

Outline of Proposed Application Criteria for Family/Elderly SAIL RFA (with an Elderly Transformative Preservation Set-Aside)

The information Applicants must provide in the RFA will consist of the following Parts:

Part I – General Information ALL Applicants must provide

Part II – Information required for Applications with the Demographic Commitment of Family or Elderly (ALF or Non-ALF)

Part III – Information required for Applications with the Demographic Commitment of Elderly Transformative Preservation

Part IV – Applicant Certification that ALL Applicants must provide

Part I – General Information ALL Applicants must provide

1. Demographic Commitment Selection:

- a. Family – proposed Development will serve the general population; or
- b. Elderly (ALF or Non-ALF); or
- c. Elderly Transformative Preservation

2. Applicant Information:

- a. Name of Applicant entity formed for the proposed Development
- b. Documentation that Applicant is a legally formed entity qualified to do business in the state of Florida as of the Application Deadline
- c. Principals of the Applicant entity and for each Developer entity
- d. Contact Person

3. General Developer Information:

- a. Name of each Developer
- b. Documentation that each Developer (that's not a natural person) is a legally formed entity qualified to do business in the state of Florida as of the Application Deadline
- c. General Developer experience with affordable housing, one of which must be an HC property

4. General Development Information:

- a. Name of the Development proposed in this Application
- b. County where proposed Development is located
- c. Address of proposed Development

- d. Total number of buildings with dwelling units that proposed Development will comprise
- e. Total number of units in proposed Development

(1) Family and Elderly Demographic Commitment must have a minimum of 30 total units and comply with the following applicable maximum total unit restriction:

(a) If Elderly Non-ALF Demographic:

(i) Cannot exceed maximum of 160 total units if proposed Development is located in any county other than Miami-Dade or Broward, and:

- Development Category is New Construction, Redevelopment, or Acquisition and Redevelopment;

or

- Development Category is Rehabilitation/Moderate Rehabilitation/Substantial Rehabilitation (with or without Acquisition) that does not constitute an existing, occupied housing facility that is operating as an elderly housing facility as set forth in the Federal Fair Housing Act as of the Application Deadline.

or

(ii) Cannot exceed maximum of 200 total units if proposed Development is located in Miami-Dade or Broward County, and Development Category is New Construction, Redevelopment, or Acquisition and Redevelopment that does not constitute an existing, occupied housing facility that is operating as an elderly housing facility as set forth in the Federal Fair Housing Act as of the Application Deadline.

or

(iii) No total unit limitation for the Rehabilitation/ Moderate Rehabilitation/Substantial Rehabilitation of an existing, occupied housing facility that is operating as an elderly housing facility as set forth in the Federal Fair Housing Act as of the Application Deadline.

or

(b) If Elderly ALF – cannot exceed maximum of 100 total units

(2) Elderly Transformative Preservation Demographic Commitment must have a minimum of 95 total units in the proposed Development.

If the existing number of total units must be reduced in order to meet the common space requirements (i.e., space for services to be delivered, including offices for a service coordinator, nurse and other health or social services

providers, and space for group health education and exercise programs, etc.), the resulting total number of units cannot fall below 95 total units.

f. Development Category:

- (1) Family and Elderly Demographic Commitment may select either New Construction, Rehabilitation/Moderate Rehabilitation/Substantial Rehabilitation, or Redevelopment (with or without Acquisition).
- (2) Elderly Transformative Preservation Demographic may only select Transformative Preservation or Acquisition and Transformative Preservation.

5. Total Affordability Period:

Minimum length of xx years required. Affordability period includes units set aside for ELI Households; however, after 15 years all of the ELI Set-Aside units may convert to serve residents at or below 60% AMI.

6. Unit Mix:

List the total number of bedrooms per unit, the total number of bathrooms per unit (including half-baths, if applicable), and the total number of units per bedroom type. This list must include all manager/employee units.

7. Site Control:

- a. Eligible purchase contract – Buyer must be Applicant for this proposed Development; term at least through March 31, 2015
- b. Recorded Deed – Applicant must be sole grantee
- c. Lease – Applicant must be Lessee; term at least 50 years after Application Deadline

8. Local Government Contribution: (Maximum 5 Points)

- a. Applications with the Development Category of Rehabilitation/Moderate Rehabilitation/Substantial Rehabilitation and Transformative Preservation (with or without Acquisition) automatically receive full points.
- b. Applications with the Development Category of New Construction or Redevelopment (with or without Acquisition) must demonstrate a Local Government grant, loan, fee deferral and/or fee waiver with a value whose dollar amount is equal to or greater than the applicable amount stated on the following County Contribution List in order to achieve any points. Applications that do not have the necessary contribution values to achieve maximum points will be scored on a pro-rata basis. The contribution must be in effect as of Application Deadline and be effective at least through June 30, 2015.

