

Florida Housing Finance Corporation
7/20/12 Planning Committee

1. Review of development costs per unit
2. Funding of TODs
3. Demonstration of highest Florida job creation
4. Funding of & Preference for RA Levels 1-3 (Preservation)
5. Universal Design & Visitability Features
6. Resident Programs

FHFC-Financed Developments Located Near MetroRail Stations in Miami-Dade County

Station Name/Development Name	Year Funded	Units
2011 UAC Deals ranked for funding are highlighted		
Palmetto Station (0 applied)		
No existing developments within 0.5 miles		
Okeechobee Station (0 applied)		
No existing developments within 0.5 miles		
Hialeah Station (0 applied)		
No existing developments within 0.5 miles		
Tri-Rail/MetroRail Station (0 applied)		
<i>*Station Area overlaps with Northside</i>		
No existing developments within 0.5 miles		
Northside Station (2 applied; 0 awarded)		
<i>*Station area overlaps with Trirail/MetroRail</i>		
No existing developments within 0.5 miles		
Dr. Martin Luther King, Jr. Station (0 applied)		
<i>*Station area overlaps with Brownsville</i>		
No existing developments within 0.5 miles		
Brownsville Rail Station (2 applied; 0 awarded)		
<i>*Station area overlaps with Dr. MLK Jr.</i>		
Everett Steward Sr. Village (E)	2007	96
Brownsville Transit Village II (E)	2008	100
Brownsville Transit Village III (E)	2010	103
Brownsville Transit Village IV (F)	2010	102
Mildred and Claude Pepper Towers (E-pres)	2005	150
Ward Tower Assisted Living Facility (E-ALF)	2005	100
Earlington Heights Station (7 applied; 0 awarded)		
<i>*Station area overlaps with Allapattah</i>		
Esmeralda Bay (E)	2010	96
Friendship Tower	2006	92
Allapattah Station (3 applied; 0 awarded)		
<i>Station area overlaps with Earlington Heights</i>		
Friendship Tower	2006	92
Allapattah Garden	2002	128
Santa Clara Station (1 applied; 0 awarded)		
<i>*Station area overlaps with Civic Center</i>		
Amber Garden (E)	2005	110
Santa Clara	2001	208
Santa Clara II	2004	204
Miami Stadium I (F)	1998	336
Civic Center Station (10 applied; 0 awarded)		
<i>*Station area overlaps w/ Culmer and Santa Clara</i>		
Tequesta Knoll	1998	100
Santa Clara	2001	208
Santa Clara II	2004	204

Station Name/Development Name	Year Funded	Units
2011 UAC Deals ranked for funding are highlighted		
Culmer Station (12 applied; 1 awarded)		
<i>*Station area overlaps with Civic Center</i>		
208C Washington Square Apts (E)	2011	
Shepherd's Court (H)	2008	80
Central City	1994	35
Tuscan View (F)	2004	175
Tuscany Place (F)	2004	340
Madison View (F)	2007	120
New Arena Square	2000	419
Government Station (8 applied; 0 awarded)		
<i>*Station area overlaps with Brickell</i>		
Brisas Del Mar (E)		
Temple Court	2003	61
Miami River Park	1999	211
Emmaus Place (YAFC)	2006	7
Labre Place (50% Homeless)	2006	90
Congress Building	1997	129
Royalton (H)	2004	100
Olympia Building	1994	80
Brickell Station (15 applied; 6 awarded)		
<i>*Station area overlaps with Government</i>		
197C West Brickell Tower Apartments (E)	2011	
047C Joe Moretti Preservation Phase One (E)	2011	
196C Vista Grande Apartments (E)	2011	
181C West Brickell View Apartments (E)	2011	
058C City Heights Apartments (E)	2011	
064CH Amistad (H)	2011	
West Brickell	1995	130
Vizcaya Station (0 applied)		
No existing deals w/in 0.5 miles		
Coconut Grove Station (0 applied)		
No existing deals w/in 0.5 miles		
Douglas Road Station (1 applied; 1 awarded)		
048C Stirrup Plaza Pres Phase One (E)		
Villas Del Lago	2001	288
University Station (0 applied)		
No existing deals w/in 0.5 miles		
South Miami Station (4 applied; 2 awarded)		
128C Metro South Senior Apts (E)		
049C South Miami Plaza Preservation (E)		
No existing deals w/in 0.5 miles		
Dadeland North Station (0 applied)		
<i>*Station area overlaps with Dadeland South</i>		
No existing deals w/in 0.5 miles		
Dadeland South Station (0 applied)		
<i>*Station area overlaps with Dadeland North</i>		
No existing deals w/in 0.5 miles		

