

State: FLORIDA (QAP 2012)	Florida Housing Finance Corporation (FHFC)
Measure	Evidence
HOUSING LOCATION: Site and Neighborhood Standards	
A1. Mandatory restrictions prohibiting increases in racial and economic (or low-income) concentration	No.
A2. Scoring that discourages racial and economic concentration.	No.
A3. Mandatory requirements for development in high-opportunity areas	No.
A4a. Scoring that encourages development in high-income areas.	No.
A4b. Scoring that encourages development in high opportunity areas.	⚡ Up to 12 Proximity tie-breaker points awarded to projects near Tier 1 services: grocery store, public school, medical facility (max 4 pts. each if <.25 miles and less if further away) (App, p. 32-5). Up to 8 Proximity tie-breaker points awarded to projects near Tier 2 services: public park, community center, public library, pharmacy (max 2 pts. each if <.25 miles and less if further away) (App, p. 35-7).
A5. Scoring or requirements that preference siting near high-quality schools.	No.
A6. Scoring that discourages development in distressed neighborhoods. ¹	⚡ (-) Developments which address the preservation of existing affordable housing will be targeted; Developments which address Public Housing revitalization will be targeted (p. 14, 15). In order to qualify as a Public Housing Revitalization Development for purposes of this Application, it must be located in an area for which a Local Government has approved and adopted a community redevelopment or revitalization plan [which then also applies to A7] (App p. 18).
A7. Scoring or requirements that preference siting near mass transit.	⚡ Transit-Oriented Developments (TOD) will be targeted (p. 12). To qualify as a TOD Development: the Local Government must certify that the proposed Development is located within specified areas designated as a TOD, Transit Oriented Development District, Rapid Transit Zone, Transit Village, or Rapid Transit Development Impact Zone by a Local Government planning agency in its comprehensive plan; and the proposed Development must meet the scoring criteria outlined in the Proximity section to achieve a Transit Service Score of at least 6 points, based on the proposed Development's proximity to a Public Rail Station (App. p. 18-9). ⚡ Up to 7 Proximity tie-breaker points awarded to projects

¹ Evidence of the inverse: preference for development in distressed neighborhoods (by overemphasizing QCT/DDA preference, preference for existing subsidized housing in distressed neighborhoods, preferences for low-income matched financing, etc.) should also be noted.

	near public transit: public bus stop (max 2 pts if <.2 miles and less if further away), public bus transfer stop (max 6 pts if <.25 miles and less if further away), public bus rapid transit stop (max 6 pts if <.25 miles and less if further away), public rail station (7 pts if <.125 miles and less if further away (App, p. 29-32).
A8. Focus on and operationalization of a neighborhood revitalization plan.	✚ Priority to developments located in qualified census tracts, the development of which contributes to a concerted community revitalization plan will be targeted (p. 18).
B1. Local participation in site selection is limited to statutory minimum. ²	✚ (-) 5 points to projects that obtain a Local Government contribution (monetary grants, loans, one-year or more deferral of a fee beyond the date that it is routinely due, waiver of fees) with a value equal to or greater than the amounts listed on the County Contribution List (App p. 91-97). Up to 4 points for projects with evidence of other local government incentives (p. 97-8).
HOUSING ACCESS: Affirmative Marketing, Priority Groups	
C1. Mandatory requirements ensuring affirmative marketing.	No.
C2. Scoring that incentivizes affirmative marketing.	No.
C3. Scoring that incentives language access and marketing to non-English speakers.	No.
D1. Scoring that promotes Section 8 voucher access in high-opportunity areas.	No.
D2. Requirements for monitoring Section 8 voucher access <i>in high-opportunity areas</i> .	✚ Developments are required to actively seek persons on public housing waiting lists (p. 16).
F1. Incentives for larger family units.	No.
F2. Incentives targeting families/families with children	✚ Developments which address family housing will be targeted (p. 13, 16). ✚ 3 points for projects offering after-school programs for children (App p. 78).
G1. Scoring that promotes units for lowest-income households (<i>outside high-poverty areas</i>).	✚ Developments which will serve the lowest income families will be targeted (p. 17). [Threshold Req] At least 20% of total units should be set-aside for extremely low-income (ELI) tenants (10% for projects in sites that are not Locations A) (App p. 73). ELI definition varies by county (see App p. 74).
REPORTING REQUIREMENTS	
H1. Racial/demographic reporting requirements.	No.

OVERALL ASSESSMENT

TOTAL POINTS POSSIBLE: 79 (Scoring systems is such that points can only be gained.). Total maximum proximity tie-breaker points: 37.

² Evidence of the inverse: preferences or requirements for local participation should also be noted.

- QAP is relatively vague on point scoring system, referring reader to the Universal Application.
- Not many strong positive provisions though some detail on TODs.
- Negative provisions for local participation are noticeable.

Notes:

Distribution of the Total Housing Credit Allocation Authority available at the time of final ranking will be limited to no more than 4 percent being awarded to Small County Applications, and no more than 33.7 percent being awarded to Medium County Applications (p. 4).

FHFC's goal is to have a diversified rental housing portfolio, with a goal is to allocate credits, to the extent such targeting goals can be met in accordance with these procedures, to a minimum of: one Elderly Development, which may consist of an Assisted Living Facility, two Florida Keys Area Developments, three TOD Developments, one RD Preservation Development, one Homeless Development, and one Public Housing Revitalization Development (p. 7).

Developments which are located in the Florida Keys Area will be targeted (p. 12).

The QAP includes broad criteria and refers to the Universal Application package for more detail on these criteria. Although the QAP is for 2012, the most recent available Universal Application available online is from 2011.

Applicants must select one of the following demographic target groups to qualify [threshold requirement]: elderly, farmworker or commercial fishing worker, homeless, or family (App p. 60-4).

OTHER CATEGORIES	
O1. Scoring that promotes units for persons with disabilities.	≈ 10 points for projects that implement Optional Universal Design and Visitability Unit Features in at least 15% of all units (App p. 48).
O2. Scoring that promotes units for special needs populations.	<p>≈ Any Homeless Development will be eligible for the 30% boost if it is not located in a HUD-designated DDA or a QCT (p. 10).</p> <p>≈ Developments which are designed to attract and serve the homeless (p. 12, 14, 15) and special needs populations (p. 15) will be targeted</p> <p>≈ 4 Points for projects that set aside at least 50 percent of its ELI units for Special Needs Households; and Develop and execute a MOU with at least one designated Special Needs Household Referral Agency for the county where the proposed Development will be located (App p. 73).</p>
O3. Scoring to promote home ownership.	<p>≈ Developments which provide specific programs for enabling residents to purchase a unit in the Development will be targeted (p. 16). Up to 2 points for financial assistance with home purchase or unit within the development (App. p. 77-8).</p> <p>≈ 1 point for projects offering first-time homebuyer seminars (App p. 78).</p>
O4. Provisions affirmatively furthering fair housing laws.	

