

FLORIDA HOUSING FINANCE CORPORATION

Second Workshop Agenda – 2019-2020 Request for Applications (RFA) Funding Cycle

Orlando Hyatt Regency Orlando Airport, 9300 Jeff Fuqua Blvd, Orlando, FL 32827

June 5, 2019, 2:00 p.m., Eastern Time

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1. Introductions

2. Proximity

a. Proposed changes to the 2019-2020 cycle

(1) Clarifying the word “hourly” in transit definitions

Florida Housing will clarify that the hourly requirement in the definition for both Public Bus Stop and Public Bus Transfer Stop will mean every 60 minutes or less. For instance, the second sentence in the definition for Public Bus Stop will be revised to the following: “The Public Bus Stop must service at least one bus route with ~~scheduled stops~~ scheduled at intervals of 60 minutes or less ~~at least hourly~~ during the times of 7am to 9am and also during the times of 4pm to 6pm Monday through Friday, excluding holidays, on a year-round basis.”

(2) Discussion regarding changing language regarding the Mandatory Distance Requirement as follows:

An Applicant may disregard any Development(s) on the List if the proposed Development and any Development(s) on the List have one or more of the same Financial Beneficiaries and ~~meet at least one of the following criteria: (i) they are contiguous or are divided by a street, and/or (ii) they are divided by a prior phase of the proposed Development.~~ If this provision applies to the proposed Development, the Applicant must identify the Development(s) on the List that it wishes to disregard.

(3) Limited Development Areas (LDA) for Family and Elderly applications will be included in the 2019-2020 RFA cycle for the following counties: Columbia, Highlands, Leon, and Madison. The mapping layer to reflect these boundaries will be updated soon.

(4) Proposed Developments near two Public Bus Stops will be awarded more Transit Service proximity points than Proposed Developments that are near one Public Bus Stop.

| Proposed Distances if using one or two Public Bus Stops | | | |
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| Small County Distance between the Development Location Point and the closest Public Bus Stop coordinates stated in Exhibit A | Medium and Large County Distance between the Development Location Point and the closest Public Bus Stop coordinates stated in Exhibit A | Number of Proximity Points Awarded if one Public Bus Stop is within the stated distance | <u>Number of Proximity Points Awarded if two Public Bus Stops are within the stated distance</u> |
| if less than or equal to 0.30 miles | if less than or equal to 0.30 miles | 2.0 | <u>4.0</u> |
| if greater than 0.30 and less than or equal to 0.75 miles | if greater than 0.30 and less than or equal to 0.40 miles | 1.5 | <u>3.0</u> |
| if greater than 0.75 and less than or equal to 1.00 miles | if greater than 0.40 and less than or equal to 0.50 miles | 1.0 | <u>2.0</u> |
| if greater than 1.00 and less than or equal to 1.25 miles | if greater than 0.50 and less than or equal to 0.75 miles | 0.0 | <u>1.0</u> |
| If greater than 1.25. miles | If greater than 0.75 miles | 0.0 | <u>0.0</u> |

b. The draft Proximity List will be posted before workshop. Applications awarded funding through RFAs issued in response to hurricane recovery, (i.e., RFAs awarding Community Development Block Grant-Disaster Recovery (CDBG-DR) funding, Rental Recovery Loan Program Funding, or the recently awarded RFA 2019-109 HOME Financing To Be Used For Rental Developments In Hurricane Michael Impacted Counties And In Rural Areas) will not be added to the Proximity List, nor will forthcoming RFAs issued in response to hurricane recovery include the Mandatory Distance Requirement as a scoring element.

c. Begin discussion for possible changes in the **2020-2021 cycle**

(1) Review of current proximity services and definitions* and confirm they are still appropriate

(a) Transit Services:

(i) Private Transportation for Elderly Developments or Developments serving Persons with a Disability Demographic Commitment (2 points)

(ii) Remaining Transit Services (Maximum 6 Points)

Public Bus Stop, Public Bus Transfer Stop, Public Bus Rapid Transit Stop, Public Rail Station,

(b) Community Services (Maximum 4 Points for each service, up to 3 services)

