1. Overview

This is the 2nd workshop intended to provide information on anticipated changes to the RFA process for the upcoming RFA cycle.

2. RFA Timeline

A draft 2020/2021 RFA timeline will be available on the FHFC Website prior to being presented to the Board for review at the July Board meeting. We anticipate having one more RFA general workshop in May or June.

3. Potential Clarifications/Changes to all RFAs

a. Environmental Form (Rev. 11-14) must be provided as part of the Application submission instead of 21 Calendar Days after the invitation to enter credit underwriting.

   Discussion: Should this be an eligibility requirement, or a point item?

b. Ability to Proceed Forms

   The zoning form will be revised to remove “Assuming compliance with the applicable land use regulations, there are no known conditions that would preclude construction or rehabilitation of the referenced Development on the proposed site”. This means that all Ability to Proceed forms will be revised and no versions of the prior form will be accepted.

   Discussion: Should any other changes be made to any of the other forms? Should points be provided for certain ability to proceed items, i.e. site plan approval?

c. No changes are expected for the CNA process; however, we will be providing some clarifying language to Exhibit F.

d. Proposed Limited Development Areas (LDAs) will be posted to website in May 2020.

e. Geographic Areas of Opportunity are posted to the website.

f. Total Development Cost Per Unit changes

   (1) Discussion of removal of building acquisition costs from TDC PU Limitations for acquisition/rehabilitation developments. The background discussion for the removal of building acquisition costs from TDC PU Limitations for acquisition/rehabilitation developments has been posted to the webpage [https://www.floridahousing.org/programs/developers-multifamily-programs/competitive/2020-2021-rfa-cycle-information](https://www.floridahousing.org/programs/developers-multifamily-programs/competitive/2020-2021-rfa-cycle-information)

   (2) Including Palm Beach County in the higher per unit limitations for Miami-Dade and Broward.

g. Advance Review Process- 5 points will not be provided for Principal Disclosure Form submissions that are received by the Corporation within two weeks of the Application Deadline.
h. Additional Developer Experience Points Discussion

Applicants may receive 15 points if any Applicant or Developer or Principal, Affiliate or Financial Beneficiary of the Applicant or Developer has not been granted more than one exchange of housing credits or more than one second extension of a corporation designated deadline for any Development in Credit Underwriting.

i. The Corporation may request additional clarifying documentation, including the independent certified public accountant’s audit documentation from the review of the development and construction costs, in order to timely review the final cost certification documentation.

j. Credit swap policy changes discussion.

4. RFA-specific changes

a. Large 6 County Geographic 9% Housing Credit RFA

- Goals
  - 1 Application each in Hillsborough and Orange Counties, with a preference for Applications that qualify for the Geographic Areas of Opportunity/SADDA;
  - 1 Application each in Broward, Duval, Palm Beach and Pinellas Counties, with a preference for Application that qualifies for the Local Government Areas of Opportunity (LGAO). Contribution amounts will not change;
  - 2nd Application in Broward County.

b. Miami-Dade County Geographic 9% Housing Credit RFA

- Goals
  - Fund 1 Family Development that qualifies as either a Geographic Area of Opportunity or SADDA
  - Fund 1 Elderly Development
  - Fund 1 Development located in an Urban Center, with a preference that the proposed Development be located in a Tier 1 Urban Center

The Miami-Dade County Comprehensive Plan designates and promotes urban centers in places where mass transit, roadways, and highways are highly accessible. These centers are planned to be compact, mixed-use, and pedestrian-friendly areas, which promote transit-oriented development and transit use. Each urban center is governed by individual Urban Center District regulations, which are ordinances that customized the vision developed for these areas as part of the County’s area planning effort.

Tier 1 Urban Centers are defined as Urban Centers with existing Rapid Transit or plans for Rapid Transit, that have less than 10 Developments currently funded through Florida Housing.

