

**Florida Housing Finance Corporation
2022 Housing Credit Geographic RFAs Workshop Agenda
October 12, 2022, 2:00 p.m.**

The Workshop will be held at the Florida Housing Finance Corporation office and via Webinar. Registration for Webinar 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 2022-201 Housing Credit Financing For Affordable Housing Developments Located In Medium And Small Counties, RFA 2022-202 Housing Credit Financing For Affordable Housing Developments Located In Broward, Duval, Hillsborough, Orange, Palm Beach, And Pinellas Counties, and RFA 2022-203 Housing Credit Financing For Affordable Housing Developments Located In Miami-Dade County.

*Any reference to the RFA Webpage for RFA 2022-201 (9% HC for Small/Medium Counties) means <https://www.floridahousing.org/programs/developers-multifamily-programs/competitive/2022/2022-201>
Any reference to the RFA Webpage for RFA 2022-202 (9% HC for 6 Large Counties) means <https://www.floridahousing.org/programs/developers-multifamily-programs/competitive/2022/2022-202>
Any reference to the RFA Webpage for RFA 2022-203 (9% HC for Miami-Dade County) means <https://www.floridahousing.org/programs/developers-multifamily-programs/competitive/2022/2022-203>

Funding available (all amounts are estimated)

- \$13,247,820 (estimated) in Competitive Housing Credits will be made available to RFA 2022-201 (9% HC for Small/Medium Counties)
 - \$1,007,820 - (estimated) Small County
 - \$12,240,000 - (estimated) Medium County
- \$16,491,600 (estimated) in Competitive Housing Credits will be made available to RFA 2022-202 (9% HC for 6 Large Counties)
- \$3,458,400 (estimated) in Competitive Housing Credits will be made available to RFA 2022-203 (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*.

- C. Section Three- Submission Requirements and Financial Arrears
 - 1. Submission Requirements

Florida Housing strongly recommends that the Application Fee 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. 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. NEW! Review of Application

The Corporation will not review the substance of the documentation that is submitted as Attachments to this RFA during the Review Committee scoring process unless there is a reason to believe that any of the documents have been improperly executed. During Review Committee scoring, the Corporation will rely on the answers submitted by the Applicant in Exhibit A, the Development Cost Pro Forma, and the Principal Disclosure Form to determine whether an Applicant has met the requirements of this RFA. Additionally, the Corporation has no authority to, and will not, evaluate the validity or enforceability of any eligible site control documentation.

If it is determined that the Attachments do not meet the RFA requirements or the Applicant submitted materially incorrect information in the Application, the Application may be deemed ineligible, and/or the Corporation may rescind the award, and all Principals of the Applicant may be subject to material misrepresentation, even if the Application was not selected for funding, was deemed ineligible, or was withdrawn.

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.

NEW! Demonstration of how the Non-Profit entity is materially substantially and materially participate in the predevelopment, management, and operation of the proposed Development (throughout the Compliance period, within the meaning of the material participation as defined in 26 USC §469, 26 USC §42, by submitting the Executive Director Certification of Non-Profit Entity Material Participation form (Rev. 09-22);

The Applicant's Non-Profit status will be verified during credit underwriting. If this cannot be verified, the Applicant will no longer be considered a Non-Profit Applicant.

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, 2002 completed at least three affordable rental housing developments, at least one of which was a Housing Credit development completed since January 1, 2012. 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) The Withdrawal Disincentive

Withdrawal Disincentive points will not be awarded to Applicants this year.

In an effort to encourage the submission of quality Applications, the Corporation will award points for Developer experience in certain future RFAs. Applicants and Developers are on notice that any Application submitted in this RFA that is withdrawn any time subsequent to the Application Deadline but on or before the execution of the Carryover Allocation Agreement 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.

