

FLORIDA HOUSING FINANCE CORPORATION

4th Modification of Request for Applications (RFA) 2019-116
SAIL Financing of Affordable Multifamily Housing Developments to be Used in Conjunction with Tax-Exempt
Bond Financing and Non-Competitive Housing Credits

Pursuant to Rule 67-60.005, F.A.C., Modification of Terms of Competitive Solicitations, Florida Housing hereby modifies Section One, A.1.b. of the RFA as follows:

- b. \$48,642,354 of Family funding for proposed Developments with the Family Demographic Commitment.

Up to a maximum of \$24,321,177 of the Family funding (50% of the total) shall be ~~awarded~~ ~~to reserved for~~ Applicants that demonstrate self-financed sources, and meet additional Application criteria set forth in Section Four, A.3.a.(1)(b) below. (“Self-Sourced Applicants”)

\$24,321,177 of the Family funding (50% of the total) shall be reserved for Applicants that select the Family Demographic Commitment but do not qualify as Self-Sourced Applicants.

Pursuant to Rule 67-60.005, F.A.C., Modification of Terms of Competitive Solicitations, Florida Housing hereby modifies Section Five B. as follows:

B. Selection Process

1. Funding Available

- a. SAIL Funding Available: \$71,362,643

- (1) Demographic Funding

- (a) Family Funding Available: \$48,642,354

Up to a maximum of \$24,321,177 of the Family funding (50% of the total) shall be reserved for Applicants that select the Family Demographic Commitment that qualify as Self-Sourced Applicants

\$24,321,177 of the Family funding (50% of the total) shall be reserved for Applicants that select the Family Demographic Commitment but do not qualify as Self-Sourced Applicants. No more than \$24,321,177 of the Family Funding will be awarded to Self-Sourced Applicants (“Self-Sourced Applicant Funding Maximum”).

- (b) Elderly Funding Available: \$22,720,289

- (2) Geographic Funding

- (a) Small County Funding Available: \$7,136,264

- (b) Medium County Funding Available: \$25,833,277

(c) Large County Funding Available: \$38,393,102

b. Funding Tests

Applications will only be selected for funding if there is enough SAIL funding available in both the applicable SAIL Geographic Category (SAIL Geographic Funding Test) and the SAIL Demographic Category (SAIL Demographic Funding Test) to fund the Applicant's Total SAIL Request Amount (i.e., the Applicant's Eligible SAIL Request Amount plus the Applicant's Eligible ELI Loan Request Amount).

Additional criteria considered for Family Developments to meet the SAIL Demographic Funding Test

(1) Funding Available

Up to a maximum of \$24,321,177 of the Family Funding will be reserved for Applicants that qualify as Self-Sourced Applicants ("Self-Sourced Applicant Family Funding").

\$24,321,177 of the Family Funding will be reserved for Applicants that select the Family Demographic Commitment but do not qualify as Self-Sourced Applicants ("Non-Self-Sourced Applicant Family Funding").

The Self-Sourced Applicant Family Funding and Non-Self-Sourced Applicant Family Funding will remain part of the SAIL Demographic Funding Test until the Family Funding Merge described in 5.d. below.

(2) Additional SAIL Demographic Funding Test requirement for Family Developments used prior to Family Funding Merge described in 5.d. below.

(a) Non-Self-Sourced Family Applications

In addition to the SAIL Geographic Funding Test and SAIL Demographic Funding Test criteria stated above, in order for a Non-Self-Sourced Family Application to be selected for funding, there must be enough SAIL funding available in the Non-Self-Sourced Applicant Family Funding to fund the Applicant's Total SAIL Request Amount (i.e., the Applicant's Eligible SAIL Request Amount plus the Applicant's Eligible ELI Loan Request Amount).

(b) Self-Sourced Family Applications

In addition to the SAIL Geographic Funding Test and SAIL Demographic Funding Test criteria stated above, in order for a Self-Sourced Application to be selected for funding, there must be enough SAIL funding available in the Self-Sourced Applicant Family Funding to fund the Applicant's Total SAIL Request Amount (i.e., the Applicant's Eligible SAIL Request Amount plus the Applicant's Eligible ELI Loan Request Amount).

In addition, with regard to Self-Sourced Applicants, the Demographic Funding Test will be considered met if the Application considered for funding is from a Self-Sourced Applicant and the Application's total SAIL request amount (SAIL plus ELI Funding) plus the SAIL

~~awarded to any other Self-Sourced Applicants is less than the Self-Sourced Applicant Funding Maximum.~~

For purposes of the Funding Tests, SAIL Geographic Funding Test refers to the availability of SAIL funding for Large County, Medium County, and Small County Applications to fully fund the Applicant's Total SAIL Request Amount and SAIL Demographic Funding Test refers to the funding available for Elderly Applications (i.e., Applications with the Demographic of Elderly (ALF or Non-ALF) and Family Applications (i.e., Applications with the Demographic of Family) to fully fund the Applicant's Total SAIL Request Amount. The funding available in each SAIL Geographic Category and SAIL Demographic Category is outlined above. SAIL funds tentatively awarded to an Application will be deducted from the funds available within the applicable SAIL Geographic Category and the applicable SAIL Demographic Category. An Application will only be selected for funding if both the SAIL Geographic Funding Test and the SAIL Demographic Funding Test (the Funding Tests) are met.

