

Florida Housing Finance Corporation
2021 Housing Credit Geographic RFAs Workshop Agenda
June 24, 2021, 9:30 a.m.

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 2021-201 Housing Credit Financing For Affordable Housing Developments Located In Medium And Small Counties, RFA 2021-202 Housing Credit Financing For Affordable Housing Developments Located In Broward, Duval, Hillsborough, Orange, Palm Beach, And Pinellas Counties, and RFA 2021-203 Housing Credit Financing For Affordable Housing Developments Located In Miami-Dade County.

- C. The Board of Directors will be asked to approve the RFA Timeline at the June 18, 2021 Board Meeting. A copy of the timeline can be found at the link: https://floridahousing.org/docs/default-source/programs/competitive/draft-2021-2022-rfa-funding-timeline.pdf?sfvrsn=ffb2f87b_2

Funding available

- \$16,544,750 in Competitive Housing Credits will be made available to RFA 2021-201 (9% HC for Small/Medium Counties)
 - \$1,573,250 - Small County (estimated)
 - \$14,971,500 - Medium County (estimated)
- \$ 18,791,580 (estimated) in Competitive Housing Credits will be made available to RFA 2021-202 (9% HC for 6 Large Counties)
- \$ 7,263,670 (estimated) in Competitive Housing Credits will be made available to RFA 2021-203 (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*.

*Any reference to the RFA Webpage for RFA 2021-201 (9% HC for Small/Medium Counties) means <https://www.floridahousing.org/programs/developers-multifamily-programs/competitive/2021/2021-201>
Any reference to the RFA Webpage for RFA 2021-202 (9% HC for 6 Large Counties) means <https://www.floridahousing.org/programs/developers-multifamily-programs/competitive/2021/2021-202>
Any reference to the RFA Webpage for RFA 2021-203 (9% HC for Miami-Dade County) means <https://www.floridahousing.org/programs/developers-multifamily-programs/competitive/2021/2021-203>

C. Submission Requirements and Financial Arrears

1. Submission Requirements

It is expected that Florida Housing will continue receiving Applications through online submission only, and no longer receive hard copies of the Application package. Application Fees will continue to be submitted via check, ACH or wire payments, although Florida Housing **strongly recommends** providing the Federal Reference Number and wire confirmation number for wire payments, and trace number for ACH, in addition to the RFA Number/Development Name. Additionally, Florida Housing strongly recommends that payments be submitted at least 48 hours in advance of the Application Deadline. In the event that the online submission is not received, the payments will be refunded.

2. New! - Financial Arrearage Requirement and Insurance Deficiency Requirement

An Application will be deemed ineligible for funding if, as of close of business **two days*** before the Committee meets to make a recommendation to the Board, either of the following occur: (1) there remains any financial obligations for which an Applicant or Developer or Principal, Affiliate or Financial Beneficiary of the Applicant or Developer is in arrears to the Corporation or any agent or assignee of the Corporation as reflected on the most recently published Past Due Report; or (2) an Applicant or Developer or Principal, Affiliate or Financial Beneficiary of the Applicant or Developer has an insurance deficiency for any Development awarded Corporation resources, which are in first lien position, issued during or after September 2016 that is governed by the Insurance Guide posted to the Corporation's Website under the link <https://www.floridahousing.org/data-docs-reports/insurance-guide> (also accessible by clicking [here](#)).

The Past Due Report contains the financial arrearages to the Corporation as well as the Insurance Deficiency Report. The most recently published Past Due Report is posted to the Corporation's Website under the link <https://www.floridahousing.org/data-docs-reports/past-due-reports> (also accessible by clicking [here](#)), but not more recently than seven business days prior to the date the Committee meets to make a recommendation to the Board.

* For example, if a review committee meeting is held on a Wednesday, regardless of the time of the meeting, the arrearages must be paid by Monday close of business.

