

Florida Housing Finance Corporation
2020 Housing Credit Geographic RFAs Workshop Agenda
Registration for Workshop is required. Registration information is available on each RFA Webpage*

Overview

- A. Introductions
- B. Purpose of RFA

The workshop will be held to solicit comments and suggestions from interested persons relative to Florida Housing's proposed RFA 2020-201 Housing Credit Financing For Affordable Housing Developments Located In Medium And Small Counties, RFA 2020-202 Housing Credit Financing For Affordable Housing Developments Located In Broward, Duval, Hillsborough, Orange, Palm Beach, And Pinellas Counties, and RFA 2020-203 Housing Credit Financing For Affordable Housing Developments Located In Miami-Dade County.

Funding available

- \$ 16,729,540.00 in Competitive Housing Credits will be made available to RFA 2020-201 (9% HC for Small/Medium Counties)
 - \$1,453,730 - Small County (estimated)
 - \$15,275,810 - Medium County (estimated)
- \$ 18,669,520 (estimated) in Competitive Housing Credits will be made available to RFA 2020-202 (9% HC for 6 Large Counties)
- \$ 7,420,440 (estimated) in Competitive Housing Credits will be made available to RFA 2020-203 (9% HC for Miami-Dade County)

Outline of RFA

- A. Section One – Introduction
- B. Section Two – Definitions

Exhibit B of the RFA and Rules, which are posted on each RFA Webpage*.

- 1. Revised Definitions

Exhibit B includes the revised definitions for Proximity Services discussed in the RFA workshops held on March 5 and May 29, 2020, as well as the revision discussed in a listserv announcement sent on June 23, 2020 regarding allowance for services that were in existence and available for use by the general public as of March 1, 2020 but not available as of the Application Deadline because of temporary closures or service suspensions due to COVID-19 or other emergency suspension based on an official emergency declaration.

*Any reference to the RFA Webpage for RFA 2020-201 (9% HC for Small/Medium Counties) means <https://www.floridahousing.org/programs/developers-multifamily-programs/competitive/2020/2020-201>
Any reference to the RFA Webpage for RFA 2020-202 (9% HC for 6 Large Counties) means <https://www.floridahousing.org/programs/developers-multifamily-programs/competitive/2020/2020-202>
Any reference to the RFA Webpage for RFA 2020-203 (9% HC for Miami-Dade County) means <https://www.floridahousing.org/programs/developers-multifamily-programs/competitive/2020/2020-203>

2. New Definition

As discussed in the May 29, 2020 Workshop, a new definition for Related Application has been added.

C. Section Three –RFA Procedures and Provisions, including Submission Requirements

New! – The submission process has been revised.

1. Electronic submission

The Application Package will continue to be electronically uploaded. There is no longer a requirement for a hard copy. The Application Fee may be submitted via check or wire. The instructions for submitting this are outlined in Section Three.

2. If the Attachment document is bookmarked, the Application will be awarded 5 points.

Instructions for adding bookmarks to pdf documents prior to uploading the Application has been added to each RFA Webpage. Acrobat Standard DC or Acrobat Pro DC are the programs required to create bookmarks.

D. Section Four of the RFA outlines instructions for completing Exhibit A

1. Include the Applicant Certification and Acknowledgement form, executed by the Authorized Principal Representative, to indicate the Applicant's certification and acknowledgement of the provisions and requirements of the RFA.

2. Demographic Commitment

The Demographic Commitment may be Family and Elderly (ALF or non-ALF).

3. Applicant/Developer/Management Company/Contact Person

a. Applicant

(1) State the name of the Applicant

(2) Evidence that Applicant is legally formed entity

(3) If applying as a Non-Profit, the Applicant must meet the definition of a Non-Profit as set out in Rule 67-48, F.A.C., and provide documents outlined in RFA.

b. Developer Information

(1) Name of Developer (including all co-Developers);

(2) Evidence each Developer is a legally formed entity qualified to do business in Florida as of Application Deadline

(3) Developer Experience

(a) Required Developer Experience

A natural person Principal of at least one experienced Developer entity, which must be disclosed on the Principals of the Applicant and Developer(s) Disclosure Form (Form Rev. 05-2019) outlined below, must have, since January 1, 2000 completed at least three affordable rental housing developments, at least one of which was a Housing Credit development completed since January 1, 2010. At least one of the three completed developments must consist of a total number of units no less than 50 percent of the total number of units in the proposed Development.