2. County Award Tally

As each Application is selected for tentative funding, the county where the proposed Development is located will have one Application credited towards the County Award Tally. The Corporation will prioritize eligible unfunded Applications that meet the Funding Test and are located within counties that have the lowest County Award Tally above other eligible unfunded Applications with a higher County Award Tally that also meet the Funding Test, even if the Applications with a higher County Award Tally are higher ranked.

3. Goals

- One Elderly, New Construction Application located in a Large County
- Three Family, New Construction Applications located in a Large County, with a preference that at least ~~one~~two Applications ~~is~~are from ~~a~~ Self-Sourced Applicants.
- One Elderly, New Construction, Application located in a Medium County
- Two Family, New Construction, Application located in a Medium County, with a preference that at least one Application is from a Self-Sourced Applicant.

For purposes of the funding selection, Applications with the Development Category of New Construction, Redevelopment, with or without Acquisition, will qualify as New Construction Applications and Applications with the Demographic Commitment of Elderly (ALF or Non-ALF) will qualify as Elderly Applications.

4. Application Sorting Order

The highest scoring Applications will be determined by first sorting together all eligible Applications from highest score to lowest score, with any scores that are tied separated in the following order:

- a. By the Application's eligibility for the Proximity Funding Preference (which is outlined in Section Four A.5.e. of the RFA) with Applications that qualify for the preference listed above Applications that do not qualify for the preference;

- b. By the Application's eligibility for the Per Unit Construction Funding Preference (which is outlined in Section Four A.11.d. of the RFA) with Applications that qualify for the preference listed above Applications that do not qualify for the preference;
- c. Next, by the Application's Leveraging Level number (which is outlined in Item 3. of Exhibit C) with Applications that have a lower Leveraging Level number listed above Applications that have a higher Leveraging Level number;
- d. By the Application's eligibility for the Florida Job Creation Funding Preference which is outlined in Item 4 of Exhibit C of the RFA (with Applications that qualify for the preference listed above Applications that do not qualify for the preference); and
- e. By lottery number, resulting in the lowest lottery number receiving preference.

5. The Funding Selection Process

- a. Goals to fund seven Medium and Large County, New Construction Applications
 - (1) Goal to fund one New Construction Application located in Miami-Dade County and one New Construction Application located in Broward County

The first Application selected for funding will be the highest ranking eligible New Construction Application that is located in Miami-Dade County or Broward County, regardless of the Demographic Commitment or the Applicants' status as a Self-Sourced Applicant or Non-Self-Sourced Applicant selected.

If the first Application selected for funding was an Elderly Application located in Miami-Dade County, the second Application will be the highest-ranking Family Application located in Broward County, with a preference that it be a Self-Sourced Application located in Broward County. If the first Application selected for funding was an Elderly Application located in Broward County, the second Application will be the highest-ranking Family Application located in Miami-Dade County, with a preference that it be a Self-Sourced Application located in Miami-Dade County. If the first Application selected for funding was a Family Application located in Miami-Dade County, the second Application will be the highest-ranking Application located in Broward County, regardless of the Demographic Commitment, with a preference that it be a Self-Sourced Family Application located in Broward County. If the first Application selected for funding was a Family Application located in Broward County, the second Application will be the highest-ranking Application located in Miami-Dade County, regardless of the Demographic Commitment, with a preference that it be a Self-Sourced Family Application located in Miami-Dade County.

- (2) Goal to fund one Elderly, Large County, New Construction Application

This goal will be met under the following circumstances:

- (a) If neither of the Applications selected to meet the goal described in (1) above are Elderly Applications, the highest-ranking eligible Elderly, Large County, New Construction Applications will be selected for funding, subject to the County Award Tally and both Funding Tests.

- (b) If at least one of the Applications selected to meet the goal described in (1) above ~~are~~ is an Elderly Applications, this goal will be considered to be met without selecting any additional Applications.

(3) Goal to Fund Three Family, Large County, New Construction Applications

This goal will be met under the following circumstances:

- (a) If one ~~of the two or both of the~~ Applications selected to meet the goal described in (1) above is a Family Application, that Application(s) will count towards this goal. To meet this goal, ~~the two additional Family, Large County, New Construction Applications will be selected using the following process:~~

~~If the Application selected to meet the goal described in (1) above is not from a Self-Sourced Applicant, the first of the two additional Applications will be the highest-ranking Family, Large County, New Construction Self-Sourced Application(s) from a Self-Sourced Applicant will be selected, if any, subject to the County Award Tally and both Funding Tests, until this goal is met. If the goal could not be met because there were not enough eligible unfunded Self-Sourced Applications that could meet this goal, then the highest-ranking Family, Large County, New Construction Non-Self-Sourced Application(s) will be selected, regardless of whether the Application from a Self-Sourced Applicant, subject to the County Award Tally and both Funding Tests, until this goal is met.~~