County Contribution List

County in Which the Development Is to be Located	Value of Contribution Required to Achieve Maximum Points	County in Which the Development Is to be Located	Value of Contribution Required to Achieve Maximum Points
Broward Miami-Dade	\$100,000	Columbia Flagler Highlands Monroe Nassau Putnam Sumter	\$10,000
Duval Hillsborough Orange Palm Beach Pinellas	\$75,000		
Brevard Lee Pasco Polk Sarasota Seminole Volusia	\$50,000	Bradford De Soto Gadsden Hardee Hendry Jackson Levy Okeechobee Suwannee Walton	\$5,000
Alachua Collier Escambia Lake Leon Manatee Marion	\$37,500	Baker Calhoun Dixie Franklin Gilchrist Glades Gulf Hamilton Holmes Jefferson Lafayette Liberty Madison Taylor Union Wakulla Washington	\$2,500
Bay Charlotte Citrus Clay Hernando Indian River Martin Okaloosa Osceola St. Johns St. Lucie Santa Rosa	\$20,000		

9. Funding:

- a. Maximum SAIL Request Amount is limited to:
 - (1) The lesser of a specific dollar amount per unit or a total maximum dollar amount; and
 - (2) Total of the base SAIL Loan (Applicant’s Eligible SAIL Request Amount) plus the ELI Gap Loan amount (total amount of ELI Gap Loan Funding Applicant is eligible for) cannot exceed 35 percent of the Total Development Cost.

(3) ELI Gap Loan:

All Applications are eligible for ELI Gap Loan funding for the required ELI Set-Aside units, not to exceed (i) 10 percent of the total units for Applications with the Family or Elderly Demographic Commitment, or (ii) 15 percent of the total units for Applications with the Elderly Transformative Preservation Demographic Commitment. Funding will be in the form of a forgivable loan, in an amount that is dependent upon the proposed Development's unit mix and the County where the proposed Development is located.

b. Developer Fee / General Contractor (GC) Fee

(1) Developer fee limited to 18% of Development Cost

(2) GC fee limited to 14% of actual construction cost

c. Tax-Exempt Bonds and Non-Competitive HC

The SAIL funding offered in this RFA must be used in conjunction with Tax-Exempt Bonds and Non-Competitive Housing Credits. The Tax-Exempt Bonds may be obtained through the Corporation (MMRB), a Public Housing Authority (PHA), established under Chapter 421, F.S.), a County Housing Finance Authority (HFA) established pursuant to Section 159.604, F.S.), or a Local Government. Proposed Developments where the Applicant closed on the Tax-Exempt Bond financing prior to the Application Deadline for this RFA are not eligible to receive funding under this RFA.

(1) Corporation-issued MMRB:

(a) Must submit Florida Housing's Non-Competitive Application by a date that is 10 Calendar Days after the Application Deadline;

or

(b) Must have already submitted a Non-Competitive Application for the proposed Development by the Application. Deadline for this RFA

(2) Non-Corporation-issued Tax-Exempt Bonds (HFA, PHA or Local Govt.):

(a) Must include letter from entity issuing the bonds confirming Applicant has submitted an application for the bonds. Within 10 days after date Applicant enters credit underwriting for the Bonds, Applicant must submit Non-Competitive. Application to the Corporation;

or

(b) If, as of the Application Deadline, the Bonds are currently being underwritten or underwriting has been completed, Applicant must submit Non-Competitive Application to the Corporation by a date that is 10 Calendar Days after the Application Deadline.

d. Other Non-Corporation Funding Proposals

Documentation of funding other than the Tax-Exempt Bonds, Non-Competitive HC, and other Corporation funding.

e. Per Unit Construction Funding Preference:

- (1) Applications with the Development Category of New Construction and Redevelopment (with or without Acquisition) automatically qualify for preference.
- (2) Applications with the Development Category of Rehabilitation/Moderate Rehabilitation/ Substantial Rehabilitation and Transformative Preservation (with or without Acquisition) must reflect amount of at least \$xx per unit to qualify for the preference.