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, 2001 completed at least three affordable rental housing developments, at least one of which was a Housing Credit development completed since January 1, 2011. 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) Prior Development Experience a Point Item in Future RFAs

The Corporation will award points for Development Experience in certain RFAs beginning with the 2022/2023 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. Per subsection 67-48.002(94), F.A.C., any Principal other than a natural person must be a legally formed entity 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) Advance Review Process (5 points)

Applicants will receive 5 points if the uploaded Principal Disclosure Form was either (a) stamped "Approved" at 14 Calendar Days prior to the Application Deadline; or (b) stamped "Received" by the Corporation at least 14 Calendar Days 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) New! –Designation of Priority I and II Applications has been added to RFA 2021-202 (6 Large County) in addition to RFAs 2021-201 (9% HC for Small/Medium Counties) and 2021-203 (9% HC for Miami-Dade County)

Applicants may submit no more than three Priority I Related Applications. There is no limit to the number of Priority II Applications that can be submitted.

d. Management Company Information

- (1) Contact information on Management Company
- (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.

e. Combination of Development Categories, Development Types, or ESS/non-ESS Construction

If the Development utilizes a combination of Development Categories, Development Types, or ESS/non-ESS Construction, for purposes of the Leveraging Classification calculation and Total Development Cost Per Unit Limitation calculation, complete the chart in Exhibit A of the RFA reflecting the appropriate breakdown. An example of the chart is below:

Measure	New Construction Units					Rehabilitation Units	
	Garden Non-ESS*	Garden ESS*	Mid-Rise-Non-ESS*	Mid-Rise-ESS*	High-Rise*	Garden*	Non-Garden*
Enter the applicable number of units	<u>Enter the number of units</u>	<u>Enter the number of units</u>	<u>Enter the number of units</u>	<u>Enter the number of units</u>	<u>Enter the number of units</u>	<u>Enter the number of units</u>	<u>Enter the number of units</u>

* Garden includes all Development Types other than Mid-Rise and High-Rise; Non-Garden includes Development Types of Mid-Rise with elevator (4 stories, 5 stories, or 6 stories) and High-Rise (7 or more stories); Mid-Rise includes Development Types of Mid-Rise with elevator (4 stories, 5 stories, or 6 stories); and High-Rise includes Development Type of High-Rise (7 or more stories). ESS means Enhanced Structural Systems Construction.

5. Location

a. County

- RFA 2021-201 is open to all Small and Medium Counties. A chart in Section Four, A.5.a. of the RFA outlines those counties.
- RFA 2021-202 is open to Broward, Duval, Hillsborough, Orange, Palm Beach, and Pinellas Counties
- RFA 2021-203 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. New! - Proximity Eligibility Requirements and Proximity Preferences

- Elimination of the Proximity Levels used in the in the Small/Medium Geographic RFA and Miami-Dade Geographic RFA
- Elimination of Grocery Store Preference, Community Service Preference and Transit Service Preference used in the 2020 RFAs
- Return to use of Proximity Funding Preference in the Small/Medium Geographic RFA and Miami-Dade Geographic RFA
- The Community Services that are available to all Demographics are Grocery Store, Medical Facility, Pharmacy, and Public School; however, **only three of the four Community Services may be selected for each Application**, for a maximum 4 Points for each service.

Proximity Eligibility Requirements

All Large County Applications must achieve a minimum number of points for Transit Services. All Applications must achieve a minimum number of total proximity points to be eligible for funding, with the exception of Applications that qualify for the Local Government Areas of Opportunity Designation, SunRail Goal, or for the Local Revitalization Initiative Goal.

Applications that qualify for the Local Government Areas of Opportunity Designation, SunRail Goal, or for the Local Revitalization Initiative Goal will be considered to have met this eligibility requirement automatically.

Proximity Funding Preference Qualifications

All Applications, including Applications that qualify for the Local Government Areas of Opportunity Designation, SunRail Goal, or for the Local Revitalization Initiative Goal, may also qualify for the Proximity Funding Preference.