(b) Developer Experience Withdrawal Disincentive (5 points)

(c) New! - Emergency Rule 67ER20-1 Disincentive Points (5 Points)

To qualify for five points, confirm that, per Emergency Rule 67ER20-1, all increases in rent that impact existing tenants in all Related Applications financed in whole or in part by the Corporation have been suspended March 8, 2020 through July 28, 2020.

This will be confirmed in credit underwriting. If it is later determined that rent increases were not suspended as described above, the award for the affected Application will be rescinded and all Principals of the affected Applications may be subject to material misrepresentation.

(d) Prior Development Experience a Point Item in Future RFAs

The Corporation will award points for Development Experience in certain RFAs beginning with the 2021/2022 RFA Cycle if criteria described in the RFA is met.

c. Principals of the Applicant and Developer(s) Disclosure Form

(1) Eligibility

The Principals Disclosure Form must identify the Principals of the Applicant and each Developer, pursuant to the RFA, as of the Application Deadline.

The investor limited partner of an Applicant limited partnership, or the investor member of an Applicant limited liability company must be identified.

(2) New! - Points

Applicants will receive 5 points if the uploaded Principal Disclosure Form was either (a) stamped "Approved" at least two weeks prior to the Application Deadline; or (b) stamped "Received" by the Corporation at least two weeks prior to the Application Deadline AND stamped "Approved" prior to the Application Deadline.

The Advance Review Process for Disclosure of Applicant and Developer Principals is available on the Corporation's Website.

(3) Designation of Priority I and II Applications is required in RFAs 2020-201 (9% HC for Small/Medium Counties) and 2020-203 (9% HC for Miami-Dade County)

d. Management Company Information

(1) New! - In addition to the name of Management Company, contact information will also be required

(2) Required General Management Company experience

The Management Company or a principal of the Management Company must have completed at least two affordable rental housing properties, at least one of which consists of a total number of units no less than 50 percent of the total number of units in the proposed Development, for at least two years each.

e. Authorized Principal Representative / Operational Contact Person

The Authorized Principal Representative identified in the Application MUST be a Principal of the Applicant and MUST sign the Applicant Certification and Acknowledgement form and the Site Control Certification form. The Operational Contact Person is optional.

4. General Proposed Development Information

a. Development Name

b. Development Category

(1) The Development Categories for these RFAs are New Construction, Rehabilitation, Acquisition and Rehabilitation, Redevelopment, Acquisition and Redevelopment.

(2) The Development Category qualifications are outlined in each RFA. This includes a description of the Development Category Qualification Letter that is required of all Developments with the Development Category of Redevelopment (with or without Acquisition).

(3) Development Category Funding Preference

Applicants that selected the Development Category of Rehabilitation, with or without Acquisition, will qualify for the Development Category Funding Preference outlined in Section Five of the RFA by indicating at question 4.b.(4) of Exhibit A that the proposed Development does NOT meet the definition of Preservation as defined in Rule Chapter 67-48.002, F.A.C.

If Applicants that selected the Development Category of Rehabilitation, with or without Acquisition do not answer the question, or if the Application reflects an answer of "Yes", the Application will NOT qualify for the Development Category Funding Preference.

c. Development Type (i.e., Garden, Townhouses, Mid-Rise (4, 5 or 6 stories), or High Rise (7 or more stories)).

d. Enhanced Structural Systems Construction Qualifications

To qualify as "Enhanced Structural Systems Construction" ("ESS Construction") for purposes of the Total Development Cost Limitation calculation and A/B leveraging, the proposed Development must meet the ESS Construction qualifications outlined in the RFA.

5. Location

a. County

- RFA 2020-201 is open to all Small and Medium Counties. A chart in Section Four, A.5.a. of the RFA outlines those counties.

- RFA 2020-202 is open to Broward, Duval, Hillsborough, Orange, Palm Beach, and Pinellas Counties
 - RFA 2020-203 is only open to Miami-Dade County
- b. Provide the address
 - c. State whether the Development consists of Scattered Sites
 - d. Provide latitude and longitude coordinates for the Development Location Point and, if applicable, the Scattered Sites, stated in decimal degrees.
 - e. Proximity

All Large County Applications must achieve a minimum number of Transit Service Points and achieve a minimum number of total proximity points to be eligible for funding.

