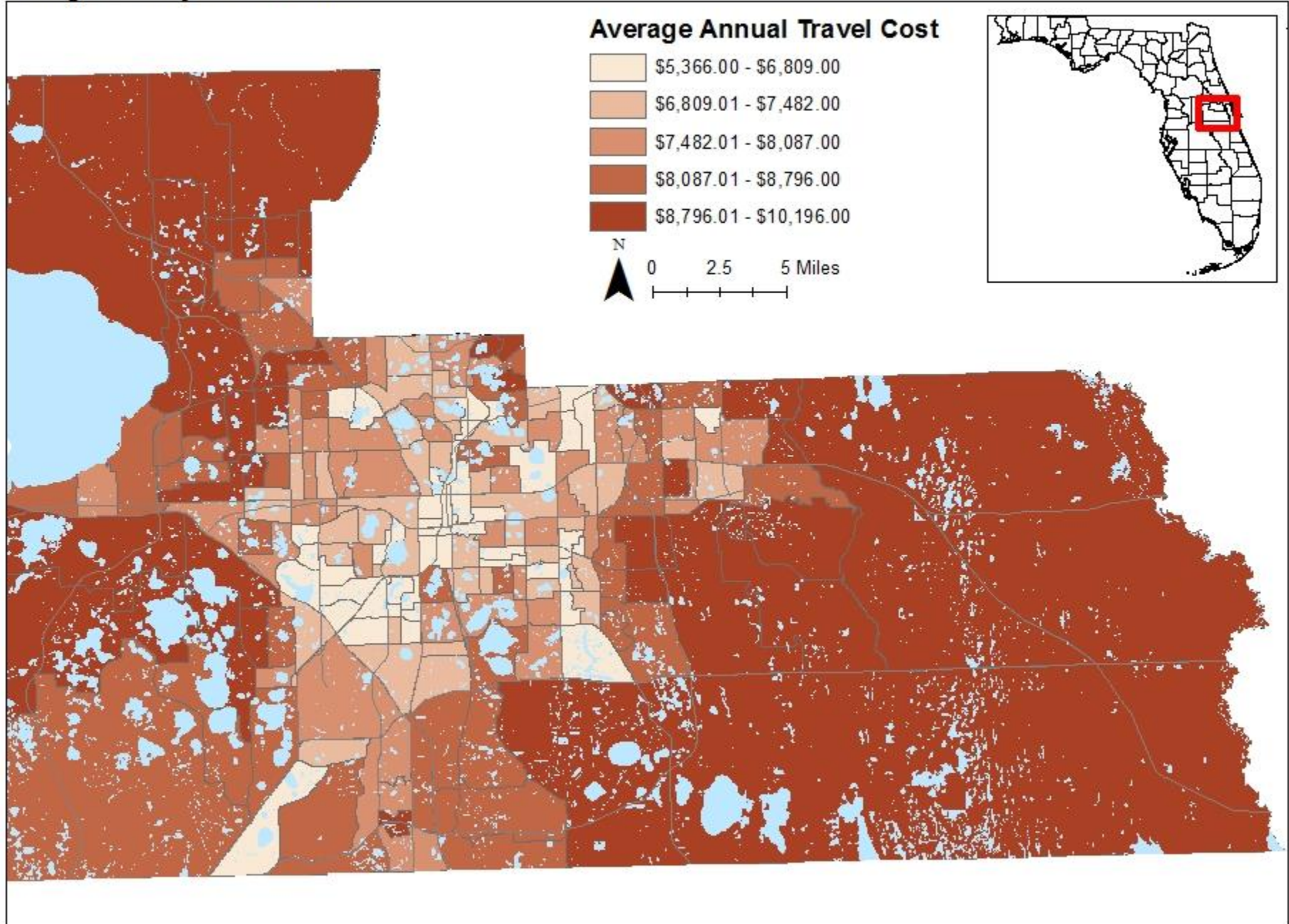


# Orange County - Median Income

## Median Income