The Proximity Funding Preference is not used when selecting the highest ranking Applications to meet the Local Government Areas of Opportunity Goal, SunRail Goal or Local Revitalization Initiative Goal, but will be used when selecting Applications in the remaining selection process, which may include Applications that qualify for the Local Government Areas of Opportunity Goal, SunRail Goal or Local Revitalization Initiative Goal, but were not selected for funding to meet those goals.

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
Large County Applications that do not qualify for the Local Government Area of Opportunity Goal	1.5	2.0	10.5	12.5 or more
Large County Applications that qualify for the Local Government Area of Opportunity Goal	Qualifies automatically	Qualifies automatically	Qualifies automatically	12.5 or more
Medium County Applications that do not qualify for the Local Government Area of Opportunity, SunRail or Revitalization Goal	N/A	N/A	7.0	9.0 or more
Medium County Applications that qualify for the Local Government Area of Opportunity, SunRail or Revitalization Goal	N/A	N/A	Qualifies automatically	9.0 or more
Small County Applications that do not qualify for the Revitalization Goal	N/A	N/A	4.0	6.0 or more
Small County Application that qualify for the Revitalization Goal	N/A	N/A	Qualifies automatically	6.0 or more

f. Mandatory Distance Requirement

Applications that are not eligible for the automatic qualification will only meet this requirement 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 2021 FHFC Development Proximity List that serve the same demographic group as the proposed Development meets the Mandatory Distance Requirement. A draft of the 2021 Proximity List is available on each RFA Webpage.

Applications that qualify for the Local Government Areas of Opportunity Designation, SunRail Goal, or for the Local Revitalization Initiative Goal will be considered to have met this eligibility requirement automatically. Additionally, Applications that select the Development Category of Rehabilitation or Redevelopment (with or without Acquisition) may also meet this eligibility requirement automatically if the Application also meets other criteria outlined in each RFA.

g. Limited Development Areas (LDA)

There are no LDA areas for Developments serving the Demographic Commitments of Family or Elderly (ALF or Non-ALF).

Note: Developments proposed in Indian River will be 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 2021-201 (9% HC for Small/Medium Counties) or 2021-202 (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 2021-201 (9% HC for Small/Medium Counties) and the Application qualifies for the Local Revitalization Initiative Goal; or
- (4) New! - The Application is submitted for RFA 2021-201 (9% HC for Small/Medium Counties) and the Application qualifies for the SunRail Goal.

i. Urban Centers in RFA 2021-203 (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 zoning designation; and
- The Application must achieve a minimum of 5 Proximity Points for Transit Services.

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

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

j. Local Revitalization Initiative Goal in RFA 2021-201 (9% HC for Small/Medium Counties) only

(1) Qualifications for the Goal

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, 2021.

Note: Applications that qualify for the Local Revitalization Initiative Goal will automatically meet the RECAP, Mandatory Distance and Proximity eligibility requirements outlined in this RFA.

(2) New! - Lower Preference for Certain Local Governments

When selecting Applications to meet the Revitalization Goal, an Application will receive lower preference if the same Local Government also executed the Florida Housing Finance Corporation Local Government Verification That Development Is Part Of A Local Revitalization Plan form (Form Rev. 08-2020) for an Application submitted in RFA 2020-201 and/or Florida Housing Finance Corporation Local Government/Community Redevelopment Agency Verification That Development Is Part Of A Local Community Revitalization Plan (Form Rev. 08-2019) for an Application submitted in RFA 2019-113; and that Application both (i) qualified for the Local Revitalization Initiative Goal in RFAs 2019-113 or RFA 2020-201; and (ii) was invited to enter credit underwriting.

This effects the following Local Governments: Bradenton; Cape Coral; New Smyrna Beach; Sarasota; Newtown; City of Tallahassee; Escambia County; Pasco County; Sanford.

k. SunRail Goal in RFA 2021-201 (9% HC for Small/Medium Counties) only

To qualify for this Goal, the Development Location Point must be within 0.5 miles of a SunRail Station.

Applications that qualify for the SunRail Goal will automatically meet the RECAP, Mandatory Distance and Proximity eligibility requirements outlined in this RFA.