Small and Medium County Applications are not required to achieve a minimum number of Transit Service Points but must achieve a minimum number of total proximity points to be eligible for funding.

New! – Each RFA includes new Proximity Preferences: The points needed to qualify for the Grocery Store Preference used in all RFAs and Transit Service Preference used in RFAs 2020-202 (9% HC for 6 Large Counties) and 2020-203 (9% HC for Miami-Dade County) are outlined in the chart below. Additionally, each RFA will also include a tiebreaker based on the actual proximity points for the two highest scoring Community Services.

NEW! - All Applicants can earn up to 22 proximity points, up to 6 points for Transit and 4 points for each Community Service, regardless of the Demographic Commitment. The chart for awarding points is outlined in Item 2 of Exhibit C of each RFA.

Application Qualifications	If Eligible for PHA or RD Proximity Point Boost, Required Minimum Transit Service Points that Must be Achieved to be Eligible for Funding	If NOT Eligible for PHA or RD Proximity Point Boost, Required Minimum Transit Service Points that Must be Achieved to be Eligible for Funding	Required Minimum Total Proximity Points that Must be Achieved to be Eligible for Funding	Minimum Total Proximity Points that Must be Achieved to Receive the Proximity Funding Preference	Minimum Number of Proximity Points for Grocery Store that Must be Achieved to Receive the Grocery Store Preference	Minimum Transit Service Points that Must be Achieved to Receive the Transit Service Preference
If a Large County Application that does not qualify for the Local Government Area of Opportunity Goal	1.5	2	10.5	12.5 or more for RFA 2020-202 N/A in RFA 2020-203*	0.5	4
If a Large County Application AND qualifies for the Local Government Area of Opportunity Goal	Qualifies automatically	Qualifies automatically	Qualifies automatically	12.5 or more for RFA 2020-202 N/A in RFA 2020-203*	0.5	4
If a Medium County Application that does not qualify for the Local Government Area of Opportunity or Revitalization Goal	N/A	N/A	7	N/A*	0.5	N/A
If a Medium County Application AND qualifies for the Local Government Area of Opportunity or Revitalization Goal	N/A	N/A	Qualifies automatically	N/A*	0.5	N/A
If a Small County Application that does not qualify for the Revitalization Goal	N/A	N/A	4	N/A*	0.5	N/A
If a Small County Application AND qualifies for the Revitalization Goal	N/A	N/A	Qualifies automatically	N/A*	0.5	N/A

*New! Proximity Levels 1 or 2 will be assigned in RFAs 2020-201 (9% HC for Small/Medium Counties) and 2020-203 (9% HC for Miami-Dade County) instead of Proximity Funding Preference

Proximity Level Assignments

All eligible Priority I Applications will be listed in ascending order beginning with the Application with the highest number of proximity points and ending with the Application with the lowest number of proximity points.

The total number of Small County Priority I Applications on the List will be multiplied by 50 percent and the resulting figure will be rounded up to the next whole number (the resulting figure after rounding will be referred to as the "Proximity Level 1 Cut-Off"). A line will be drawn below the Application whose place on the list is equal to the Proximity Level 1 Cut-Off. If any Application(s) below the line has the same number of Proximity Points as the Application immediately above the line, the line will be moved to a place immediately below that

Application. Applications above the Proximity Level 1 Cut-Off will be classified as Proximity Level 1 and Applications below the Proximity Level 1 Cut-Off will be classified as Proximity Level 2.

In RFA 2020-201, this process will be performed separately for Small and Medium County Applications.

f. Mandatory Distance Requirement

Applications that are not eligible for automatic qualification will only qualify if the distance between the Development Location Point, and the latitude and longitude coordinates provided for any Scattered Sites, if applicable, to the coordinates for the other properties identified on the 2020 FHFC Development Proximity List (the List) that serve the same demographic group as the proposed Development are at least the distance stated below. A draft of the Proximity List has been posted to the RFA Webpage.