~~If at least one of the Applications selected to meet the goal described in (1) above is from a Self-Sourced Applicant or if there are no Applications from a Self-Sourced Applicant that can meet this goal, the two additional Applications will be the highest-ranking Family, Large County, New Construction Applications, regardless of whether the Application is from a Self-Sourced Applicant, subject to the County Award Tally and both Funding Tests.~~

- ~~(b) If both of the Applications selected to meet the goal described in (1) above are Family Applications, both Applications will count towards this goal. To meet this goal, one additional Family, Large County, New Construction Application will be selected using the following process:~~

~~If neither Application selected to meet the goal described in (1) above is from a Self-Sourced Applicant, the additional Application will be the highest-ranking Family, Large County, New Construction Application from a Self-Sourced Applicant, if any, subject to the County Award Tally and both Funding Tests.~~

~~If at least one of the Applications selected to meet the goal described in (1) above is from a Self-Sourced Applicant or if there are no Applications from a Self-Sourced Applicant that can meet this goal, the additional Application will be the highest-ranking Family, Large County, New Construction Application, regardless of whether the Application is from a Self-Sourced Applicant, subject to the County Award Tally and both Funding Tests.~~

(4) Goal to Fund one Elderly, Medium County, New Construction Application

The Application selected for funding will be the highest ranking eligible Elderly, Medium County, New Construction Application subject to the Funding Tests.

(5) Goal to Fund two Family, Medium County, New Construction Applications

The first Application selected for funding will be the highest-ranking eligible Family, Medium County, New Construction Application from a Self-Sourced Applicant, subject to the County Award Tally and Funding Tests.

After the selection of the Application from a Self-Sourced Applicant or if there are no Applications from a Self-Sourced Applicant that can meet this goal, the additional Application(s) selected to meet this goal will be the highest-ranking Family, Medium County, New Construction Application(s), regardless of whether the Application(s) is from a Self-Sourced Applicant, subject to the County Award Tally and both Funding Tests.

b. Family or Elderly (ALF or Non-ALF) Small County Applications

The highest ranking eligible unfunded Family or Elderly (ALF or Non-ALF) Small County Applications, regardless of the Development Category or the Applicants' status as a Self-Sourced Applicant or Non-Self-Sourced Applicant, will be selected for funding, subject to the Geographic and Demographic Funding Tests and the County Award Tally.

If funding remains and none of the eligible unfunded Small County Applications can meet both of the Funding Tests, or if there are no eligible unfunded Small County Applications, the remaining Small County Geographic funding will be allocated to the Medium County Geographic Category and to the Large County Geographic Category on a pro-rata basis based on the geographic distribution adjusted to meet the requirements of Section 420.5087, F.S.

c. Family or Elderly (ALF or Non-ALF) Medium County Applications

~~First, t~~The highest ranking eligible unfunded Family ~~or Elderly (ALF or Non-ALF)~~ Medium County Self-Sourced Applications, ~~regardless of the Development Category~~, will be selected for funding, subject to the Geographic and Demographic Funding Tests and the County Award Tally.

If funding remains and none of the eligible unfunded Family Medium County Self-Sourced Applications can meet both of the Funding Tests, the highest ranking eligible unfunded Family or Elderly (ALF or Non-ALF) Medium County Applications, regardless of the Development Category, will be selected for funding, subject to the Geographic and Demographic Funding Tests and the County Award Tally.

If funding remains and none of the eligible unfunded Medium County Applications can meet both of the Funding Tests, or if there are no eligible unfunded Medium County Applications, the remaining Medium County Geographic funding will be allocated to the Large County Geographic Category.

d. Family or Elderly (ALF or Non-ALF) Large County Applications

First, the highest ranking eligible unfunded Family Large County Self-Sourced Applications will be selected for funding, subject to the Geographic and Demographic Funding Tests and County Award Tally.

(1)——If funding remains and none of the eligible unfunded Family Large County Self-Sourced Applications can meet both Funding Tests, all remaining Self-Sourced Applicant Family Funding and Non-Self-Sourced Applicant Family Funding will be merged (“Family Funding Merge”). No further Self-Sourced Applications will be funded. The highest ranking eligible unfunded Non-Self-Sourced Family or Elderly (ALF or Non-ALF) Large County Applications, regardless of Development Category, will be selected for funding, subject to the Geographic and Demographic Funding Tests and County Award Tally.

(2)——If funding remains and no eligible unfunded Large County Applications can meet the Funding Tests, then no further Applications will be selected for funding and the remaining funding will be distributed as approved by the Board.

6. Returned Funding

Funding that becomes available after the Board takes action on the Committee’s recommendation(s), due to an Applicant withdrawing, an Applicant declining its invitation to enter credit underwriting or the Applicant’s inability to satisfy a requirement outlined in this RFA, and/or provisions outlined in Rule Chapter 67-48, F.A.C., will be distributed as approved by the Board.

Submitted By:
Marisa Button
Director of Multifamily Programs
Florida Housing Finance Corporation
227 N. Bronough Street, Suite 5000
Tallahassee, FL 32301
850-488-4197 or Marisa.Button@floridahousing.org