FLORIDA HOUSING FINANCE CORPORATION

Discuss Possible Changes to the 2020-2021 Funding Cycle

Orlando Hyatt Regency Orlando Airport, 9300 Jeff Fuqua Blvd, Orlando, FL 32827
Thursday, December 12, 2019, 1:30 p.m., Eastern Time
Call-In Information: 1-888-339-2688 Passcode: 476 739 61

A. Introductions and overview

1. Reminder that the Non-Interference Clause for the current Applications is still in effect. The Non-Interference Clause states the following:

   At no time during the review and evaluation process, commencing with the Application Deadline and continuing until the Board renders a final decision on the RFA, may Applicants or their representatives contact Board members or Corporation staff, except Corporation legal staff, concerning their own or any other Applicant’s Application. If an Applicant or its representative does contact a Board or staff member in violation of this section, the Board shall, upon a determination that such contact was made in an attempt to influence the selection process, disqualify the Application.

2. Reminder of the Florida Housing listserv and how to sign up

3. Intent of this workshop

   This workshop is seeking stakeholder feedback on changes to the proximity scoring system in RFAs without narrative. Note: These items are for discussion only and are not final decisions.

B. Brief review of current process for proximity scoring in RFAs without narrative scoring

1. Applicants can provide information for one type of transit service, earning up to six proximity points (choice of private transportation, up to three Public Bus Stops, Public Transfer Bus Stops, Public Rapid Transit Stop, and Rail Stops)

2. Applicants can provide information for up to three types of community services, earning up to four points for each service (choice of Grocery Store, Medical Facility, Pharmacy, and, if serving the Family Demographic Commitment, Public Schools)

3. Mandatory Distance Requirement

   Applications that are not eligible for the automatic qualification will only qualify if the distance between the Development Location Point, and latitude and longitude coordinates provided for any Scattered Sites, if applicable, to the coordinates for the other properties identified on the FHFC Development Proximity List that serve the same demographic group as the proposed Development.
C. Changes that Florida Housing is currently considering

1. Community Service changes
   a. Removal of Public School as an eligible Community Service
      All Developments, regardless of Demographic Commitment, could provide
      information for Grocery Stores, Medical Facilities and Pharmacies.
   b. Review of Community Services used in the 2011 Universal Cycle
      (1) Tier 1 Proximity Services (Maximum of 4 points)
          Grocery Store, Public School, Senior Center, and Medical Facility
      (2) Tier 2 Proximity Services (Maximum of 2 points)
          Public Park, Community Center, Pharmacy, and Public Library
      A copy of the 2011 Universal Cycle Instructions is available on the webpage
      https://www.floridahousing.org/programs/developers-multifamily-
      programs/competitive/2020-2021-rfa-cycle-information. Tier 1 and Tier 2
      Services are described on pages 32 – 36.

2. Revise the Transit scoring charts for Public Bus Stops so that Applicants of
   Developments in all counties are eligible to receive up to 2 points by providing one
   Public Bus Stop, up to 4 points by providing two Public Bus Stops, and up to 6 points by
   providing three Public Bus Stops.

3. Create a goal to fund one Development located in a designated Miami-Dade County
   Urban Center Zoning District in the Miami-Dade County RFA
   a. Urban Centers are similar to what Florida Housing called Transit Oriented
      Developments (TOD Developments) in 2011.
   b. Miami-Dade County Urban Centers are designated by the county’s
      Comprehensive Plan and are located in places where mass transit, roadways,
      and highways are highly accessible.
   c. Urban Centers might be categorized as Tier 1 and Tier 2 Urban Centers, based
      on how many Florida Housing-funded Developments are already located in the
      Urban Centers or other criteria.
   d. Florida Housing is considering developing the following scoring criteria for
      scoring the Urban Center Goal in the upcoming RFAs.
      - The Local Government must certify that at least 50 of the proposed
        Development’s set-aside units must be located within the designated Urban
        Center area, with a preference that it be located within a Tier 1 Urban
        Centers;
      - The proposed Development must meet the scoring criteria outlined in the
        Proximity section of the Application to achieve a Transit Service Score of at
        least 5 points;
- The Applicant’s Competitive HC request amount must be at least 75 percent of the Maximum Competitive HC Request.

D. Open discussions for other ideas

E. Possible topics for big picture workshop in Spring 2020 (tentatively planned for March 5, 2020)

1. Proposed changes to A/B Leveraging in 2020/2021 Cycle
   a. Current system

   The Applications will be listed in ascending order beginning with the Application that has the lowest amount of total Corporation funding per set-aside unit and ending with the Application that has the highest amount of total Corporation funding per set-aside unit.

   The total number of Applications on the List will be multiplied by 80 percent and the resulting figure will be rounded up to the next whole number (the resulting figure after rounding will be referred to as the “A/B Cut-Off”). A line will be drawn below the Application whose place on the list is equal to the A/B Cut-Off. If any Application(s) below the line has the same total Corporation funding request per set-aside unit as the Application immediately above the line, the line will be moved to a place immediately below that Application(s). Applications above the A/B Cut-Off will be classified as Group A and Applications below the A/B Cut-Off will be classified as Group B.

   b. Proposed system

   The Applications will be listed in ascending order beginning with the Application that has the lowest amount of total Corporation funding per set-aside unit and ending with the Application that has the highest amount of total Corporation funding per set-aside unit. If any Applications have identical total Corporation funding per set-aside unit amounts, the Applications will be further sorted using lottery number.

   The total number of Applications on the List will be multiplied by 80 percent and the resulting figure will be rounded up to the next whole number (the resulting figure after rounding will be referred to as the “A/B Cut-Off”). A line will be drawn below the Application whose place on the list is equal to the A/B Cut-Off. If any Application(s) below the line has the same total Corporation funding request per set-aside unit as the Application immediately above the line, the line will be moved to a place immediately below that Application so that the A/B Cut-Off line will be moved to include only one additional Application. Any other Application(s) that have the same total Corporation funding request per set-aside unit will remain below the A/B Cut-Off line. Applications above the A/B Cut-Off will be classified as Group A and Applications below the A/B Cut-Off will be classified as Group B.
2. Including the Priority I/II Classification in the 2020/2021 Small/Medium Geographic RFA, with a maximum of three Applications for each Principal.

3. Total Development Cost Per Unit Limitation

4. Bookmarking RFAs and uploaded applications

5. Explanation of new RFA numbering system and how it will provide consistent numbering from year to year

| RFA YEAR-101 | EHCL          | RFA YEAR-202 | Large Counties Geo |
| RFA YEAR-102 | Persons with Special Needs | RFA YEAR-203 | Miami-Dade County Geo |
| RFA YEAR-103 | Homeless      | RFA YEAR-204 | Preservation       |
| RFA YEAR-104 | Farm-Fish     | RFA YEAR-205 | SAIL Family-Elderly |
| RFA YEAR-105 | Small Dev. For Persons with Dev. Disabilities | RFA YEAR-206 | HOME RD only |
| RFA YEAR-106 | Dis. Conditions/Large Dev. For Persons with Dev. Disabilities | RFA YEAR-207 | HOME - other |
| RFA YEAR-107 | Homeless/Persons with Special Needs | RFA YEAR-208 | Workforce |
| RFA YEAR-201 | Medium County Geo | RFA YEAR-209 | Revitalization |
|               |               | RFA YEAR-301 | RRLP               |
|               |               | RFA YEAR-302 | CDBG-DR            |