

**Florida Housing Finance Corporation**  
**Workshop Agenda - Geographic Request for Applications (RFAs)**  
**August 25, 2016, 1:30 p.m., Eastern Time**  
**227 N. Bronough Street, 6<sup>th</sup> Floor Seltzer Room, Tallahassee, Florida**

**Call-In Information: (888) 339-2688 Participant Passcode: 160 862 87**

**1. Housing Credit (HC) Geographic RFAs**

a. Medium/Small County RFA

(1) Estimated \$12,312,632 of HC available for Medium Counties

- Applicant HC Request Limits:
  - \$1,155,000 – Non-DDA/Non-QCT/Non-Area of Opportunity
  - \$1,510,000 – DDA/QCT/Area of Opportunity

(2) Estimated \$477,091 of HC available for Small Counties

b. 6 Large County RFA

- Estimated \$14,669,052 of HC available for the following counties: Broward, Duval, Hillsborough, Orange, Palm Beach, and Pinellas
- Applicant HC Request Limits:
  - Broward County
    - \$1,970,000 (Non-DDA/Non-QCT/Non-Local Government Area of Opportunity)
    - \$2,561,000 (DDA/QCT/Local Government Area of Opportunity)
  - Hillsborough, Orange and Palm Beach
    - \$1,625,000 (Non-DDA/Non-QCT/Non-Local Government Area of Opportunity)
    - \$2,110,000 (DDA/QCT/Local Government Area of Opportunity)
  - Duval and Pinellas
    - \$1,276,000 (Non-DDA/Non-QCT/Non-Local Government Area of Opportunity)
    - \$1,660,000 (DDA/QCT/Local Government Area of Opportunity)

c. Miami-Dade County RFA

- Estimated \$5,682,725 of HC available
- Applicant HC Request Limit
  - \$1,970,000 (Non-DDA/Non-QCT/Non-Area of Opportunity)
  - \$2,561,000 (DDA/QCT/Area of Opportunity)

**2. Items Applicable to ALL 3 Geographic RFAs**

a. Continuous Advance Review Process and new Principals of Applicant and Developer(s) Disclosure Form

b. General Development Experience - 5 points awarded if:

- (1) A natural person Principal of the Developer meets the general development experience, and
- (2) No Principal named for purposes of satisfying the general development experience requirement is also listed on the Principals list of an Application submitted in RFAs 2014-

114, 2014-115, 2014-116, 2015-104, 2015-106, 2015-107, 2015-108, and/or 2015-111, where such Application is or has been withdrawn.

c. Geographic Area of Opportunity and “RECAP” or Racially Ethnically Concentrated Areas of Poverty

- (1) Geographic Areas of Opportunity *include* HUD-designated Small Area DDAs as well as the FHFC-designated areas that meet two (2) of the three (3) qualifying factors.
- (2) Only proposed Developments with a Development Category Redevelopment or Acquisition and Redevelopment are eligible for funding, with the exception of Developments that select and qualify for the Local Government Area of Opportunity Funding points outlined in the 6 Large County Geo RFA.

d. Proximity

- (1) Mandatory requirement that all Applicants provide the Surveyor Certification form reflecting a Development Location Point. The new version of the Surveyor Certification form, must be used. The form will also include the Areas of Opportunity, RECAP designation, and North Miami-Dade County designation, if applicable.

In the event information on the Surveyor Certification form differs from the Application, the Surveyor Certification form will be used for scoring purposes.

- (2) No changes to Phase II SunRail Stations

- (3) Updated Proximity List

e. Scattered Sites – If the proposed Development consists of Scattered Sites, in order to qualify as a FHFC-designated Area of Opportunity, all Sites must be in the applicable Area of Opportunity. For HUD-designated Small Area DDA’s, only Sites located in the Small Area DDA are eligible for the basis boost at final cost certification/final allocation. The new Surveyor Certification form will include a Scattered Sites section in which the surveyor will identify whether or not each Scattered Site is located in a HUD-designated Small Area DDA and/or a FHFC-designated Area of Opportunity.