Part II – Information Applicants with Family and Elderly Demographic must provide

1. Rental Assistance (RA) Level:

Part of the criteria for a proposed Development that qualifies as a Limited Development Area (LDA) to be eligible for funding is based on meeting a minimum RA Level, based on the following RA Level Classification Chart. The total number of units that will receive rental assistance (i.e., PBRA and/or ACC and, in the case of Applications with the Development Category of Rehabilitation/Moderate Rehabilitation/ Substantial Rehabilitation, other forms of long-term rental assistance) will be considered to be the Development’s RA units. The RA units will be divided by the total units, resulting in a Percentage of Total Units that are RA units. Using the following chart, Application’s assigned RA Level Classification will be the level associated with the Percentage of Total Units or the RA units, whichever is best (lowest).

Rental Assistance Level Classification Chart			
Rental Assistance Level	Percentage of Total Units with Rental Assistance		Number of RA Units
Level 1	All units receive rental assistance (with the exception of up to 2 units)	or	At least 100 units and greater than 50% of the total units
Level 2	Greater than 90.00%	or	Greater than 90 units but less than 100 units and greater than 50% of the total units
Level 3	Greater than 75.00%, equal to or less than 90.00%	or	Greater than 75 units but less than 90 units and greater than 50% of the total units
Level 4	Greater than 50.00%, equal to or less than 75.00%		N/A
Level 5	Greater than 10.00%, equal to or less than 50.00%		N/A
Level 6*	10.00% or less of the total units receive rental assistance		N/A

2. Development Type:

- a. All Development Categories may select Garden (1, 2 or 3 stories, with or without an elevator), Townhouse, or Mid-Rise (4, 5 or 6 stories, with at least one elevator in each residential building)
- b. Only Applications with the Development Category of Rehabilitation/Moderate Rehabilitation/ Substantial Rehabilitation may select High-Rise (7 or more stories, with at least one elevator in each residential building)

For purposes of determining the number of stories, each floor in the building(s) should be counted regardless of whether they will consist of retail, parking or residential. For mixed-type Developments, Applicants must select the type that will comprise the majority of the units in the Development.

3. Set-Aside Commitments:

A proposed Development will be designated as a Limited Development Area (LDA) Development if it is located in a county or an area of a county that has been designated by the Corporation as an LDA area and the Applicant selected the applicable Demographic Commitment (Family or Elderly) that is associated with the LDA area.

- a. Total Set-Aside Percentage must be at least 80 percent of the proposed Development's total units at 60 percent of the Area Median Income (AMI) or less
- b. ELI Requirement for Family and Elderly (ALF/Non-ALF) Demographic Commitment:
 - (1) Non-LDA – Applicants required to set aside 10 percent of the total units as ELI Set-Aside units
 - (2) LDA – Applicants required to set aside 30 of the total units as ELI Set-Aside units
 - (3) All proposed Developments with Demographic Commitment of Family and Elderly Non-ALF must set aside 50 percent of the required ELI Set-Aside units for Persons with a Disabling Condition. The following Developments are exempt from this requirement: Developments with a Demographic Commitment of Elderly ALF, and Developments financed with HUD Section 202 or 811.
 - (4) All Family and Elderly Demographic Applicants are eligible for ELI Gap Loan funding for up to 10 percent of the total units
- c. LDA Criteria – If the proposed Development is located in an LDA Area, all of the following criteria must be met in order for the Application to be eligible for funding:
 - (1) ELI Set-Aside commitment of at least 30 percent of the total units;
 - (2) Must achieve an RA Level of 1 or 2; and
 - (3) Percentage of total units that will have RA is greater than 75%
- d. Complete the Total Set-Aside Breakdown Chart showing all set-aside percentages and the applicable AMI levels, including ELI Set-Asides and Total Set-Aside Percentage.

4. Proximity (Maximum 18 Points)

- a. Complete the Surveyor Certification form, listing the Development Location Point and latitude/longitude coordinates and distances for transit services and community services.
- b. Transit and Community Services
 - (1) 3 Point PHA Proximity Point Boost, up to the maximum points available, for Applications that involve a site(s) with an existing Declaration of Trust between a PHA and HUD.
 - (2) Minimum Proximity Score / Maximum Proximity Score – depending on the County
 - (3) Minimum Transit Score for all Large Counties
 - (3) Mandatory Distance Requirement – distance between Development Location Point and existing Developments on the FHFC Development Proximity List.