Grocery Store, Public School, Medical Facility, Pharmacy

- (2) Discussion of proximity services* and scoring methodology introduced in 2011 Universal Application Cycle for possible inclusion in **2020-2021 RFA cycle**
- (a) Tier 1 Proximity Services (Maximum of 4 points)
- Grocery Store, Public School, Senior Center, and Medical Facility
- (b) Tier 2 Proximity Services (Maximum of 2 points)
- Public Park, Community Center, Pharmacy, and Public Library
- (c) A goal to fund one Transit Oriented Development (TOD)
- Proposed qualifications would be similar to qualifications used in 2011:
 - Proposed Development must be in an area designated as a Transit-Oriented Development.
 - The proposed Development must be within 0.75 miles of certain Rail Stations *that do not already have a high concentration of funded Developments*. There would be a preference for Developments located within 0.125 miles of those Rail Stations.
 - Florida Housing will look at locations of existing Developments in its portfolio to determine funding preferences and likely target transit stops where there is a lack of developments, or exclude certain stops where there are already significant existing developments.
- (3) Florida Housing is soliciting feedback for additional ideas in the 2020-2021 RFA cycle. This will be an ongoing topic throughout the next year. If there are any new policies regarding proximity for the 2020-2021 RFA cycle, Florida Housing will inform the public no later than **February 28, 2020**.

*Former and current definitions for services are attached to this agenda. If service was awarded proximity points in 2018-2019 RFA cycle, the definition provided reflects what is currently used. If service was not awarded proximity points in 2018-2019 RFA cycle, the most recently used definition is provided.

3. Update on Standards and Processes that Lower Barriers to Rental Housing Entry
- a. Requirements will be implemented into Developments awarded funding in the 2019-2020 RFAs.
- b. Requirements will be subject to compliance monitoring.
- c. A draft of the exhibit that will be included in the RFAs will be forthcoming.

4. Tenant Protections Regarding Preservation

- a. Portfolio Preservation Plan presented at December Board Meeting included, among other items, a Viability Analysis to Determine How to Provide Recapitalization/Rehabilitation Financing after Year 30. (Posted with workshop items.)
- b. Board requested Florida Housing to conduct further research on implementation of protections for tenants subject to a transition of AMI limits.
- c. What is an acceptable notice period for tenants before rent increases, and what is the appropriate manner of tenant notification? Examples from other states.

5. Features and Amenities Updates

The required percentage of roll-in showers in all Developments that serve the Elderly Demographic Category will increase from 15% to 20%.

6. Leveraging

Leveraging likely to stay the same in upcoming cycle.

Discussion of possible multiplier for mid-rise Developments consisting of 4 stories.

7. Proposed Changes to RFAs & Funding Goals

- a. Small and Medium County 9 % Geographic RFA

- (1) Public Housing Authority Area of Opportunity

At the 4-2-19 workshop, it was proposed that there would be a goal in the Small Medium County Geographic RFA to fund 1 Application that qualifies as a Public Housing Authority Area of Opportunity Application and is not located in a Qualified Census Tract (QCT) or a Small Area Difficult Development Area (SADDA).

Florida Housing now proposes that, instead of a goal, all Public Housing Authorities that don't otherwise qualify for a QCT or SADDA basis boost, may elect to be considered for a state designated basis boost and qualify as a "Public Housing Authority Area of Opportunity Application". If any such Application is ranked high enough so that it is selected for funding, no other Applications that elect to be considered a Public Housing Authority Area of Opportunity Application would be selected for funding. Florida Housing would select a maximum of one Public Housing Authority Area of Opportunity Application.

(2) Funding Goals (order has not been designated yet)

- 4 Local Government Area of Opportunity Applications
 - County where Applications are awarded (regardless of whether the Local Government sponsor is city or county, will not be eligible for award in following year RFA.
 - Local Governments are only city or county. Redevelopment Authorities are not included in definition of Local Government pursuant to RFA.
- 2 Geographic Area of Opportunity/ SADDA Applications
- Continue discussion regarding Revitalization.

b. Large 6 County Geographic 9% Housing Credit RFA

The Geographic Areas of Opportunity Goal for Duval and Palm Beach Counties in the Large 6 County Geographic 9% Housing Credit RFA will include SADDAs as well. This will be consistent with the Miami-Dade and Small and Medium Geographic 9% Housing Credit RFAs.

c. Miami-Dade Geographic 9% Housing Credit RFA

No expected changes other than those already discussed at the April 2 Workshop.

Anticipate funding 3 applications with a goal to fund one Elderly Development and the goal to fund one Geographic Area of Opportunity/ Small Area Difficult Development Area (SADDA) that selected the demographic of Family. The remaining application selected will be the highest-ranking application.

Florida Housing is preparing for the implementation of priority designation of Applications submitted as discussed in April workshop.

d. State Apartment Incentive Loan (SAIL) RFAs

(1) National Housing Trust Fund (NHTF)

It is expected that \$ 6,405,067.14 will be made available in the SAIL Family/Elderly RFA. It is also expected to be awarded in a similar manner to RFA 2018-116 SAIL Financing of Affordable Multifamily Housing Developments to be Used in Conjunction with Tax-Exempt Bonds and Non-Competitive Housing Credits. All Developments proposing new construction will be awarded forgivable NHTF loan funding and required to subsidize additional deep targeted units for Persons with Special Needs (NHTF Units) at 22% AMI. The NHTF Units would be in addition to the requirement to set aside ELI Set-Aside units and Link Units for Persons with Special Needs. After 30 years, all of the NHTF Units may convert to serve residents at or below 60 percent AMI.