	Distance between the proposed Development and Developments on the List if proposed Development <u>is</u> an LDA Development	Distance between the proposed Development and Developments on the List if proposed Development is <u>not</u> an LDA Development; AND the Development on the Proximity List has <u>at least</u> 31 Total Units	Distance between the proposed Development and Developments on the List if proposed Development is <u>not</u> an LDA Development; AND the Development on the Proximity List has <u>less than</u> 31 Total Units
All Small Counties	5 miles	2.0 miles	1.0 miles
All Medium Counties	5 miles	1.0 miles	N/A
All Large Counties	N/A	0.5 miles	N/A

g. Limited Development Areas (LDA) in RFA 2020-201 (9% HC for Small/Medium Counties)

A proposed Development will be designated as an LDA Development if it is located in Glades, Madison or Sumter County.

For an LDA Development to be deemed eligible for funding, it must meet all of the LDA Development Conditions stated in RFA.

Note: Developments proposed in Hendry, Highlands, Indian River, Lee, and Volusia will also deemed LDA if serving the Demographic Commitment of Farmworker, which will only affect RFA 2021-104 SAIL Financing Farmworker and Commercial Fishing Worker Housing when it is issued.

h. Racially and Ethnically Concentrated Areas of Poverty (RECAP)

If any part of the proposed Development is located in a RECAP designated area, the entire proposed Development will be considered to be located in a RECAP designated area. Applications for proposed Developments that are located in a RECAP designated area or that fail to answer this question will be ineligible for funding unless one or more of the following conditions are met:

- (1) The Development Category is Redevelopment, with or without Acquisition (all three (9% HC Geographic RFAs);
- (2) The Application is submitted for RFA 2020-201 (9% HC for Small/Medium Counties) or 2020-202 (9% HC for 6 Large Counties) and the proposed Development qualifies as a Local Government Areas of Opportunity; or

(3) The Application is submitted for RFA 2020-201 (9% HC for Small/Medium Counties) and the Application qualifies for the Local Revitalization Initiative Goal.

i. Urban Centers in RFA 2020-203 (9% HC for Miami-Dade County) only

To qualify for the goal to fund one Application proposing a Development that is located in an Urban Center, all of the following qualifications must be met:

- The named Urban Center must reflect one of the named Tier 1 or Tier 2 Urban Centers listed below;
- The entire proposed Development, including all Scattered Sites, if applicable, is located within the Urban Center as it existed as of December 31, 2019 or earlier; and
- The Application must achieve a minimum of 5 Proximity Points for Transit Services.

The Tier 1 Urban Centers are: Ojus, Downtown Kendall, Cutler Ridge, Goulds, Perrine, Leisure City, Princeton, and, if proposing an Elderly Development, Naranja

The Tier 2 Urban Centers are: Model City, North Central, and, if proposing a Family Development, Naranja

j. Local Revitalization Initiative Goal in RFA 2020-201 (9% HC for Small/Medium Counties) only

To qualify for this goal, submit the properly completed Florida Housing Finance Corporation Local Government/Community Redevelopment Agency Verification That Development Is Part Of A Local Community Revitalization Plan form. The form will soon be made available on the RFA Webpage.

Included with the form must be either (1) a link to the local community revitalization plan or (2) a copy of the local community revitalization plan. The plan must have been adopted on or before January 1, 2020.

Applicants that qualify as a Local Government Areas of Opportunity or Local Community Revitalization Initiative Goal will automatically meet the RECAP, Mandatory Distance and Proximity eligibility requirements outlined in this RFA.

* New! - Counties of the Applications that (i) qualified for the Local Community Revitalization Initiative Goal in RFA 2019-113 and (ii) were invited to enter credit underwriting will receive lower preference than other counties competing for the Local Community Revitalization Initiative Goal. This affects the following counties: Lee, Sarasota, and Volusia. Counties of jurisdictions that contribute to a proposed Development for this Goal and are awarded funding under this RFA will receive lower preference than other counties competing for this funding Goal in a subsequent Housing Credit RFA cycle.

6. Number of Buildings and Units

a. Number of Units

(1) RFA 2020-201 (9% HC for Small/Medium Counties)

All proposed Developments must consist of a minimum of 30 total units. The maximum total number of units, if applicable, is limited as follows:

(a) Elderly Non-ALF Developments

- (i) There is no total unit limitation for proposed Developments with the Development Category of Rehabilitation, with or without Acquisition, of an existing, occupied housing facility that is operating as housing for older persons as set forth in the Federal Fair Housing Act as of the Application Deadline.
- (ii) Proposed Developments that do not meet the conditions in (a) above that are located in Columbia County may consist of up to 55 total units. Proposed Developments that do not meet the conditions in (a) above that are located in all other counties may consist of up to 160 total units.