Mandatory Distance Requirement automatically met by:

- (a) Applications with Development Category of Rehabilitation/Moderate Rehabilitation/ Substantial Rehabilitation (with or without Acquisition) of an existing, occupied residential rental property in operation as of the Application Deadline with at least 30 percent of total units as ELI Set-Aside units, RA Level 1 or 2 classification, and percentage of total units with RA greater than 75 percent; and
- (b) Applications with Development Category of Redevelopment (with or without Acquisition) with at least 30 percent of total units as ELI Set-Aside units, RA Level 1 or 2 classification, and percentage of total units with RA greater than 75 percent.

5. Required Resident Features and Resident Programs

- a. Applicants will be required to provide resident features which will be listed in the RFA.
- b. Applicants will be required to provide resident programs which will be listed in the RFA.

Part III – Information Applicants with Elderly Transformative Preservation Demographic must provide

- 1. Describe experience in developing affordable housing targeted to Elderly residents, as well as experience providing the applicable supportive services to assist residents to age in place (Points)
- 2. Describe experience operating and managing elderly rental housing with supportive services (Points)

3. Describe enhanced resident community-based services, program and benefits coordination (Points)

4. Describe onsite health and wellness services (Points)

5. Describe access to community-based services (Points)

6. Set-Aside Commitments:

a. Total Set-Aside Percentage Required – 100 percent of the proposed Development’s total units set aside for elderly aged 62+ at 60 percent of AMI or less.

Funded Developments that can’t meet this requirement at time of award will have a transition period for meeting this requirement.

b. ELI Requirement:

(1) Applicants are required to set aside at least 15 percent of the total units as ELI Set-Aside units.

(2) Applicants will be eligible for ELI Gap Loan funding for up to 15 percent of the total units.

c. Complete the Total Set-Aside Breakdown Chart showing all set-aside percentages and the applicable AMI levels, including ELI Set-Asides and Total Set-Aside Percentage.

7. Required Construction Features:

a. Accessibility, Universal Design and Visitability Features:

(1) As applicable, all common space and dwelling units of the proposed Development must meet all federal requirements and state building code requirements, including the following:

- 2012 Florida Accessibility Code for Building Construction as adopted pursuant to Section 553.503, Florida Statutes;
- The Fair Housing Act as implemented by 24 CFR 100;
- Titles II and III of the Americans with Disabilities Act of 1990 as implemented by 28 CFR 35, incorporating the most recent amendments, regulations and rules.

For purposes of the Housing Credit Program, a Housing Credit allocation shall be deemed “Federal financial assistance” within the meaning of that term as used in Section 504 of the Rehabilitation Act of 1973 as implemented by 24 CFR Part 8 for all Housing Credit Developments.

(2) The Applicant shall commit, without exception, that all dwelling units shall have the following features:

- Primary entrance door shall have a threshold with no more than a ½-inch rise;

- All door handles on primary entrance door and interior doors must have lever handles;
- Lever handles on all bathroom faucets and kitchen sink faucets;
- Toilets must be 17 inches to 19 inches in height as measured from the finished floor to the top of the toilet seat;
- Fifteen (15) percent of the units must have roll-in showers in the bathroom. This percentage cannot include fully accessible units;
- Horizontal grab bars in place around each tub and/or shower, the installation of which meets or exceeds 2010 ADA Standards for Accessible Design, Section 609. In addition, the following standards for grab bars are required:
 - o If a bathtub/shower combination with a permanent seat is provided, grab bars shall be installed to meet or exceed 2010 ADA Standards for Accessible Design, Section 607.4.1. If a bathtub/shower combination without a permanent seat is provided, grab bars shall be installed to meet or exceed 2010 ADA Standards for Accessible Design, Section 607.4.2;
 - o If a roll-in shower is provided, grab bars shall be installed to meet or exceed 2010 ADA Standards for Accessible Design, Section 608.3.2;
- Reinforced walls for future installation of horizontal grab bars in place around each toilet, the installation of which meets or exceeds 2010 ADA Standards for Accessible Design, Section 604.5.1 (Side Wall);
- Roll-out shelving or drawers in all bottom bathroom vanity cabinets;
- Adjustable shelving in master bedroom closets (must be adjustable by resident); and
- In at least one of the kitchen's bottom or base cabinets, there shall be a large drawer that has full extension drawer slides;
- Mid-point on light switches and thermostats shall not be more than 48 inches above finished floor level;
- Cabinet drawer handles and cabinet door handles in bathroom and kitchen shall be lever or D-pull type that operate easily using a single closed fist;
- Minimum of 60 inches diameter of unobstructed space in living room and one bedroom in order to provide adequate maneuvering and turning space for a person using a wheelchair or walker. This requirement means that 60 inches in diameter of unobstructed space shall be free of hard-constructed features and/or fixtures and does not apply to resident furnishings or possessions; a
- Clear floor space of at least 30 inches x 48 inches outside swing of door as it is closed shall be provided at bathtub/shower fixtures. This clear floor space allows space for a parallel approach to the bathtub, as well as access for transferring into and out of the bathtub;