6. Number of Buildings and Units

a. Number of Units

(1) RFA 2021-201 (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 (i) above that are located in Columbia County may consist of up to 55 total units. Proposed Developments that do not meet the conditions in (i) 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 2021-202 (9% HC for 6 Large Counties)

Minimum number of Set-Aside Units and Total Units

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**.

New! - All other proposed Developments must consist of a minimum of **75 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 (i) above that are located in Broward County may consist of up to 200 total units. Proposed Developments that do not meet the conditions in (i) 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 2021-203 (9% HC for Miami-Dade County)

Minimum number of Set-Aside Units and Total Units

- 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.
- 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 (i) 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 2021-201 (9% HC for Small/Medium Counties), and all Non-Profit Applications in RFAs 2021-202 (9% HC for 6 Large Counties) and 2021-203 (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 2021-202 (9% HC for 6 Large Counties) and 2021-203 (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 has been updated for 2021 and put into the drafts of the RFAs.

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 50 percent of the ELI Set-Aside units, rounded up, as Link Units for Persons with Special Needs.

Note: The Tenant Selection Plan information has been clarified.

With the exception of Developments financed with HUD Section 811, a United States Department of Agriculture RD program, and Applicants that select the Elderly ALF Demographic Commitment, the Tenant Selection Plan, as explained in Exhibit G, shall be submitted by the owner to the Corporation for approval within 21 Calendar Days of the date of the invitation to enter credit underwriting. The waiting list section of the Tenant Selection Plan shall establish selection preferences or a section for special admissions specifically for individuals or families who are referred by a designated Referral Agency.

If a Development has a Housing Assistance Payment and/or an Annual Contributions Contract with HUD, the Tenant Selection Plan must be sent to the Corporation for preliminary approval before sending to HUD. Note: HUD approval may take several months. HUD approval shall be demonstrated to the Corporation prior to the completion of the final credit underwriting report.

- 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 February 28, 2022), a deed, and/or a lease.

- b. The 06-20 Ability to Proceed forms (zoning, water, sewer/package treatment/septic tank) are provided on the RFA Webpage. These must be submitted with the Application and dated within 12 months of the Application Deadline. The 08-20 Ability to Proceed forms (electricity and roads) must be submitted during credit underwriting.

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).

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. Maximum HC Request Amounts

County Category	Maximum Request Amounts
Small Counties	\$1,573,250
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 2021-201 (9% HC for Small/Medium Counties) and 2021-202 (9% HC for 6 Large Counties)**

- Public Housing Authority Areas of Opportunity in RFA 2021-201 (9% HC for Small/Medium Counties)
- Urban Center Areas of Opportunity in RFA 2021-203 (9% HC for Miami-Dade County)***

* 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 (including all Scattered Sites, if applicable) within a HUD-designated SADDAs; 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 / SADDAs Development Goal outlined in RFAs 2021-201 (9% HC for Small/Medium Counties), 2021-202 (9% HC for 6 Large Counties), and 2021-203 (9% HC for Miami-Dade County).

**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 2021-201 (9% HC for Small/Medium Counties) and 2021-202 (9% HC for 6 Large Counties).

*** Applications that qualify for the Urban Center Designation are eligible for the basis boost and Urban Center Funding Goal.

- 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 2021-202 (9% HC for 6 Large Counties) and 2021-203 (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 June 30, 2022. The Funding Amounts needed to qualify are in RFAs 2021-202 (9% HC for 6 Large Counties) and 2021-203 (9% HC for Miami-Dade County).

- b. In RFA 2021-201 (9% HC for Small/Medium Counties) and 2021-202 (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 are the same as the 2020 amounts.

Minimum Local Government Area of Opportunity Funding Amounts	
County Size	Minimum Amount of Loan(s)/Grant(s)
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, an Application will receive lower preference if the same Local Government also executed Local Government Verification of Contribution – Loan or Grant form for an Application submitted in RFA 2020-201 or RFA 2019-113; and that Application both (i) qualified for the Local Government Area of Opportunity Goal in RFAs 2019-113 or RFA 2020-201; and (ii) was invited to enter credit underwriting. This affects the following Local Governments:

Bradenton; Cape Coral; Clay County; Cocoa; Lakeland; Milton; New Smyrna Beach; Panama City; Sarasota; St. Lucie.