Multifamily Preservation Approach and Priorities, July 2012

- Overarching preservation priority: To ensure that federal subsidies to support extremely low income residents are saved and maintained over the long term. This is the most cost effective approach to meeting ELI needs.
- Florida Housing will finance preservation on properties that are at least 20 years old, but 30+ year old properties will be prioritized.
- Properties with the highest levels of project based rental assistance are prioritized. We prioritize Level 1-3 deals, and other things being equal, we'll fund a Level 1 deal first.
 - Rental Assistance Levels
 - Level 1 – all units have assistance (with exception of up to 2 units)
 - Level 2 – more than 90% and not in Level 1 have assistance
 - Level 3 – more than 75% have assistance, equal to or less than 90%
 - Level 4 – more than 50% have assistance, equal to or less than 75%
 - Level 5 – more than 10% have assistance, equal to or less than 50%
 - Level 6 – 10% or less
- Properties originally built with concrete materials will be prioritized for preservation, based on a capital needs assessment showing each property is physically worth preserving.
- Priority preservation properties with rental assistance will be those properties that:
 - Have proximity to services and transit;
 - Commit to include universal design features; and
 - Commit to include green features.
- A goal to finance at least one Rural Development preservation property is included.

Florida Housing is also working on:

- Understanding how capital needs assessment standards can further assist us in ensuring that we are not preserving properties that are beyond their functional lifespan;
- Additional possible preservation priorities under consideration:
 - Preservation of properties of high importance to a local government;
 - Properties that are at risk of having their project based rental assistance contracts ended by HUD or RD because of deterioration or poor property management, leading to poor/unsafe living conditions for residents (these properties would be required to have a change of ownership); and
 - Properties that are in strong markets (and therefore at some point are at risk of opting out to go to market).

DATA

HUD Properties 20+ Years Old (RD properties not included in this count)

- Total of 486 properties with ~50,000 units
- Of these, more than ½ are actually 30+ yrs old
- Out of 486 properties, 74% are basically 100% PBRA (and these are the ones FHFC is prioritizing for preservation)

Tenant Data – Who Lives in PBRA Properties?

- Based on 2008 data across ~660 properties, the average household income for all reporting households in these properties (regardless of family size) is \$8,620/year.
- The average household AMI across all properties is 20% AMI.

Incorporation of Universal Design and Visitability Features into Properties Financed by Florida Housing

Universal Design (UD) is a widely accepted approach where accessible features have been integrated into the overall design, creating an environment that functions appropriately for all people, regardless of age or physical capacity. UD allows residents to remain in their homes as they age, or experience decreased mobility, rather than being forced to move as more features become necessary to maintain independence.

Visitability is a design approach that focuses on the three structural features most essential for a person with mobility impairments to visit or live in a home at least temporarily. These three features are: (1) one zero-step entrance on an accessible path of travel; (2) doorways that are 32 inches clear throughout the floor plan; (3) basic access to at least a half bath on the accessible floor.

Organizations such as the National Association of Home Builders, AARP and Disabled American Veterans promote Universal Design. If included during design and planning, the UD features are cost-efficient and provide advantages to non-disabled households as well. For example, grab bars in bathtubs and showers are a safety feature for everyone. Lever door handles are useful to people who cannot grasp a knob handle, but also useful to those who simply have their hands full.

The UD approach responds to an increasingly diverse consumer market. Buildings that are not usable by everyone grow more marginalized with each passing day and, consequently, tend to lose their relative value. The inclusion of UD features is a cost-effective strategy for maintaining or enhancing the profitability of properties in Florida Housing's portfolio.

Florida Housing's strategic plan incorporates UD into all housing financed through our programs. On the rental side, certain UD features for elderly developments have been in place for over ten years. The Home Ownership Program (HOP) has required UD features since 2007. We incorporated required and optional UD features for all multifamily developments into the 2011 Universal Application Cycle after consultation with developers, aging in place and disability stakeholders.

Some features required by Florida Housing overlap with federal accessibility requirements, such as width of doors and clear floor space for mobility aids. Florida Housing's UD requirements target features in units that are on an "accessible route."¹ Within the context of the UD requirements, this would mean all units that are on a ground floor or that can be reached by an elevator.

Federal Accessibility Requirements that apply to Multifamily Rental Housing

- Fair Housing Act of 1968, amended 1988
- Section 504 of Rehabilitation Act, 1973
- Americans with Disabilities Act of 1990, as amended

¹ The federal Fair Housing Act defines "accessible route" as a continuous unobstructed path connecting accessible elements and spaces in a building or within a site that can be negotiated by a person with a severe disability using a wheelchair, and that is also safe for and usable by people with other disabilities.