- At least 10 percent of the total dwelling units must provide mobility features that comply with the Residential Dwelling Units sections of the 2010 ADA Standards for Accessible Design; and
- At least 5 percent of the total dwelling units shall provide the communications features that comply with the Residential Dwelling Units with Communication Features section in the 2010 ADA Standards for Accessible Design.

b. Green Building Features:

- Low or No-VOC paint for all interior walls (Low-VOC means 50 grams per liter or less for flat; 150 grams per liter or less for non-flat paint);
- Low-flow water fixtures in bathrooms—WaterSense labeled products or the following specifications:
 - Toilets: 1.6 gallons/flush or less,
 - Faucets: 1.5 gallons/minute or less,
 - Showerheads: 2.2 gallons/minute or less;
- Energy Star qualified refrigerator;
- Energy Star qualified ventilation fan in all bathrooms;
- In unit air conditioners must be Energy Star qualified or have a minimum SEER of 14;
- Caulk, weather-strip, or otherwise seal all holes, gaps, cracks, penetrations, and electrical receptacles in building envelope; and
- Seal and insulate heating and cooling system ducts with mastic or metal backed tape.

8. Required Resident Programs:

The Applicant must commit to provide at least two (2) of the following programs:

- a. Literacy Training – Applicant or its Management Company must make available, at no cost to the resident, literacy tutor(s) who will provide weekly literacy lessons to residents in private space on-site. Training must be held between the hours of 8:00 a.m. and 7:00 p.m. and electronic media, if used, must be used in conjunction with live instruction.
- b. Computer Training – The Applicant or its Management Company shall make available computer and internet training classes (basic and/or advanced level depending on the needs and requests of the residents). The training classes must be provided at least once a week, at no cost to the resident, in a dedicated space on site. Training must be held between the hours of 8:00 a.m. and 7:00 p.m. and electronic media, if used, must be used in conjunction with live instruction.
- c. Daily Activities – Applicant or its Management Company must provide on-site supervised, structured activities, at no cost to the resident, at least five days per week which must be offered between the hours of 8:00 a.m. and 7:00 p.m.

Part IV. – Applicant Certification and Acknowledgement

All Applicants must execute the Applicant Certification which outlines a number of the Applicant's commitments and responsibilities if selected for funding (this list is not necessarily inclusive of all that will be required):

1. The following items pertain to All Applicants, regardless of the Demographic Commitment:
 - a. The Applicant certifies that the proposed Development can be completed and operating within the development schedule and budget submitted to the Corporation.
 - b. The Applicant acknowledges and certifies that the required Non-Competitive Application will be submitted to the Corporation within the specified time-frames and that, if this requirement is not met, any funding awarded under this RFA will be withdrawn.
 - c. The Applicant acknowledges and certifies that, by the time the Applicant's Non-Competitive Application is deemed complete, or as otherwise outlined in the invitation to enter credit underwriting, the Applicant must confirm that all features and amenities committed to and proposed by the Applicant shall be located on the Development site.
 - d. By submitting the Application, the Applicant acknowledges and certifies that:
 - (1) The proposed Development will meet all state building codes, including the 2012 Florida Accessibility Code for Building Construction, adopted pursuant to Section 553.503, F.S., the Fair Housing Act as implemented by 24 CFR Part 100, Section 504 of the Rehabilitation Act of 1973, and the Americans with Disabilities Act of 1990 as implemented by 28 CFR Part 35, incorporating the most recent amendments, regulations and rules;
 - (2) The name of the Applicant entity stated in the Application may be changed only by written request of an Applicant to Corporation staff and approval of the Board after the loan closing;
 - (3) The success of an Applicant in being selected for funding is not an indication that the Applicant will receive a positive recommendation from the Credit Underwriter or that the Development Team's experience, past performance or financial capacity is satisfactory. The past performance record, financial capacity, and any and all other matters relating to the Development Team, which consists of Developer, Management Company, General Contractor, Architect, Attorney, Accountant, and, if applicable, Service Provider, will be reviewed during credit underwriting. The Credit Underwriter may require additional information from any member of the Development Team including, without limitation, documentation on other past projects and financials. Development Teams with an unsatisfactory past performance record, inadequate financial capacity or any other unsatisfactory matters relating to their suitability may result in a negative recommendation from the Credit Underwriter;