- (2) Proposed SAIL allocations for each RFA will be presented at the June 21, 2019 Board of Directors meeting.
- e. Preservation 9% Housing Credit RFA
- f. Demographic-Specific RFA Highlights
 - Persons With Special Needs RFA
 - Florida Housing will be looking at ways to increase participation in this RFA.
 - Homeless Persons RFA
 - Handouts regarding an updated regional approach to allocate FHFC financing for Homeless Developments.
 - Persons with Disabling Conditions & Persons with Developmental Disabilities RFA
 - Disqualifying an applicant that doesn't provide the right demographic population.
 - Smaller Developments for Persons with Developmental Disabilities RFA
 - Florida Housing anticipates issuing two more RFAs regarding Financing to Build Smaller Permanent Supportive Housing Properties for Persons with Developmental Disabilities. One will be issued this fall and one will be issued in the Spring of 2020.
- 8. Continued Hurricane Recovery Efforts
 - a. Community Development Block Grant-Disaster Recovery (CDBG-DR)
 - RFA 2019-103 Community Development Block Grant-Disaster Recovery (CDBG-DR) for Small Developments in Zip Codes Deemed Hurricane Recovery Priorities
 - RFA 2019-102 Community Development Block Grant-Disaster Recovery (CDBG-DR) to be used in conjunction with Tax-Exempt MMRB and Non-Competitive Housing Credits in Counties Deemed Hurricane Recovery Priorities
 - RFA 2019-101 Community Development Block Grant-Disaster Recovery (CDBG-DR) in Monroe County

A workshop for all 3 CDBG-DR RFAs has been scheduled for Thursday, June 13, 2019 at 2:00 p.m. The workshop will be held at Florida Housing, and will also be available by phone.

b. Rental Recovery Loan Program (RRLP)

A workshop for this RFA has been scheduled for Monday, June 24, 2019 at 2:00 p.m. The workshop will be held at Florida Housing, and will also be available by phone. It is anticipated the RFA will be issued in August, due in October, and the review committee meeting will be held in November.

9. Non-Profit Applicants

a. Discussion of possible change to scoring “material participation”.

b. Change Non-Profit goals in the general occupancy RFAs issued **in 2020-2021** to be for Applicants that qualify as 100% Non-Profit Applicants;

c. Other adjustments to Non-Profit requirements in the RFAs for Person that are Homeless and Persons with Special Needs

10. Proposed 2019-2020 Timeline

Definitions

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| <p>“Community Center”</p> | <p>An air-conditioned facility that is open at least 20 hours a week, is listed with and maintained by a Local Government department that manages community centers, and in which the public may enjoy publicly sponsored social, recreational or educational activities at least five (5) days per week.</p> |
| <p>“Grocery Store”</p> | <p>A retail food store consisting of 4,500 square feet or more of contiguous air-conditioned space available to the public, that has been issued a food permit, current and in force as of the dates outlined below, issued by the Florida Department of Agriculture and Consumer Service (FDACS) which designates the store as a Grocery Store or Supermarket within the meaning of those terms for purposes of FDACS-issued food permits.</p> <p>Additionally, it must have been open and available for use by the general public since a date that is 6 months prior to the Application Deadline with the exception of any of the following, which must be in existence and available for use by the general public as of the Application Deadline:</p> <p>Albertson’s, Aldi, Bravo Supermarkets, BJ’s Wholesale Club, Costco Wholesale, Food Lion, Fresh Market, Harvey’s, Milam’s Markets, Piggly Wiggly, Presidente, Publix, Sam’s Club, Sav – A – Lot, Sedano’s, SuperTarget, Walmart Neighborhood Market, Walmart Supercenter, Whole Foods, Winn-Dixie</p> |
| <p>“Medical Facility”</p> | <p>A medically licensed facility that (i) employs or has under contractual obligation at least one physician licensed under Chapter 458 or 459, F.S. available to treat patients by walk-in or by appointment; and (ii) provides general medical treatment to any physically sick or injured person. Facilities that specialize in treating specific classes of medical conditions or specific classes of patients, including emergency rooms affiliated with specialty or Class II hospitals and clinics affiliated with specialty or Class II hospitals, will not be accepted.</p> <p>Additionally, it must have been in existence and available for use by the general public as of the Application Deadline.</p> |
| <p>“Pharmacy”</p> | <p>A community pharmacy operating under a valid permit issued pursuant to s. 465.018, F.S., current and in force as of the dates outlined below and open to the general public at least five days per week without the requirement of a membership fee.</p> <p>Additionally, it must have been open and available for use by the general public since a date that is 6 months prior to the Application Deadline with the exception of any of the following, which must be in existence and available for use by the general public as of the Application Deadline:</p> <p>Albertson’s, CVS, Harvey’s, Kmart, Navarro’s, Piggly Wiggly, Publix, Sav – A – Lot, Target, Walgreens, Wal-Mart, Winn-Dixie</p> |