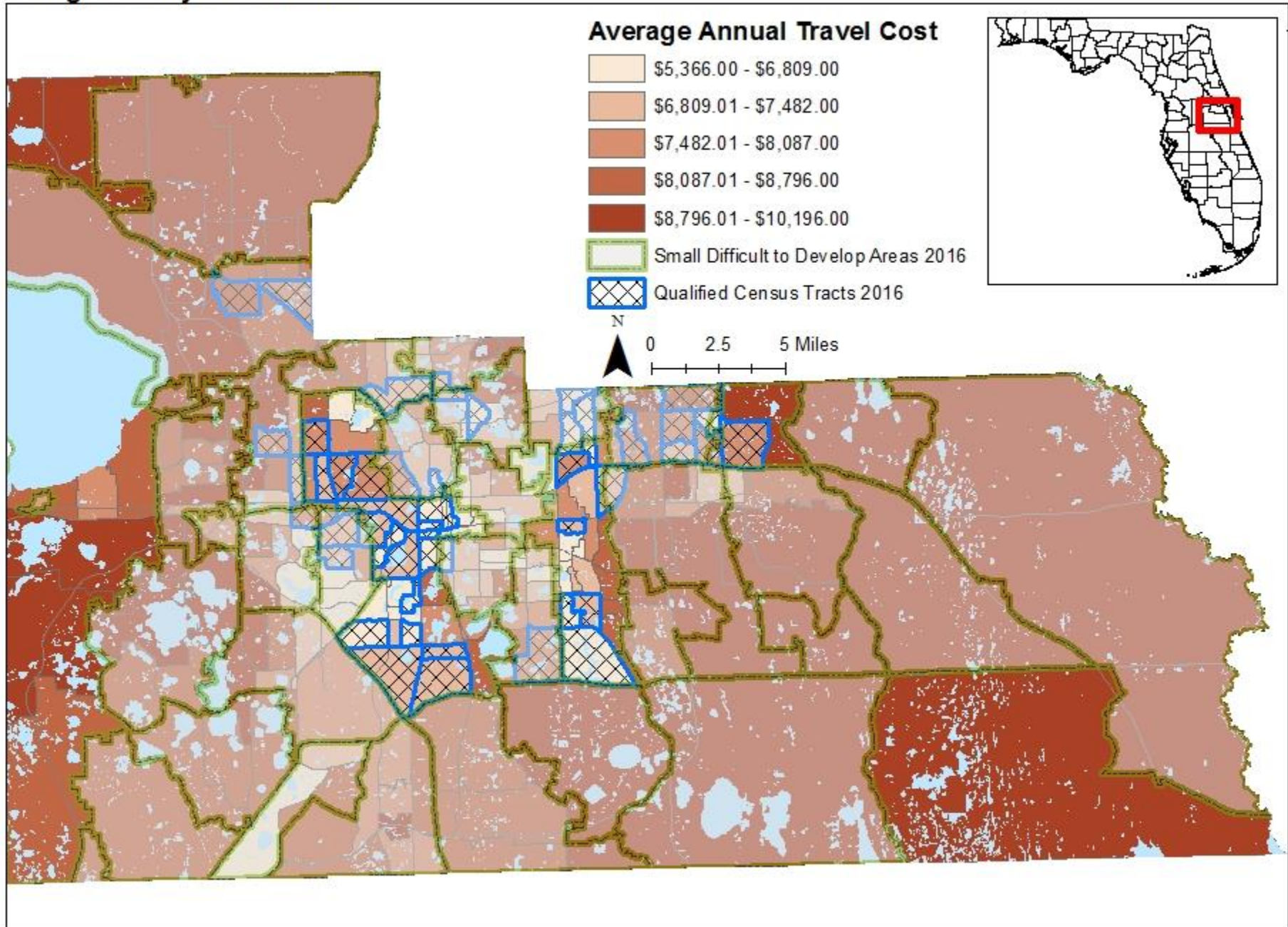


# Orange County - Travel Cost



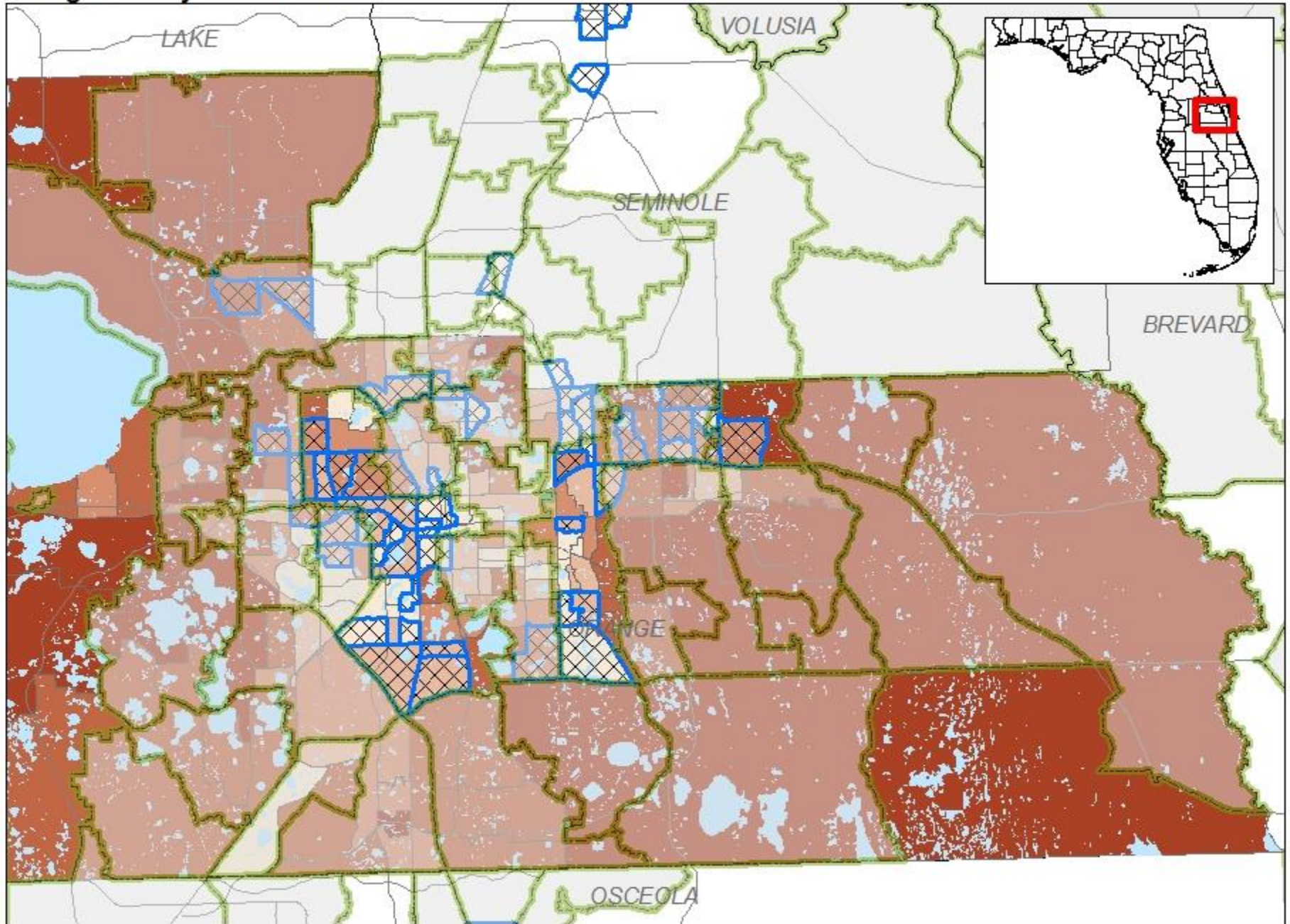