- (4) The Principals of each Developer identified in the Application, including all co-Developers, may be changed only by written request of an Applicant to Corporation staff and approval of the Board after the Applicant has been invited to enter credit underwriting. In addition, any allowable replacement of an experienced Principal of a Developer entity must meet the experience requirements that were met by the original Principal;
 - (5) The total number of units stated in the Application may be increased up to the allowable limit after the Applicant has been invited to enter credit underwriting, subject to written request of an Applicant to Corporation staff and approval of the Corporation;
 - (6) The proposed Development will include all required construction features, and any optional features committed to in the Application, which are applicable to the Demographic Commitment selected. The quality of the features and amenities committed to by the Applicant is subject to approval of the Board of Directors;
 - (7) The proposed Development will include all required resident programs, and any optional programs committed to in the Application, which are applicable to the Demographic Commitment selected. The quality of the resident programs committed to by the Applicant is subject to approval of the Board of Directors;
 - (8) The proposed Development will include the required set-aside units (for ELI Households and Total Set-Aside Percentage. If less than 100 percent, the Total Set-Aside Percentage stated in the Application may be increased after the Applicant has been invited to enter credit underwriting, subject to written request of an Applicant to Corporation staff and approval of the Corporation. Commitments to set aside residential units made by those Applicants that receive funding will become the minimum set-aside requirements for any other Corporation funds that the Applicant may receive in the future for the same Development;
 - (9) The units committed to in this Application must be set aside for a minimum of xx years;
 - (10) The Applicant's commitments will be included in the Land Use Restriction Agreement for the SAIL and ELI Gap funding and must be maintained in order for the Development to remain in compliance, unless the Board approves a change;
 - (11) The applicable fees will be due as outlined in this RFA and/or as otherwise prescribed by the Corporation and/or the Credit Underwriter; and
 - (12) The Applicant agrees and acknowledges that the Application will be subject to the Total Development Cost Per Unit Limitation during the scoring and credit underwriting process.
- e. The Applicant acknowledges that any funding preliminarily secured by the Applicant is expressly conditioned upon any independent review, analysis and verification of all

information contained in the Application that may be conducted by the Corporation, the successful completion of credit underwriting, and all necessary approvals by the Board of Directors, Corporation or other legal counsel, the Credit Underwriter, and Corporation Staff.

- f. If preliminary funding is approved, the Applicant will promptly furnish such other supporting information, documents, and fees as may be requested or required. The Applicant understands and agrees that the Corporation is not responsible for actions taken by the Applicant in reliance on a preliminary commitment by the Corporation. The Applicant commits that no qualified residents will be refused occupancy because they have Section 8 vouchers or certificates.
 - g. By Certificate of Occupancy, the Applicant commits to participate in the statewide housing locator system, as required by the Corporation.
 - h. In eliciting information from third parties required by and/or included in the Application, the Applicant certifies that it has provided such parties information that accurately describes the Development as proposed in the Application. The Applicant certifies that it has reviewed the third party information included in the Application and/or provided during the credit underwriting process and the information provided by any such party is based upon, and accurate with respect to, the Development as proposed in the Application.
 - i. The Applicant understands and agrees that in the event that the proposed Development is invited into credit underwriting, the Applicant must submit IRS Forms 8821 for all Financial Beneficiaries in order to obtain a recommendation for the SAIL and ELI Gap funding.
2. Applicants with the Family or Elderly Demographic Commitment are also responsible for the following:
- a. The Applicant acknowledges and certifies that the following information will be provided by the time the Applicant's Non-Competitive Application is deemed complete, or as otherwise outlined in the invitation to enter credit underwriting:
 - (1) Confirmation that, if the proposed Development meets the definition of Scattered Sites, all Scattered Sites requirements that were not required to be met in the Application will be met, including that all features and amenities committed to and proposed by the Applicant that are not unit-specific shall be located on each of the Scattered Sites, or no more than 1/16 mile from the Scattered Site with the most units, or a combination of both;
 - (2) Development and execution by the Applicant of the required Memorandum of Understanding with a designated Agency by the deadline established in the invitation to enter credit underwriting;
 - (3) Demonstration of the following Ability to Proceed elements:
 - (a) The status of site plan approval and that the site is appropriately zoned for the proposed Development;