(b) Elderly ALF Developments that are located in Columbia County may consist of up to 55 total units. All other Elderly ALF Developments may consist of up to 125 total units.

(c) Family Developments

There is no total unit limitation for Family Developments.

(2) RFA 2020-202 (9% HC for 6 Large Counties)

Minimum number of Set-Aside Units and Total Units

As outlined in d. below, for Family and Elderly Non-ALF Developments, if the Applicant commits to set aside less than 80 percent of the total units, the Development must have a minimum of **75 Set-Aside Units**.

All other proposed Developments must consist of a minimum of **30 total units**.

Maximum number of Total Units

The maximum total number of units, if applicable, is limited as follows:

(a) Elderly Non-ALF Developments

- (i) There is no total unit limitation for proposed Developments with the Development Category of Rehabilitation, with or without Acquisition, of an existing, occupied housing facility that is operating as housing for older persons as set forth in the Federal Fair Housing Act as of the Application Deadline.
- (ii) Proposed Developments that do not meet the conditions in (a) above that are located in Broward County may consist of up to 200 total units. Proposed Developments that do not meet the conditions in (a) above that are located in all other counties may consist of up to 160 total units.

(b) All Elderly ALF Developments may consist of up to 125 total units.

(c) Family Developments

There is no total unit limitation for Family Developments.

(3) RFA 2020-203 (9% HC for Miami-Dade County)

Minimum number of Set-Aside Units and Total Units

As outlined in d. below, for profit Applicants may submit Applications for Family and Elderly Non-ALF Developments with a total set aside commitment that is less than 80 percent of the total units if the Development has a minimum of **75 Set-Aside Units**.

A minimum of **75 total units** for proposed Developments located in all areas of Miami-Dade County north of SW 224th Street; or

A minimum of **110 total units** for proposed Developments located in all areas of Miami-Dade County south of SW 224th Street.

Maximum number of Total Units

The maximum total number of units, if applicable, is limited as follows:

(a) Elderly Non-ALF Developments

(i) There is no total unit limitation for proposed Developments with the Development Category of Rehabilitation, with or without Acquisition, of an existing, occupied housing facility that is operating as housing for older persons as set forth in the Federal Fair Housing Act as of the Application Deadline.

(ii) Proposed Developments that do not meet the conditions in (a) above may consist of up to 200 total units.

(b) All Elderly ALF Developments may consist of up to 125 total units.

(c) Family Developments

There is no total unit limitation for Family Developments.

b. Breakdown of number of units that are new construction or rehabilitation

c. If the Development Category is Rehabilitation, with or without Acquisition, indicate whether there are any existing units on the Development site as of Application Deadline, and if so, the occupancy status of such units.

d. Set-Aside Commitments

(1) Total Income Set-Aside Units

(a) For all Applications in RFA 2020-201 (9% HC for Small/Medium Counties), and all Non-Profit Applications in RFAs 2020-202 (9% HC for 6 Large Counties) and 2020-203 (9% HC for Miami-Dade County) that commit to the Demographic Commitment of Family or Elderly Non-ALF

(i) If the Average Income Test is not selected, at least 80 percent of the total units must be set aside at 60 percent AMI or less; or

(ii) If the Average Income Test is selected, at least 80 percent of the total units must be set-aside at 80% AMI or less; however, the average AMI of ALL of the Set-Aside Units must be at or below 60% AMI.

(b) For all for profit Applications in RFAs 2020-202 (9% HC for 6 Large Counties) and 2020-203 (9% HC for Miami-Dade County) that commit to the Demographic Commitment of Family or Elderly Non-ALF

If committing to set aside less than 80 percent of the total units, the proposed Development must have a minimum of 75 Set-Aside Units. If the Average Income Test is selected, these required Set-Aside Units may be set aside at or below 80 percent AMI, but the average AMI of all of the Set-Aside Units cannot exceed 60 percent.

(c) For Demographic Commitment of Elderly ALF

At least 50 percent of the total units must be set aside at 60 percent AMI or less.

(2) Extremely Low Income (ELI) Set-Aside Units

10 percent of the total units must be set aside as ELI Set-Aside units, if not committing to Average Income Test. The AMI for each county will be provided in the RFA.