# Orange County - Travel Cost



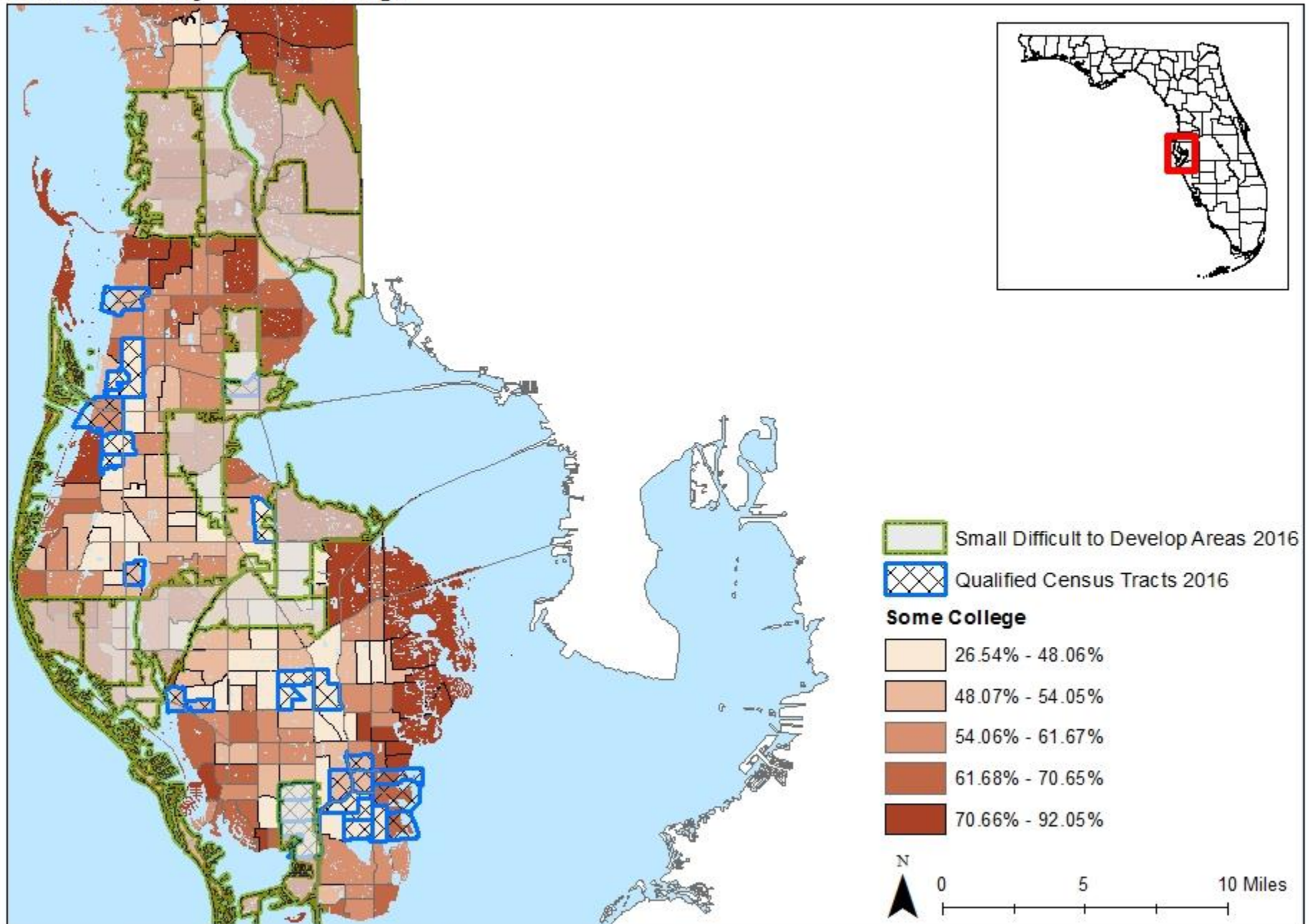