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| <p>“Private Transportation”</p> | <p>At no cost to the residents, transportation provided by the Applicant or its Management Company to non-emergency medical appointments such as therapy, chemotherapy, dentistry, hearing, dialysis, prescription pick-ups, testing and x-rays, as well as shopping, public service facilities, and/or educational or social activities. The vehicle used for the residents’ transportation must accommodate at least six adult passengers, including the vehicle’s driver and at least one wheelchair position. Access to a program such as “Dial-A-Ride” will not meet this definition.</p> |
| <p>“Public Bus Rapid Transit Stop”</p> | <p>A fixed location at which passengers may access public transportation via bus. The Public Bus Rapid Transit Stop must service at least one bus that travels at some point during the route in either a lane or corridor that is exclusively used by buses, and the Public Bus Rapid Transit Stop must service at least one route that has scheduled stops at the Public Bus Rapid Transit Stop at least every 20 minutes during the times of 7am to 9am and also during the times of 4pm to 6pm Monday through Friday, excluding holidays, on a year-round basis.</p> <p>Additionally, it must have been in existence and available for use by the general public as of the Application Deadline.</p> |
| <p>“Public Bus Stop”</p> | <p>A fixed location at which passengers may access one or two routes of public transportation via buses. The Public Bus Stop must service at least one bus route with scheduled stops at least hourly during the times of 7am to 9am and also during the times of 4pm to 6pm Monday through Friday, excluding holidays, on a year-round basis. Bus routes must be established or approved by a Local Government department that manages public transportation. Buses that travel between states will not be considered.</p> <p>Additionally, it must have been in existence and available for use by the general public as of the Application Deadline.</p> |
| <p>“Public Bus Transfer Stop”</p> | <p>For purposes of proximity points, a Public Bus Transfer Stop means a fixed location at which passengers may access at least three routes of public transportation via buses. Each qualifying route must have a scheduled stop at the Public Bus Transfer Stop at least hourly during the times of 7am to 9am and also during the times of 4pm to 6pm Monday through Friday, excluding holidays, on a year-round basis. This would include bus stations (i.e., hubs) and bus stops with multiple routes. Bus routes must be established or approved by a Local Government department that manages public transportation. Buses that travel between states will not be considered.</p> <p>Additionally, it must have been in existence and available for use by the general public as of the Application Deadline.</p> |
| <p>“Public Library”</p> | <p>a library that is part of a city, county, or regional public library system or cooperative and has materials available for the public to borrow at no cost.</p> |
| <p>“Public Park”</p> | <p>An outdoor public location that is at least one acre in size, is listed with and maintained by a Local Government department that manages parks, and for which</p> |

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| | no admission fee is required. Locations that are not intended for the general public will not be considered such as dog parks, skate parks, and golf courses. |
| “Public Rail Station” | For purposes of proximity points, a Public Rail Station means a fixed location at which passengers may access the scheduled public rail transportation on a year-round basis at a MetroRail Station located in Miami-Dade County, a TriRail Station located in Broward County, Miami-Dade County or Palm Beach County, or a SunRail Station located in the following counties: Orange, Osceola, Seminole, and Volusia |
| “Public School” | A public elementary, middle, junior and/or high school, where the principal admission criterion is the geographic proximity to the school. This may include a charter school, if the charter school is open to appropriately aged children in the radius area who apply, without additional requirements for admissions such as passing an entrance exam or audition, payment of fees or tuition, or demographic diversity considerations. Additionally, it must have been in existence and available for use by the general public as of the Application Deadline. |
| “Senior Center” | A community facility that provides a broad spectrum of services suited to the diverse needs and interests of independent older persons and is among the properties identified on the 2011 FHFC Senior Center List, effective 12-9-10. |
| “Sister Stop” | Sister Stop is defined as two (2) bus stops that (i) individually, each meet the definition of Public Bus Stop, (ii) are separated by a street or intersection from each other, (iii) are within 0.2 miles of each other, (iv) serve the same bus route(s), (v) and the buses travel in different directions. |