15 percent of the total units must be set aside as ELI Set-Aside units, if committing to Average Income Test. The ELI units must be set aside at 30% AMI and below.

(3) Link units for Persons with Special Needs

With the exception of Developments financed with HUD Section 811 or United States Department of Agriculture RD program, and Applicants that select the Elderly ALF Demographic Commitment, all Developments must commit to set-aside a percentage of the ELI Set-Aside units as Link Units for Persons with Special Needs as follows:

- In RFA 2020-201 (9% HC for Small/Medium Counties), if the proposed Development is an LDA Development, 30 percent of the ELI Set-Aside units, rounded up, must be set aside as Link units for Persons with Special Needs.
- For all other proposed Developments applying in the three 9% HC Geographic RFAs, 50 percent of the ELI Set-Aside units, rounded up, must be set aside as Link units for Persons with Special Needs.

e. Unit Mix requirements outlined in RFA are based on Demographic Commitment

f. Number of residential buildings must be provided.

g. Compliance Period - All Applicants are required to set aside the units for 50 years.

7. Readiness to Proceed

a. A Site Control form must be submitted with site control documentation and executed by the Authorized Principal Representative.

Applicants must demonstrate site control as of Application Deadline by providing an eligible contract (effective at least through May 31, 2021), a deed, and/or a lease.

- b. New! - The 06-20 Ability to Proceed forms (zoning, water, sewer/package treatment/septic tank) are provided on the Corporation’s Website.

Note: The 08-18 Ability to Proceed forms will not be accepted.

8. Construction Features

Proposed Developments with the Development Category of New Construction or Redevelopment, with or without Acquisition, must select one of the Green Building Certification programs. Proposed Developments with a Development Category of Rehabilitation, with or without Acquisition, must select enough additional Green Building features in Exhibit A so that the total point value of the features selected equals at least 10 points. All Developments that involve any rehabilitation that are awarded funding will be required to do the Capital Needs Assessment process (Exhibit F). Also, discussion regarding on water heaters and grab bars.

9. Resident Programs

- a. If the Family Demographic is selected, provide at least three of the resident programs: After School Program, Adult Literacy, Employment Assistance Program, Family Support Coordinator, Financial Management Program.
- b. If the Elderly Demographic (ALF or Non-ALF) is selected, provide at least three of the resident programs, in addition to the required resident programs outlined in the RFA: Adult Literacy, Computer Training, Daily Activities, Assistance with Light Housekeeping/Grocery Shopping/Laundry, Resident Assurance Check-In Program.

10. Funding

- a. New! - Maximum HC Request Amounts

County Category	Maximum Request Amounts
Small Counties	\$1,453,730
Medium Counties	\$1,700,000
Broward and Miami-Dade County	\$2,882,000
Hillsborough, Orange, or Palm Beach County	\$2,375,000
Duval or Pinellas County	\$1,868,000

- b. Basis Boost Qualifications

- Subsequent Phase of a Multiphase Development
- HUD-designated Small Area DDA (SADDA)*
- HUD-designated Non-Metropolitan DDA
- HUD-designated QCT
- Geographic Areas of Opportunity*
- Local Government Areas of Opportunity in RFAs 2020-201 (9% HC for Small/Medium Counties) and 2020-202 (9% HC for 6 Large Counties)**
- Public Housing Authority Areas of Opportunity in RFA 2020-201 (9% HC for Small/Medium Counties)

* Proposed Developments serving the Family Demographic that (i) are located entirely (including all Scattered Sites, if applicable) within a Geographic Areas of Opportunity; (ii) are located entirely (included all Scattered Sites, if applicable) within a HUD-designated SADDA; or (iii) are located entirely

(including all Scattered Sites, if applicable) in a combination of (i) and (ii) are eligible to compete for the Geographic Areas of Opportunity / SADDA Development Goal outlined in RFAs 2020-201 (9% HC for Small/Medium Counties) and 2020-202 (9% HC for 6 Large Counties).

**Applications that qualify for the Local Government Areas of Opportunity Basis Boost will also qualify for the Local Government Area of Opportunity Goal and automatically meet the RECAP, Mandatory Distance and Proximity eligibility requirements outlined in RFAs 2020-201 (9% HC for Small/Medium Counties) and 2020-202 (9% HC for 6 Large Counties).