Florida Housing UD Requirements that Are Not Covered by Federal Accessibility Requirements

- **All units** that are located on an accessible route must have the following features:
 1. Lever handles on primary entry and interior doors and on kitchen and bathroom faucets;
 2. All faucets must have anti-scald feature;
 3. Switches for lights and fans must be toggle, rocker and/or touch sensitive;
 4. At least one 4-plex electrical outlet in all bedrooms for electrical equipment such as computers, printers, radios and medical/personal care equipment;
 5. Mid-point on electrical outlets, phone jacks, and data ports located no less than 18" above finished floor level;
 6. Electrically-wired door bell accessible to a seated person at the entrance of the unit, not more than 48" from finished floor of primary entry door;
 7. Lighting required inside and outside of primary entrance door to each unit; and
 8. All living spaces, including hallways, within the unit equipped with overhead lighting operated by a wall switch.

ADDITIONAL COST FOR THESE REQUIREMENTS: Approximately \$260 per unit

- For extra points, **an additional 15% of units** that are located on an accessible route are required to have all of the following features that are not covered by federal accessibility requirements:
 1. Hallways must be at least 40 inches wide.
 2. Turning space in living room and one bedroom shall be at least 60 inches in diameter.
 3. Height of toilet in an accessible bathroom must be 17 to 19 inches from finished floor.
 4. Cabinet drawer handles and door handles shall be looped or D-type.
 5. At least one section of kitchen countertop shall provide a clear continuous work surface.
 6. Kitchen cabinet drawer handles and door handles shall be looped or D-type.
 7. In at least one of the kitchen's bottom cabinets, there shall be a large drawer that has full extension drawer slides.
 8. Electrically-wired smoke detector alarms with a battery backup feature, with a visual alarm component, shall be provided upon request by a hearing-impaired tenant.

ADDITIONAL OVERALL COST FOR THESE REQUIREMENTS IN 15% OF UNITS: Approximately \$435 per unit for everything except the last item, which if requested by a hearing-impaired tenant would cost approximately \$350 each.²

Source Information for the Universal Design features chosen by Florida Housing

- The National Association of Home Builders Research Center
- American Association of Retired Persons (AARP)
- Disabled American Veterans, National Service Headquarters;
- General Electric Appliances Company, Real Life Design Kitchens
- Center for Universal Design, College of Design North Carolina State University
- Center for Inclusive Design and Environmental Access (IDEA Center), University at Buffalo, State University of New York
- Florida State University, Department of Interior Design

² It is unlikely that \$350 for wired visual alarms would have to be spent for 15% of units in a property, because it is unlikely that all 15% of the units would be inhabited at one time by hearing impaired tenants.

Summary of Universal Application Cycle Resident Programs

The UAC incentivizes developers to choose a set of Resident Programs to provide at no cost to residents. FHFC specifies the list of programs from which a developer can choose, and programs are different depending on the demographic population to be served. They are worth 1-3 points based on their cost and value to residents, and to get full points, a property typically offers 6-7 of these programs.

	Demographic				
	Non-Elderly/Non-Homeless	Homeless SRO ²	Homeless Non-SRO	Elderly ALF ³	Elderly Non-ALF
Resident Program¹					
Homeownership Opportunity Program	x		x		
After School Program for Children	x		x		
First Time Homebuyer Seminars	x		x		
Literacy Training	x	x	x	x	x
Employment Assistance Program	x	x	x		
Staffed Kitchen/Cafeteria		x			
Daily Activities		x			x
Assistance with Light Housekeeping, Grocery Shopping, and/or Laundry					x
Resident Assurance Check-In Program					x
Manager On-Site 24 Hours Per Day					x
Medication Administration				x	
Services for Persons with Alzheimer's Disease and Other Related Disorders				x	
Private Transportation				x	x
Computer Training				x	x
Health Care	x	x	x		x
Health and Nutrition Classes	x	x	x		x
Health and Wellness Mentoring	x	x	x		x
Health and Wellness Services and Activities				x	
Health and Wellness Mentoring and Intergenerational				x	
Resident Activities	x	x	x	x	x
Financial Counseling	x	x	x	x	x
English as a Second Language	x	x	x	x	x
Resident Assistance Referral Program	x	x	x	x	x
Swimming Lessons	x	x	x	x	x
Life Safety Training	x	x	x	x	x

Notes:

1. The UAC Instructions provide descriptions of what is expected of the property manager in carrying out each program that is offered.
2. Single Room Occupancy
3. Assisted Living Facility