

**Florida Housing Finance Corporation**  
**High Priority Request for Proposals**  
**Public Meeting**  
**Tallahassee City Hall, Commission Chambers,**  
**300 South Adams Street, Tallahassee, FL 32301**  
**February 26, 2013**

**1. PHA Revitalization (RFP 2013-08)**

- a. In addition to scoring optional construction features and amenities as well as optional resident services, applications will be scored on funding from non-corporation sources. Does the proposed language adequately address the ability for PHAs to deliver significant other resources and is the point structure appropriately weighted?
- b. Quite often the PHA is part of a governmental initiative to revitalize a community. The other scoring section not mentioned above relates to how the proposed development aligns itself with the local, state, or federal government's initiatives. Does the section appropriately ask how the proposed development fits into a government's initiative to support community redevelopment and is the point structure appropriately weighted?
- c. Other discussion

**2. Special Needs (RFP 2013-07)**

- a. Note that this is not Florida Housing's only planned funding opportunity for supportive housing in 2013-2014. As part of a new approach to allocating Low Income Housing Tax Credits, Florida Housing expects to issue a series of RFPs starting mid-2013, including one that targets housing credits for supportive housing.
- b. Florida Housing expects to have \$1,720,000 in Low Income Housing Credits, along with approximately \$5.7 million in gap financing to be paired with the Housing Credits available for this RFP. To be funded, 100% of an applicant's Housing Credit funding request must be available, because there will be no binding commitments of future allocations available.
- c. The gap financing available through this RFP is being proposed because Florida Housing contemplates financing developments that will have little to no first mortgage debt in order to serve populations that will likely have very limited

income. The draft RFP allows the applicant to increase its ELI units from the required 20% to 25% with funding of \$75,000 per unit for the added 5% of ELI units, to be provided as a forgivable loan. Additional loan funding would also be available for up to \$40,000 per set-aside unit for gap financing, to be sized in credit underwriting. Are these resources adequate or more than adequate to ensure the financial feasibility of a development?

- d. How should we ensure that a proposed development has the support of the local government?
- e. The minimum number of total units is 30 and the maximum number of units is 100. Is this maximum too high for the type of developments being contemplated in this RFP?
- f. Florida Housing believes it is necessary to have experience in developing affordable rental housing financed with Housing Credits, but is also important for the Developer to have experience in developing permanent supportive housing that addresses the needs and preferences of the households it is proposing to serve. Florida Housing is proposing to award points for experience developing permanent supportive housing. The experience may be direct developer experience or through an agreement with an external entity that has the experience. How much significance or weight should be given to this item? What should be considered important scoring factors related to experience and expertise? What about Property Management experience in managing permanent supportive housing and serving the proposed households?
- g. Should Florida Housing score on some sort of leveraging and/or other funding resources brought to the development? If so, what other resources should we consider and what sort of leveraging formula are reasonable for this particular RFP?
- h. In determining HC funding parameters, should FHFC permit a higher developer fee that would be used as a funded operating deficit reserve? If so, should everyone get that higher fee or should there be some qualifying factors and what would they be?
- i. Other discussion