# Orange County - Travel Cost

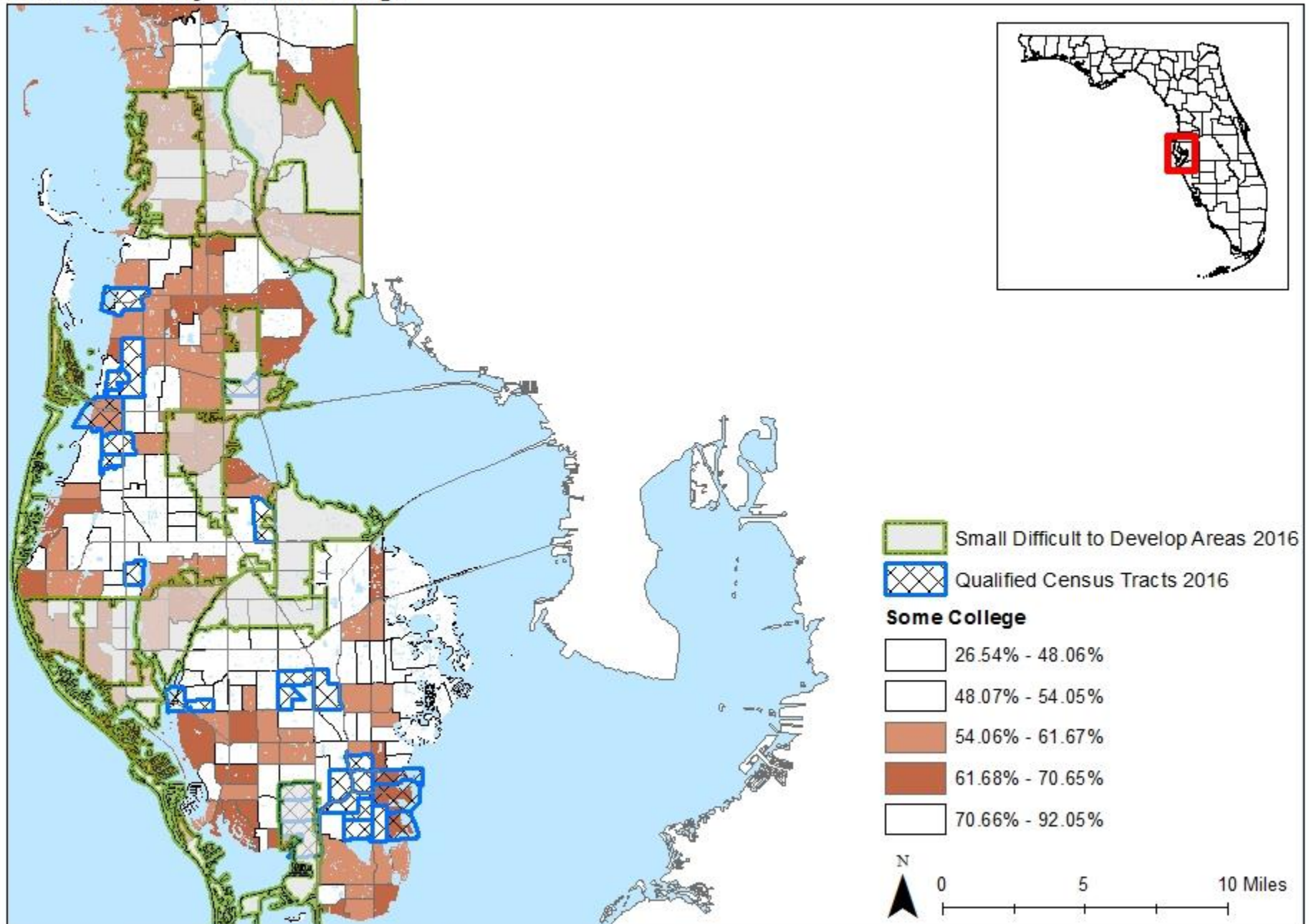




# Pinellas County - Some College

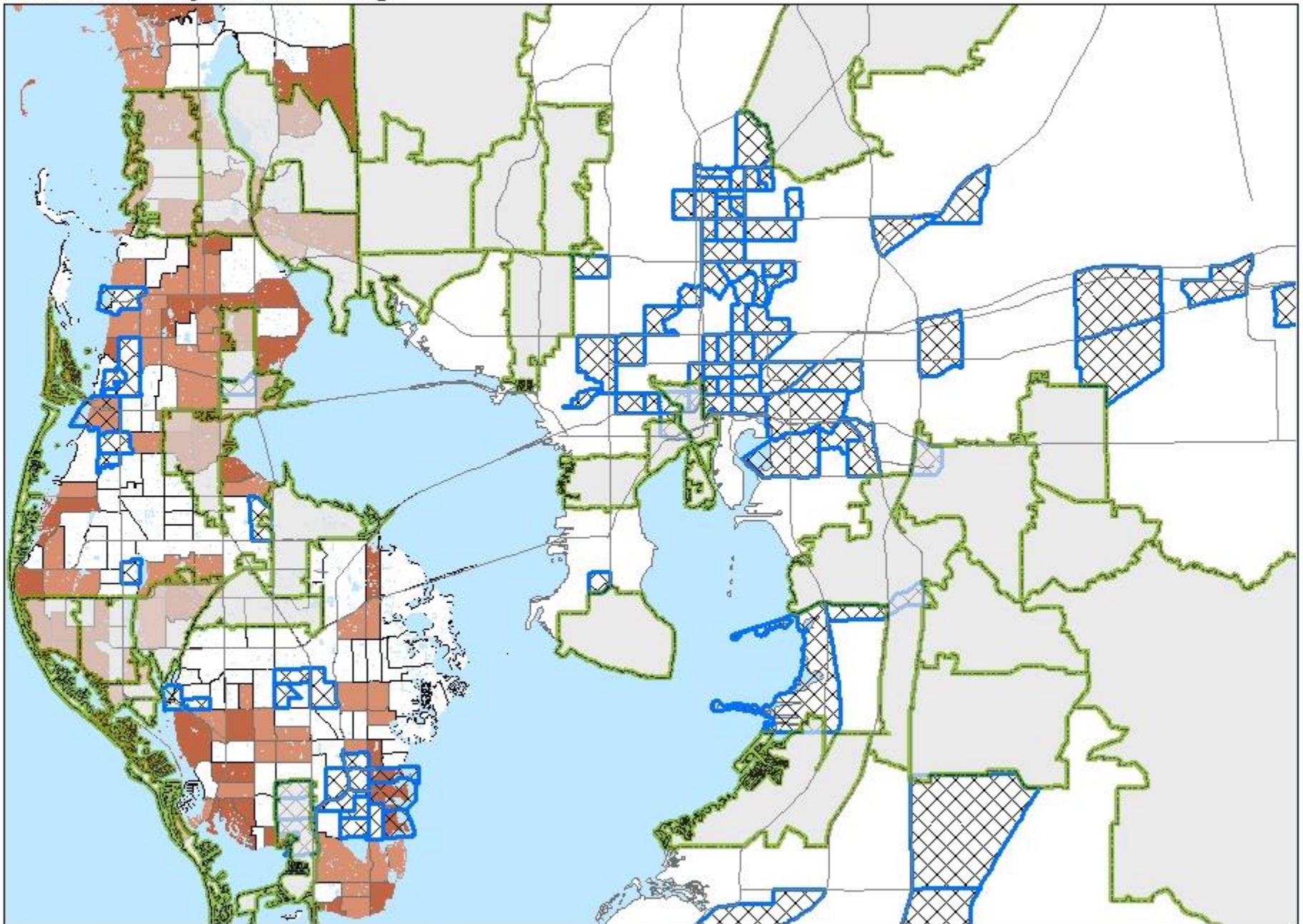


# Pinellas County - Some College





# Pinellas County - Some College





[HOME](#) > [DEVELOPERS](#) > [Multifamily Programs](#)

