

FLORIDA HOUSING FINANCE CORPORATION

Modification of Request for Applications (RFA) 2020-205  
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 Four, A.3.b.(3)(b) of the RFA as follows:**

- (b) Withdrawal Disincentive for Self-Sourced Applicants and Developers of Self-Sourced Applications

Applications will be awarded five points if no Principal named in this RFA is also listed as a Developer, co-Developer or Principal of the Developer named on the Principals Disclosure Form included in Self-Sourced Applicants of 2019-116 where an Application has been withdrawn any time subsequent to the applicable RFA's Application Deadline, but on or before the execution of the issuance of the Preliminary Determination Certificate and payment of the Administrative Fee(s) for such Application(s). If an Applicant rejects or declines an invitation to enter credit underwriting within the deadline set forth in this RFA, this will be considered a withdrawal for the purposes of the withdrawal disincentive.

For purposes of scoring this RFA, the Committee shall consider all such withdrawals that are made available to the Committee prior to the date that the Committee meets to make a recommendation to the Board.

Self-Sourced Applicants and Developers are on notice that any Self-Sourced Application submitted in this RFA from a Self-Sourced Applicant that is withdrawn any time subsequent to the Application Deadline but on or before the issuance of the Preliminary Determination Certificate and payment of the Administrative fee will (if the future RFA so provides) result in a point reduction in the scoring of Developer experience in future Applications in which the Developer, Co-Developer or any Principal of the Developer(s) named in the Developer section of the Principals of the Applicant and Developer(s) Disclosure Form of the withdrawn Application is named for purposes of satisfying the Developer experience requirement in the future Application.

**Pursuant to Rule 67-60.005, F.A.C., Modification of Terms of Competitive Solicitations, Florida Housing hereby modifies Section Four, A.3.c.(3) of the RFA as follows:**

- (3) For purposes of the following, a material change shall mean 33.3 percent or more of the Applicant, a general partner of the Applicant, or a non-investor member of the Applicant, and a non-material change shall mean less than 33.3 percent of the Applicant, a general partner of the Applicant, or a non-investor member of the Applicant.

The name of the Applicant entity or Developer entity stated in the Application may be changed only by written request of an Applicant to Corporation staff and approval of the ~~Board~~ Corporation after the Applicant has been invited to enter credit underwriting.

The Applicant entity shall be the recipient of the Housing Credits, and the borrowing entity for the SAIL loan(s) and, if applicable, the MMRB loan, and cannot be changed in any way (materially or non-materially) until after the closing of the loan(s). After loan closing, (a) any material change will require review and approval of the Credit Underwriter, as well as approval of the Board prior to the change, and (b) any non-material change will require review and approval of the Corporation, as well as approval of the Board prior to the change. Changes to the Applicant entity (material or non-material) prior to the loan closing or without Board approval after the loan closing may result in disqualification from receiving funding and may be deemed a material misrepresentation. Changes to the officers or directors of a Public Housing Authority, officers or directors of a non-profit entity, or the investor-limited partner of an Applicant limited partnership or the investor-member of an Applicant limited liability company owning the syndicating interest therein will not result in disqualification, however, the change must be approved by the Corporation.

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.

**Pursuant to Rule 67-60.005, F.A.C., Modification of Terms of Competitive Solicitations, Florida Housing hereby modifies Section Four, A.6.e.(1) of the RFA as follows:**

(1) Completing the Unit Mix Chart

Complete the Unit Mix Chart listing the total number of bedrooms per unit, the total number of bathrooms per unit (including half-baths, if applicable), the total number of units per bedroom type, and the number of units that are ELI Set-Aside units. Units may have no more than four bedrooms. All units in the proposed Development must be listed, including all manager/employee units and all market rate units, if applicable.

If additional space is required, enter the information in the Addenda. Note: If the ELI Set-Aside units are not proportionally distributed across the unit mix, the Corporation will redistribute the ELI Set-Aside units as needed. This may cause a reduction to the ELI Loan Amount as further outlined in 10.a.(2)(b) of the RFA.

**Pursuant to Rule 67-60.005, F.A.C., Modification of Terms of Competitive Solicitations, Florida Housing hereby modifies Section Four, A.8.d.(1) of the RFA as follows:**

(1) All new construction units and, as applicable, all common areas must have the features listed below and all rehabilitation units are expected to have all of the following required Green Building features unless found to be not appropriate or feasible within the scope of the rehabilitation work utilizing a capital needs assessment as further explained in Exhibit F of this RFA:

- 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: 1.28 gallons/flush or less,
  - Urinals: 0.5 gallons/flush,
  - Lavatory Faucets: 1.5 gallons/minute or less at 60 psi flow rate,
  - Showerheads: 2.0 gallons/minute or less at 80 psi flow rate;
- Energy Star certified refrigerator;
- Energy Star certified dishwasher;
- Energy Star certified ventilation fan in all bathrooms;
- Water heater minimum efficiency specifications:
  - Residential Electric:
    - Up to 55 gallons = 0.95 EF or 0.92 UEF; or
    - More than 55 gallons = Energy Star certified; or
    - Tankless = 0.97 EF and Max GPM of  $\geq 2.5$  over a 77° rise or 0.87 UEF and GPM of  $\geq 2.9$  over a 67° rise;
  - Residential Gas (storage or tankless/instantaneous): Energy Star certified,
  - Commercial Gas Water Heater: Energy Star certified;
- Energy Star certified ceiling fans with lighting fixtures in bedrooms;
- Air Conditioning (in-unit or commercial):
  - Air-Source Heat Pumps – Energy Star certified:
    - $\geq 8.5$  HSPF/  $\geq 15$  SEER/  $\geq 12.5$  EER for split systems
    - $\geq 8.2$  HSPF  $\geq 15$  SEER/  $\geq 12$  EER for single package equipment including gas/electric package units
  - Central Air Conditioners – Energy Star certified:
    - $\geq 15$  SEER/  $\geq 12.5$  EER\* for split systems
    - $\geq 15$  SEER/  $\geq 12$  EER\* for single package equipment including gas/electric package units.