- (b) The availability of the following for the entire proposed Development site: electricity, water, sewer service, and roads; and
 - (c) That a Phase I environmental site assessment has been performed for the entire Development site by a licensed environmental provider, and, if applicable, a Phase II environmental site assessment has been performed.
 - b. By submitting the Application, the Applicant acknowledges and certifies that:
 - (1) During credit underwriting, all funded Applications will be required to provide the letter from HUD, RD, or other federal program, as applicable, to confirm the number of rental assistance units stated by the Applicant in the Application. If the information in the letter differs from the information stated by the Applicant in the Application, such that the Application would not have been selected for funding, the Applicant's invitation to enter credit underwriting will be withdrawn. If the information in the letter is acceptable to the Corporation, the Application will be held to the number of RA units stated in the applicable letter throughout the entire Compliance Period, subject to Congressional appropriation and continuation of the rental assistance program; and
 - (2) For Applications with the Family Demographic Commitment, the Applicant commits to actively seek tenants from public housing waiting lists and tenants who are participating in and/or have successfully completed the training provided by welfare to work or self-sufficiency type programs.
- 3. Applicants with the Elderly Transformative Preservation Demographic Commitment are also responsible for the following:
 - a. The Applicant acknowledges and certifies that the following information will be provided by the time the Applicant's Non-Competitive Application is deemed complete, or as otherwise outlined in the invitation to enter credit underwriting:
 - (1) Resident Relocation Plan during the Development's Rehabilitation: The Applicant shall develop and implement a plan and timeline for resident relocation during the Development's rehabilitation. The plan and timeline must be approved by the Corporation in Credit Underwriting. The plan shall describe the approach to appropriately, adequately and safely relocate residents when they are directly affected by rehabilitation of their dwelling unit and common areas. The plan shall provide information regarding the relocation site; accommodations relevant to the needs of the residents and length of time residents will be displaced; moving and storage of the contents of a resident's dwelling units; as well as the approach to inform and prepare the residents for the rehabilitation activities. The Corporation will provide guidelines at Credit Underwriting to assist each Applicant in developing and drafting a Resident Relocation Plan.

(2) Outreach, Marketing and Tenant Selection: The Applicant shall develop and implement a plan for tenant outreach, marketing, and selection to be provided during the credit underwriting process and approved by the Corporation. The plan shall describe the Applicant's initial and ongoing approach, policies and procedures to:

- Make aware and inform the intended residents, relevant community service providers and stakeholders, and the general public about the Development;
- Implement and sustain application and referral approaches and processes for prospective residents;
- Select applicants for residency, as well as establish and maintain a waitlist.

The Applicant will be required to specify its approach and activities to coordinate with the Area Agency on Aging and its aging services network in the area where the Development is located to develop and retain an applicant pool of prospective residents. The plan shall also specify other relationships with community-based healthcare and supportive services providers to establish and manage of system of referring persons served by these entities to the Development for residency. Florida Housing will provide guidelines at credit underwriting to assist each Applicant in developing and drafting the plan.

(3) Capital Needs Assessment.

b. By submitting the Application, the Applicant acknowledges and certifies that:

As a condition of the acceptance of funding under either RFA, the Applicant shall be required to cooperate with the Corporation or any contractors affiliated with the Corporation in the evaluation of the effectiveness of Elderly Transformative Preservation provided through the RFAs. The Corporation is interested in collecting evidence to demonstrate the extent to which these Developments meet expected outcomes, including but not limited to:

- The public cost savings of housing linked with coordinated supportive services as alternatives to assisted living facilities and nursing homes; and
- Whether access to onsite health services, along with affordable housing, leads to better health, improved social relationships and stability in the family and community.

The Corporation may pursue the option to direct an independent evaluation, and in the course of the evaluation, may require awardees to submit administrative and other data to assess the effectiveness of the Development.