- + ABOUT US
- + BUSINESS & LEGAL
- + CALENDARS & NOTICES
- DEVELOPERS
  - + ARRA of 2009
  - + Chapter 2009-1 Laws of FL
  - + Funding Cycles History
  - + Homeownership Programs
  - Multifamily Programs
    - + Program Descriptions
    - + Competitive
    - + Non-Competitive
      - Related References & Links
      - RFA Time Lines
    - + Areas Of Opportunity
    - Public Comments
  - Rules
  - + Special Programs
  - + Workforce Housing
- + DISASTER RELIEF
- + EMPLOYMENT
- + FOR INVESTORS
- + FORECLOSURE PREVENTION
- + HOMEBUYERS & RENTERS
- + HOUSING PARTNERS
- HOUSING RESOURCES
- MULTIFAMILY PROGRAMS
- + NEWSROOM & LIBRARY
- + PRESERVATION
- + PROPERTY OWNERS & MANAGERS
- QUESTIONS & ANSWERS
- REQUEST FOR APPLICATIONS
- SPECIAL NEEDS HOUSING
- UNIVERSAL CYCLE HISTORY
- GREEN BUILDING

## Multifamily Programs

- [Description of Multifamily Programs](#)
- [Competitive Programs Requests for Applications \(RFA\)s: \(HOME, Competitive Housing Credits, SAIL, Grants\)](#)
  - [Timeline for Competitive Programs](#)
  - [Areas of Opportunity](#)
- [Non-Competitive Funding Programs \(Multifamily Mortgage Revenue Bonds \(MMRB\) and Non-Competitive Housing Credits\)](#)

Click here to access areas of opportunity information.

- Public Comments
- Public Comments
- Rules
- Special Programs
- Workforce Housing
- DISASTER RELIEF
- EMPLOYMENT
- FOR INVESTORS
- FORECLOSURE PREVENTION
- HOMEBUYERS & RENTERS
- HOUSING PARTNERS
- HOUSING RESOURCES
- MULTIFAMILY PROGRAMS
- NEWSROOM & LIBRARY
- PRESERVATION
- PROPERTY OWNERS & MANAGERS
- QUESTIONS & ANSWERS
- REQUEST FOR APPLICATIONS
- SPECIAL NEEDS HOUSING
- UNIVERSAL CYCLE HISTORY
- GREEN BUILDING

as DDAs, fewer sites are now within the new DDAs. Affordable housing developers are eligible to receive a boost in the Low Income Housing Tax Credits that may be available to them if their sites are located within a DDA or Qualified Census Tract (QCT).

In response to these trends, Florida Housing is exploring ways to operationalize opportunity and possibly incentivize development in areas outside of DDAs and QCTs. Throughout the first half of 2016, Florida Housing will engage stakeholders to assist in this effort. The initial analysis focuses on the seven large counties of Duval, Orange, Hillsborough, Pinellas, Palm Beach, Broward, and Miami-Dade. The Shimberg Center for Housing Studies at the University of Florida has provided invaluable technical assistance in support of this effort. A set of 355 maps as well as preliminary analysis is available by following the links below. Florida Housing invites the public to review these data, and submit comments to help the Corporation better incentivize development that increases housing choice for low income households in areas of opportunity.

- [Preliminary Analysis](#)
- [Technical Documentation](#)
- Maps**
  - [Duval](#)
  - [Orange](#)
  - [Hillsborough](#)
  - [Pinellas](#)
  - [Palm Beach](#)
  - [Broward](#)
  - [Miami-Dade](#)
- [Public Comments](#)

**Click here to access areas maps.**

**Other Links**

- [TDHCA v. ICP](#)
- [Affirmatively Furthering Fair Housing Final Rule](#)
- [HUD Affirmatively Further Far Housing Data and Mapping Tool](#)

**2016 Small Area DDAs**

- [Federal Register November 24, 2015](#)
- [Federal Register December 17, 2015](#)

**Other Research on Areas of Opportunity**

- [PRRAC Report on Best Practices in the LIHTC Program](#)
- [HUD Policy Development and Research Analysis of the Effect of QAP Incentives on the Location of LIHTC Properties](#)
- [Ohio Housing Finance Agency](#)
- [Delaware State Housing Authority](#)