f. Limited Development Areas (LDA) -LDAs have been updated

g. Local Government Contributions - Discount rate will be 5.50 percent

h. Total Development Cost (TDC) Limitations – TDC limits have been increased

i. All proposed Developments must set aside a portion of the required ELI units for Persons with a Disabling Condition:

- (1) If not located in an LDA, Applicant must set aside 10 percent of the total units for ELI, with 50 percent of those ELI units set aside for Persons with a Disabling Condition.
- (2) If located in an LDA, Applicant must set aside 30 percent of the total units for ELI, with 30 percent of those ELI units set aside for Persons with a Disabling Condition.

j. New MOU / Link guidelines

### **3. Items Applicable only to Medium/Small County RFA**

- a. Monroe County not eligible for funding in this RFA. The Corporation will make available \$800,000 of 9% Housing Credits for Monroe County in the SAIL Workforce RFA.
- b. Funding Goals: The Corporation has a goal of funding one (1) Development located in a Geographic Area of Opportunity
- c. Applications located in a Geographic Area of Opportunity will be eligible for the HC boost per the 2016 QAP.

### **4. Items Applicable only to 6 Large County RFA**

- a. Minimum of 50 total units. Proposed Developments consisting of 75 or more total units will be eligible for the 75 or More Total Unit Funding Preference.
- b. Local Government Contribution / Local Government Area of Opportunity Funding – Applicants may only select Local Government Contribution (5 points) or Local Government Area of Opportunity Funding (10 points). In order to receive points for the Local Government Area of Opportunity Funding, Applicants must demonstrate Local Government loans and/or grants equal to or greater than specific amounts based on building type (i.e. 2.5 times the applicable TDC limits). Any single jurisdiction may not contribute cash loans and/or cash grants to more than one proposed Development applying for the Local Government Area of Opportunity Funding. If, during the ranking process, it is determined that any one jurisdiction providing a loan and/or grant contribution to more than one proposed Development, all of the affected Applications will be ineligible for the points.
- c. Proximity – Applicants that qualify for the Local Government Area of Opportunity Funding will automatically meet the Minimum Transit Score, the Minimum Proximity Score, achieve the Maximum 18 Proximity Points and meet the Mandatory Distance requirements. Applications that do not qualify for the Local Government Area of Opportunity Funding or are deemed ineligible for the funding during the ranking process must have met these requirements.
- d. Applications that select and qualify for the Local Government Area of Opportunity Funding points are eligible for the HC boost per the 2016 QAP.
- e. Funding Selection
  - (1) Highest ranked eligible Application in each of the following counties: Broward, Duval, Hillsborough, Orange, Palm Beach, and Pinellas.
  - (2) Binding Commitment, if needed, for a second Broward county Development

### **5. Items Applicable only to Miami-Dade County RFA**

- a. Minimum Number of Total Units
  - (1) Minimum of 75 total units for proposed Developments located in all areas of Miami-Dade County north of SW 224<sup>th</sup> Street

(2) Minimum of 110 total units for proposed Developments located in all areas of Miami-Dade County south of SW 224<sup>th</sup> Street

b. Funding Selection

(1) Two eligible Developments that qualify as a Geographic Area of Opportunity. If there are not two Developments that qualify as a Geographic Area of Opportunity, the Corporation will select the highest ranked Application that qualifies as a North Miami-Dade Area of Opportunity. If there are no Applications that qualify as a North Miami-Dade Area of Opportunity, the next Application(s) will be the highest ranked eligible Application(s).

(2) Three (3) total eligible Developments, utilizing Binding commitment.

c. Applications that are located in a Geographic Area of Opportunity or qualify for the North Miami-Dade County Area of Opportunity Designation are eligible for the HC boost per the 2016 QAP.

**6. Tentative Time Line** (subject to change)

10-7-16	Issue Medium/Small County RFA
11-3-16	Issue 6 Large County RFA and Miami-Dade RFA
11-17-16	Due date for Medium/Small County RFA
12-8-16	Due date for 6 Large County RFA
12-15-16	Due date for Miami-Dade County RFA
TBD	Review Committee Meeting & Request Board Approval for Medium/Small County RFA
TBD	Review Committee Meeting & Request Board Approval for both the 6 Large County and the Miami-Dade County RFAs

**7. Other Discussion Topics**