- c. Developer Fee for this RFA is based on 16% of Development Cost
- d. Per Unit Construction Funding Preference

11. Local Government Contributions

- a. In RFAs 2020-202 (9% HC for 6 Large Counties) and 2020-203 (9% HC for Miami-Dade County), Applicants can achieve five Local Government Contribution Points
 - (1) Applications with Development Category of Substantial Rehabilitation (with or without Acquisition) automatically qualify for 5 Points.
 - (2) For other Applicants to receive the maximum of five points, the Applicant must provide evidence of the Local Government committed funding (i.e. grant, loan, fee waiver and/or fee deferral) that is effective as of the Application Deadline and is in effect at least through June30, 2021. The Funding Amounts needed to qualify are in RFAs 2020-202 (9% HC for 6 Large Counties) and 2020-203 (9% HC for Miami-Dade County).
- b. In RFA 2020-201 (9% HC for Small/Medium Counties) and 2020-202 (9% HC for 6 Large Counties), Applicants will qualify for the Local Government Area of Opportunity Goal and Local Government Area of Opportunity Basis Boost by demonstrating a high level of Local Government Support. These amounts have been revised since last year.

New! - Minimum Local Government Area of Opportunity Funding Amounts	
County Size	Total Amount of Loan(s)/Grant(s) proposed for the 2020/2021 RFA Cycle
Broward and Palm Beach Counties	\$640,000
Duval, Hillsborough, Orange, and Pinellas Counties	\$610,000
Medium Large Counties* - Alachua, Brevard, Collier, Escambia, Lake, Lee, Leon, Manatee, Marion, Osceola, Pasco, Polk, Saint Johns, Saint Lucie, Sarasota, Seminole, Volusia	\$460,000
Medium Small Counties** - Bay, Charlotte, Citrus, Clay, Flagler, Hernando, Highlands, Indian River, Martin, Okaloosa, Santa Rosa, Sumter	\$340,000

*Medium Large Counties have populations between 250,001 to 824,999

**Medium Small Counties have populations between 100,001 to 250,000

Loans and fee deferrals must be net present valued using the discount rate of 5.50%.

Note: The Local Government Contribution forms are available on the RFA Webpage.

When applying the Sorting Order for the Local Government Area of Opportunity Goal described in Section Five of the RFA, counties of the jurisdictions that contributed Local Government Area of Opportunity Funding to Applications that (i) qualified for the Local Government Area of Opportunity Funding Goal in RFA 2019-113 and (ii) were invited to enter credit underwriting will receive lower

preference than other counties competing for the Local Government Area of Opportunity Goal. The affects the following counties: Brevard, Lee, Santa Rosa, Sarasota, and Volusia.

Counties of jurisdictions that contribute to a proposed Development for this Goal and are awarded funding under this RFA will receive lower preference than other counties competing for this funding Goal in a subsequent Housing Credit RFA cycle.

D. Ranking and Funding Selection

1. Sorting Order

a. When selecting Applications to meet the Local Government Area of Opportunity in RFAs 2020-201 (9% HC for Small/Medium Counties) or 2020-202 (9% HC for 6 Large Counties), or when selecting Applications to meet the Revitalization Goal in RFA 2020-201, (9% HC for Small/Medium Counties), the following tiebreakers will be used to sort Applications with tied scores:

- Priority I or II status, used in RFA 2020-201 (9% HC for Small/Medium Counties) only;
- Lower preference for Applications from counties that qualified for the goal last year and were awarded funding in RFA 2019-113 in RFA 2020-201 (9% HC for Small/Medium Counties)*;
- Per Unit Construction Funding Preference;
- Development Category Funding Preference;
- A/B Leveraging Classification;
- Florida Job Creation Funding Preference; and
- Lottery.

b. In RFA 2020-203 (9% HC for Miami-Dade County) and after selecting Applications to meet the Local Government Area of Opportunity in RFAs 2020-201 (9% HC for Small/Medium Counties) or 2020-202 (9% HC for 6 Large Counties) and the Revitalization Goal in RFA 2020-201 (9% HC for Small/Medium Counties), the following tiebreakers will be used to sort Applications with tied scores:

- Priority I or II status, used in RFAs 2020-201 (9% HC for Small/Medium Counties) and 2020-203 (9% HC for Miami-Dade County) only;
- Per Unit Construction Funding Preference;
- Development Category Funding Preference;
- A/B Leveraging Classification;
- Proximity Level used in RFAs 2020-201 (9% HC for Small/Medium Counties) and 2020-203 (9% HC for Miami-Dade County) or Proximity Funding Preference used in RFA 2020-202 (9% HC for 6 Large Counties);
- Preference for Applications that are within two miles of a Grocery Store;
- The Application's actual proximity points for the two highest scoring Community Services;
- Transit Score Preference, used in RFAs 2020-202 (9% HC for 6 Large Counties) and 2020-203 (9% HC for Miami-Dade County) only;
- Florida Job Creation Funding Preference; and
- Lottery.