D. Ranking and Funding Selection

1. Sorting Order

- a. When selecting Applications to meet the Local Government Area of Opportunity in RFAs 2021-201 (9% HC for Small/Medium Counties) or 2021-202 (9% HC for 6 Large Counties), or when selecting Applications to meet either the SunRail Goal, or the Revitalization Goal in RFA 2021-201, (9% HC for Small/Medium Counties), the following tiebreakers will be used to sort Applications with tied scores:
 - Priority I or II status;
 - Lower preference for Applications from Local Governments that qualified for the goal last year and were awarded funding in RFA 2019-113 or RFA 2021-201 (this tie-breaker is specific to the Local Government Areas of Opportunity Goal and the Revitalization Goal in RFA 2021-201, 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 2021-203 (9% HC for Miami-Dade County) and after selecting Applications to meet the Local Government Area of Opportunity in RFAs 2021-201 (9% HC for Small/Medium Counties), or 2021-202 (9% HC for 6 Large Counties), and the SunRail Goal and Revitalization Goal in RFA 2021-201 (9% HC for Small/Medium Counties), the following tiebreakers will be used to sort Applications with tied scores:
 - Priority I or II status;
 - Per Unit Construction Funding Preference;
 - Development Category Funding Preference;
 - A/B Leveraging Classification;
 - Proximity Funding Preference;
 - Florida Job Creation Funding Preference; and
 - Lottery.

2. Goals

- a. RFA 2021-201 (9% HC for Small/Medium Counties)

- 6 Medium County Local Government Area of Opportunity Applications, with a preference that 2 of the Applications had been submitted but not funded in RFA 2019-113 AND RFA 2020-201, 2 of the Applications had been submitted but not funded in RFA 2020-201, and 2 additional Applications that qualify for the Local Government Area of Opportunity Goal, regardless of whether the Applications were previously submitted
 - 1 Medium County Application that qualifies for the SunRail Goal
 - 1 Application that qualifies for the Revitalization Goal
 - 2 Family Developments that qualify for the Geographic Area of Opportunity/SADDA Developments
- b. RFA 2021-202 (9% HC for 6 Large Counties)
- One Application in each of the six counties that qualifies as a Local Government Area of Opportunity
 - One additional Application in Broward County that qualifies as a Local Government Area of Opportunity, with a preference that the Application was previously submitted, but not awarded, in RFA 2019-114 or in RFA 2020-202
 - One additional Application that qualifies as a Geographic Area of Opportunity/SADDA in any of the six counties, subject to County Award Tally
- c. RFA 2021-203 (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

Note: Florida Housing recognizes that costs have been increasing and will ask the Board of Director’s to approve an increase to the Total Development Costs Per Unit base amounts at the July 30, 2021 Board Meeting.
 - b. Transit and Community Service Scoring Charts
 - c. A/B Leveraging Classification Methodology
 - 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 Selection Plan 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: July 20, 2021

RFA 2021-203 (9% HC for Miami-Dade County)

RFA Due Date: August 24, 2021

Review Committee Meeting (make recommendations to Board) October 13, 2021

Request Board Approval of Recommendations (at scheduled Board Meeting) October 22, 2021

RFAs 2021-201 (9% HC for Small/Medium Counties) and 2021-203 (9% HC for Miami-Dade County)

RFA Due Date: August 26, 2021

Review Committee Meeting (make recommendations to Board) November 17, 2021

Request Board Approval of Recommendations (at scheduled Board Meeting) December 10, 2021

RFA 2021-202 (9% HC for 6 Large Counties)

RFA Due Date: August 31, 2021

Review Committee Meeting (make recommendations to Board) November 18, 2021

Request Board Approval of Recommendations (at scheduled Board Meeting) December 10, 2021

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

H. Other Discussion Topics