The Tier 1 Urban Centers are: Ojus, Downtown Kendall, Cutler Ridge, Goulds, Perrine, Leisure City, Princeton, and, if proposing an Elderly Development, Naranja

Tier 2 Urban Centers are defined as Urban Centers with existing Rapid Transit or plans for Rapid Transit, that have at least 10 Developments funded through Florida Housing.

The Tier 2 Urban Centers are: Model City, North Central, and, if proposing a Family Development, Naranja

- Priority I/II Application Discussion
c. Medium and Small County Geographic 9% Housing Credit RFA

- Goals Discussion:
  - (4) Local Government Area of Opportunity Applications discussion
    - Contribution Amount
    - Preference for previously submitted applications
    - Any additional requirements necessary
  - (2) Family Developments that qualify as either Geographic Area of Opportunity Developments or SADDA Developments
  - (1) Revitalization Goal
  - (1) Medium County SunRail Goal
  - (1) 100% Non-Profit Goal.
  - Any remaining developments selected will be LGAO Applications that have applied in a previous funding cycle as an LGAO Application but were not selected for funding. Additionally, the Applications must be located in a county in which no Applications that qualified as a Local Government Area of Opportunity have been awarded in the last two years.

- Including the Priority I/II Application process as described for Miami-Dade RFA.

d. Preservation 9% Housing Credit RFA

In the funding selection process, after the goals to fund one Non-Profit Application and one RD 515 Application in a Medium or Small County, the highest-ranking Non-RD 515 Developments will be selected for funding, subject to the County Award Tally and Funding Test, regardless of the Demographic Commitment selected.

e. State Apartment Incentive Loan (SAIL) RFA discussion

5. Proximity

a. Changes to definitions of existing services:

(1) Medical Facility:

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 provide general medical treatment to patients by walk-in or by appointment, and (ii) provides general medical treatment to any physically sick or injured person. Facilities that only treat specific classes of medical conditions or specific classes of patients, including but not limited to clinics/emergency rooms affiliated with specialty or Class II hospitals and clinics affiliated with specialty or Class II hospitals, or facilities that only treat specific classes of patients (e.g., age, gender) will not be accepted.

Additionally, it must have been in existence and available for use by the general public as of the Application Deadline.

(2) Public School:

Either (i) a public elementary, middle, junior and/or high school, where the principal admission criterion is the geographic proximity to the school; or (ii) 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.

(3) **Public Rapid Transit Bus Stop**

Will be revised to return to what was used in previous RFAs to the following:

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.

Additionally, it must have been in existence and available for use by the general public as of the Application Deadline.

b. **Addition of two new community services:**

(1) **Public Park**

An outdoor public location that is at least one acre in size, has been listed with and maintained by a Local Government department that manages parks for at least five years, and for which no admission fee is required. Locations that are not intended for general public use will not be considered such as dog parks, skate parks, and golf courses.

(2) **Public Library**

A library that has been part of a Local Government department that manages libraries for at least five years and has materials available for the public to borrow at no cost.

Points would be awarded for Public Park and Public Library using the same chart as Public School.

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March 5, 2020 Workshop regarding 2020/2021 RFA Funding Cycle
c. Proximity point changes

(1) Transit

All Applicants would be allowed to select one type of Transit Service (up to three Public Bus Stops, one Public Bus Transfer Stop, one Rapid Transit Stop, or one Rail Station Stop). Points would be awarded based on the distance between the Development Location Point and the service; however, distances would be further divided into quarter mile distances. Elderly Development may use Private Transportation as the Transit Service.

(2) Community Services

All Applicants of Family and Elderly Developments may select Grocery Store, Medical Facility, Pharmacy, Public School, Public Park, Public Library. Points would be awarded based on the distance between the Development Location Point and the service; however, distances would be further divided into quarter mile distances. All Community Services will be awarded up to four proximity points, and each Application may earn up to 24 proximity points for Community Services, plus up to six proximity points for Transit.