2. Goals

a. RFA 2020-201 (9% HC for Small/Medium Counties)

- 5 Medium County Local Government Area of Opportunity Applications, with a preference that 3 of the Applications had been submitted but not funded in RFA 2019-113, and 2 of the Applications were not submitted in RFA 2019-113

- 2 Family Developments that qualify for the Geographic Area of Opportunity/SADDA Developments
 - 1 Application that qualifies for the Revitalization Goal
 - 1 Medium County Application that qualifies for the SunRail Goal
- b. RFA 2020-202 (9% HC for 6 Large Counties)
- 1 Application in both Hillsborough and Orange Counties, with a preference for Applications that qualify for the Geographic Areas of Opportunity/SADDA
 - 1 Application in Broward, Duval, Palm Beach and Pinellas Counties, with a preference for Application that qualifies for the Local Government Areas of Opportunity (LGAO)
 - 2nd Application in Broward County
- c. RFA 2020-203 (9% HC for Miami-Dade County)
- 1 Family Development that qualifies as either a Geographic Area of Opportunity or SADDA
 - 1 Elderly Development
 - 1 Development located in an Urban Center, with a preference that the proposed Development be located in a Tier 1 Urban Center

E. Credit Underwriting Process

F. Exhibits to RFA

1. Exhibit A – Application
2. Exhibit B – Definitions used in RFA that are not defined in Rule
3. Exhibit C – Additional Information
 - a. Total Development Cost Per Unit Limitation methodology used in credit underwriting and final cost certification – revised for clarification, plus there are new templates and training video available on RFA Webpages
 - b. Transit and Community Service Scoring Charts
 - c. New! – A/B Leveraging Classification Methodology

The Applications will be listed in ascending order beginning with the Application that has the lowest amount of total Corporation funding per set-aside unit and ending with the Application that has the highest amount of total Corporation funding per set-aside unit. If any Applications have identical total Corporation funding per set-aside unit amounts, the Applications will be further sorted using lottery number, with the HIGHEST (worst) lottery number being listed first.

The total number of Applications on the New Construction List will be multiplied by 80 percent and the resulting figure will be rounded up to the next whole number (the resulting figure after rounding will be referred to as the “New Construction A/B Cut-Off”). A line will be drawn below the Application whose place on the list is equal to the New Construction A/B Cut-Off. Applications above the New Construction A/B Cut-Off will be classified as Group A and Applications below the New Construction A/B Cut-Off will be classified as Group B.

- d. Florida Job Creation Funding Preference

- e. Fees
- f. Additional Requirements
- 4. Exhibit D – Timeline
- 5. Exhibit E – Additional requirements for the Link Units for Persons with Special Needs
- 6. Exhibit F – Rehabilitation Scoping Process with a Capital Needs Assessment
- 7. Exhibit G - Tenant Application and Selection Requirements

G. Other Important Information

- 1. Question and Answers process outlined in Section Three, D. of the RFA
- 2. Expected Timeline

All 3 9% HC Geographic RFAs

Issue RFA: August 26, 2020

RFA 2020-202 (9% HC for 6 Large Counties)

RFA Due Date:	Late October 2020
Review Committee Meeting (make recommendations to Board)	November 17, 2020
Request Board Approval of Recommendations (at scheduled Board Meeting)	December 4, 2020

RFAs 2020-201 (9% HC for Small/Medium Counties) and 2020-203 (9% HC for Miami-Dade County)

RFA Due Date:	early November 2020
Review Committee Meeting (make recommendations to Board)	beginning of 2021
Request Board Approval of Recommendations (at scheduled Board Meeting)	first Board Meeting in 2021

- 3. Public comment link on each RFA Webpage for viewing and submitting public comments

H. Other Discussion Topics