NOTE: Window air conditioners and portable air conditioners are not allowed. Package Terminal Air Conditioners (PTACs) / Package Terminal Heat Pumps (PTHPs) are allowed in studio and 1 bedroom units.

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

1. The Pre-Application Stage (Steps 1-2)

Prior to submitting an Application, Applicants should conduct appropriate due diligence to determine whether it is physically and financially feasible to comply with the minimum requirements contained in Section Four A.8., for proposed Developments with at least one rehabilitation unit~~choosing Rehabilitation or acquisition and Rehabilitation~~. Applicants receiving a preliminary award who are found (through the Capital Needs Assessment and Rehabilitation scoping process further described below) to be unable to meet all of the requirements of Section Four A.8.a. and c. with the sources available for the Rehabilitation will have their preliminary award of funding rescinded.

At the time of Application, Applicants proposing any rehabilitation of units will be required to certify that the contemplated budget and available sources are adequate to meet all requirements outlined in Section Four A.8. of this RFA.

**Pursuant to Rule 67-60.005, F.A.C., Modification of Terms of Competitive Solicitations, Florida Housing hereby modifies Item 1.f.(1) of Exhibit I of the RFA as follows:**

f. Each Development that is awarded a forgivable NHTF loan shall have the final amount of NHTF loan sized based on the following criteria:

- (1) The initial amount will be based on providing ~~four~~five units if the proposed Development is located in a Large County and three units if the proposed Development is located in a Medium County. Whereas the NHTF units can float throughout the Development and are not tied to any specific bedroom count, the intended households to be served would most likely align with the smaller bedroom count units, like Zero or one-bedroom units. The amount for each of these units shall equal the NHTF Set-Aside per unit minimums that are dependent upon the county where the proposed Development is located, as outlined on the chart below.

NHTF Set-Aside per unit minimums:

County	NHTF Request per <del>0 &amp; 1</del> Bedroom Units	County	NHTF Request per <del>0 &amp; 1</del> Bedroom Units	County	NHTF Request per <del>0 &amp; 1</del> Bedroom Units
Alachua	\$190,200	Hardee	\$143,600	Okaloosa	\$212,300
Baker	\$193,600	Hendry	\$143,600	Okeechobee	\$143,600
Bay	\$189,000	Hernando	\$191,700	Orange	\$197,800
Bradford	\$161,900	Highlands	\$143,600	Osceola	\$197,800
Brevard	\$188,600	Hillsborough	\$191,700	Palm Beach	\$239,000
Broward	\$242,500	Holmes	\$143,600	Pasco	\$191,700
Calhoun	\$143,600	Indian River	\$189,400	Pinellas	\$191,700
Charlotte	\$168,400	Jackson	\$143,600	Polk	\$160,400
Citrus	\$152,400	Jefferson	\$197,800	Putnam	\$143,600
Clay	\$203,900	Lafayette	\$152,000	Saint Johns	\$203,900
Collier	\$224,500	Lake	\$197,800	Saint Lucie	\$189,400
Columbia	\$152,400	Lee	\$187,900	Santa Rosa	\$179,500
DeSoto	\$143,600	Leon	\$197,800	Sarasota	\$208,500
Dixie	\$143,600	Levy	\$143,600	Seminole	\$197,800
Duval	\$203,900	Liberty	\$143,600	Sumter	\$184,800
Escambia	\$179,500	Madison	\$143,600	Suwannee	\$143,600
Flagler	\$178,700	Manatee	\$208,500	Taylor	\$143,600

Franklin	\$151,200	Marion	\$149,700	Union	\$143,600
Gadsden	\$197,800	Martin	\$189,400	Volusia	\$176,800
Gilchrist	\$190,200	Miami-Dade	\$249,000	Wakulla	\$190,200
Glades	\$143,600	Monroe	\$274,200	Walton	\$181,000
Gulf	\$159,600	Nassau	\$203,900	Washington	\$143,600
Hamilton	\$143,600				

**Pursuant to Rule 67-60.005, F.A.C., Modification of Terms of Competitive Solicitations, Florida Housing hereby modifies the instructions on the Average Income Test Worksheet portion of the of the Development Cost Pro Forma as follows:**

The intent of this page is to assist the Applicant in determining the overall Average Median Income for the proposed Development when the Development is located in Bay or Leon County areas defined in the RFA and the Applicant desires to select the Average Income Test for the minimum set-aside commitment for Section 42 of the IRC. This portion of the Development Cost Pro Forma is to assist the Applicant in understanding some of the variables involved when selecting Average Income test as the minimum housing credit set-aside offered in the RFA. The data entered below will not be used to score the Application. The entries below will not be used to establish the Applicant's set-aside commitment for Application purposes. This is to be used as a tool to assist the Applicant in selecting appropriate set-aside commitments in the Application. The accuracy of the table is dependent upon the accuracy of the inputs and Florida Housing takes no responsibility in any programming errors. This table is optional and its use is at the sole discretion of the Applicant. Applicant is responsible to verify and be in compliance with all aspects of the Application to meet RFA criteria.

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