

PUBLIC FORUM WORK SESSION AND REGULAR BCC MEETING MINUTES – Continued

CLERK OF COURTS & COMPTROLLER'S REPORT – Continued

- I. CONSENT AGENDA – Continued
- 1&2. Approval of Two Consent Agenda Items – Continued
2. Continued...
- B. Report of the April 13, 2017, C/W Workshop – Continued

AGENDA NUMBER – Continued

7. Review of Local Government Contribution for Florida Housing Finance Corporation (FHFC) Tax Credit Applications

A. Board Discussion – The C/W viewed and discussed a PowerPoint Presentation, which was also provided in hard copy, entitled *Multifamily FHFC Tax Credit Application Review Process*, presented by Meredith Reeves, Division Manager, Neighborhood and Human Services Department, and the C/W:

(1) Was advised by Ms. Reeves that this presentation is a follow-up to Board direction to develop a vetting process for tax credit developers who want to apply for funding through Florida Housing Finance Corporation's (FHFC) annual cycle, and:

(a) Staff proposes the following minimum thresholds:

- A preliminary site plan and elevation
- All six of Florida Housing's mandated Ability to Proceed forms completed in the affirmative
- Not located in a Federal Emergency Management Agency flood hazard area (new construction)
- Not located in a "Racially and Ethnically Concentrated Area of Poverty" (RECAP) Area, which would include four Census Tracts in Escambia County (new construction)

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A. Continued...

(1) Continued...

(a) Continued...

- Completion of a General Application Form to collect information on the development
- Staff will verify that the developer is not debarred from federal projects or FHFC projects or on the FHFC non-compliance listing
- Developer must submit a Pre-Application Review from Development Services with comments and something comparable from the City of Pensacola if the development is in the City limits
- Evidence of Community Outreach

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A. Continued...

(1) Continued...

(b) Staff proposes to score by evaluating the following criteria:

- Developer Experience
- Property Management Team Experience
- Design Aesthetics
- Resident Programs Offered
- Local Contractors
- Local Partnerships
- Evidence of Community Support
- Target Areas
- Financial Capacity (possibly use an outside consultant for evaluation)
- Local Community Benefits
- Ability to Proceed

(c) Current weighting adds up to a maximum of 105 total points, with emphasis on experience, design, community support, and community benefits; and

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A. Continued...

(1) Continued...

(d) If the proposed process is approved, it will provide a framework for use when FHFC opens their calendar in the fall for two cycles/sets of proposed developments and this would give time to have developers meet with development services, hold community outreach meetings, and gather information for submission to the County;

(2) Upon inquiry by Commissioner Barry, was advised by Ms. Reeves that FHFC requires amenities and can provide verification to the County if the County provides funding, or the County can request the annual report from the developer; and FHFC reviews the restrictive covenants and inspects at least annually depending on the financing;

(3) Was advised by Commissioner Barry concerning the Board taking action to state that any action taken by the Board (i.e., Tax Equity and Fiscal Responsibility Act Public Hearings) is considered County resources invested into the project, regardless of any funding involved, and therefore, any information the County requires should be provided by the developer;

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B. Report of the April 13, 2017, C/W Workshop – Continued

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A. Continued...

(4) Agreed to proceed with the implementation of the process and begin assessing applications as they are submitted and that staff should proceed with, or revise, the items presented for Board Direction, as follows:

(a) Proceed with a minimum threshold of 80 points for approval;

(b) Reduce the weighting of Financial Capacity from 10 to 5, so there is a potential score of 100 points;

(c) Not have an outside agency review of each developer's financial feasibility;

(d) Hold developers within the City of Pensacola limits to the same requirements as those in the rest of the County; and

(e) Form a group of professional County staff members and a representative from the affected neighborhood to review applications and present the results to the Board, with details as to how the score was attained;

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A. Continued...

- (5) Heard Commissioner Underhill ask County Attorney Rogers to ensure that this approval process is in compliance with all guidance, if the Board risks denying a developer access to due process by requiring a score of 80 or more in order to be considered by the Board for approval, and if there needs to be an appeal process; and
- (6) Upon inquiry by Commissioner May, was advised by Ms. Reeves that evidence of community support includes providing minutes of any community outreach meetings, and letters from the head of the neighborhood organization or other community partners in the area; and

B. Board Direction – None.

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