(3) The minimum number of proximity points required to be eligible for funding will not change for any RFA. The Proximity Funding Preference will not change in the 6 County Large Geographic 9% Housing Credit RFA, the Preservation 9% Housing Credit RFA, or SAIL Family/Elderly RFA.

(4) Proximity Level System proposed for the Miami-Dade and Medium/Small Geographic 9% Housing Credit RFAs

- Proximity Levels will replace Proximity Preference as a tiebreaker in the Funding Selection Process in the Miami-Dade and Medium/Small Geographic 9% Housing Credit RFAs.
- All eligible Applications will be listed in ascending order beginning with the Application with the highest number of proximity points and ending with the Application with the lowest number of proximity points.
- Proximity Score Levels will be assigned Level 1 – 5 in a manner similar to Leveraging Levels, meaning that the top 20% will be assigned a Proximity Score Level 1, the next 20% will be assigned a Proximity Score Level 2, etc.

(5) Additional Proximity Tiebreakers to be used in the Preservation 9% Housing Credit RFA, SAIL Family/Elderly RFA, and three Geographic 9% Housing Credit RFAs

- The following tiebreakers will be used after the Proximity Level Tiebreaker or Proximity Funding Preference, as applicable:
  - Preference for Applications that are within two miles of a Grocery Store. Applications within two miles of a Grocery Store will receive preference over Applications that are not.
  - The Application’s actual proximity points for the two highest scoring Community Services.
  - In the Geographic HC RFA for Large Counties (Miami-Dade, and the other six large counties RFAs), the next tiebreaker will be the Application’s actual proximity points for all Transit Services.

(6) Proximity considerations when selecting Applications for certain goals

In the 2019 RFA Cycle, Applications that qualified for the certain goals, such as the Local Government Area of Opportunity Goal or Revitalization Goal, also automatically qualified for the minimum transit score, minimum total proximity score, and Mandatory Distance Requirement. Florida Housing expects the automatic eligibility qualification to continue.
When considering Applications to meet these goals in RFAs in the 2020/2021 RFA cycle, Florida Housing will not use any of the above described Proximity tiebreakers. However, in the remaining selection process, Applications that qualify for the goals but were not selected to meet the goals will have all tiebreakers applied, including the Proximity tiebreakers.

6. **Looking ahead to the 2021/2022 RFA Funding Cycle**
   
a. Florida Housing is reviewing the Geographic Areas of Opportunity methodology for possible changes in the 2021/2022 cycle.
   
   (1) **Current process:**

   The designations were developed using three threshold criteria: 1) tract median income greater than the 40th percentile of all census tracts within the county; 2) educational attainment above the median of all tracts in the county, measured as the proportion of adults over 25 years old who have completed at least some college; and 3) tract employment rate greater than the statewide employment rate. Florida Housing applied these thresholds to identify the Geographic Areas of Opportunity. Tracts which meet two but not three of the criteria are two-factor tracts. Tracts which meet all three criteria are three-factor tracts. At this time, two- and three-factor tracts are treated the same by FHFC for funding purposes.

   (2) **Proposed process:**

   Give priority to tracts that meet three-factor tracts.

   Review additional ACS criteria that may be implemented.

b. **Preservation of the Properties in the Corporation’s Portfolio**

   The Board adopted Action Plan for FHFC Portfolio Preservation has been posted to the webpage [https://www.floridahousing.org/programs/developers-multifamily-programs/competitive/2020-2021-rfa-cycle-information](https://www.floridahousing.org/programs/developers-multifamily-programs/competitive/2020-2021-rfa-cycle-information)

7. **Procorem software overview**

   Florida Housing recently launched a new collaboration tool called Procorem that will allow applicants, credit underwriters, and Florida Housing to work together and share documents under one platform. We are excited to have made this available to Applications that have been recently awarded and are excited to share the process with more of you as we continue forward.

   A demonstration of this software/webinar will be made available on Florida Housing’s website.