(c) Reduction in number of Priority I Application submissions allowed in the Future Corresponding 2024/2025 RFA cycle

Applicants must close on the limited partnership agreement and, if applicable, Corporation funding and construction funding by the closing deadlines in the Carryover Agreement. If the Application fails to meet these requirements and either requires extensions or withdraws from funding, the Principals of the Application will have a reduction in the

number of Priority I Application submissions allowed in the Future Corresponding 2024/2025 RFA cycle.

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 (or a placeholder for the investor) 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

(a) Limitation on number of Priority I Related Applications that can be submitted is limited to the lesser of the following:

(i) Principals of Applications that received a funding commitment through the 2022 CHIRP ITP

Principals of Applications that received a funding commitment through the 2022 Construction Housing Inflation Response Program (CHIRP) Invitation to Participate (ITP) may have limitations on the number of Priority I Applications to be submitted in this RFA.

The 2022/2023 Priority I Application Limitation Chart, effective December 20, 2022 reflecting Priority I Related Application limitations of each Principal of each Application that was awarded funding in the 2022 CHIRP ITP is available on the RFA Webpage. The 2022 CHIRP ITP outlines the methodology used for determining the limitation on the number of Priority I Related Applications and is also available on the 2022 CHIRP ITP Webpage <https://www.floridahousing.org/programs/developers-multifamily-programs/competitive/2022/2022-chirp> (also available by clicking [here](#)).

(ii) Principals of Applications in this RFA that are not subject to the limitations set forth in (i) above are limited to three Priority I Related Application submissions in this RFA.

(b) Increase in the number of Priority I Application submissions

If a Principal of at least one Application in this RFA was also a Principal of at least one Application awarded funding in one of the Geographic RFAs in 2020 that meets ALL of the

following conditions, the Principal is eligible to submit one additional Priority I Related Application beyond the limit of Priority I Applications set forth in (a) above:

- The Application must closed on the limited partnership agreement and, if applicable, construction funding prior to April 29, 2022; and
- The Application was not the subject of an award in 2022 CHIRP ITP.

For example, if a Principal of an Application in the 2022 CHIRP ITP was limited to submitting one Priority I Related Application in RFA 2022-201 per paragraph (a)(i) above, and the same Principal was also Principal of two Applications, at least one of which meets all of the criteria in paragraph (b), that Principal is limited to two Priority I Related Application submissions in RFA 2022-201: one Priority I Related Application under paragraph (a)(i) above, and one additional Priority I Related Application.

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 (a) must be a natural person Principal of at least one Non-Profit entity of the Applicant listed on the Principal Disclosure Form; (b) must have signature authority to bind the Applicant entity; (c) must sign the Applicant Certification and Acknowledgement form section of Exhibit A; and (d) if funded, will be the recipient of all future documentation that requires a signature.

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. Characteristics of Development

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

(2) 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.

Language has been added to clarify that any new construction buildings with the Development Type of High-Rise (7 or more stories) shall qualify as “ESS Construction.”

e. New! Unit Characteristic Chart

Complete the chart in Exhibit A of the RFA reflecting the appropriate breakdown reflecting the number of units within each of the Development Categories, Development Types, or ESS/non-ESS Construction.

This is required of all Applications.

5. Location

a. County

- RFA 2022-201 is open to all Small and Medium Counties. A chart in Section Four, A.5.a. of the RFA outlines those counties.
- RFA 2022-202 is open to Broward, Duval, Hillsborough, Orange, Palm Beach, and Pinellas Counties
- RFA 2022-203 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 rounded to the sixth decimal place. An example is listed in the RFA.

e. Proximity Eligibility Requirements and Proximity Preferences

The Application may earn proximity points based on the distance between the Development Location Point and the Bus or Rail Transit Service (if Private Transportation is not selected) and the Community Services. Proximity points will only be used to determine whether the Applicant meets the required minimum proximity eligibility requirements and the preferences outlined in the chart below.

The Proximity Funding Preference is not used when selecting the highest-ranking Applications to meet the Local Government Areas of Opportunity Goal or SunRail 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 or SunRail Goal*, but were not selected for funding to meet those goals.

*The Local Government Areas of Opportunity Goal is a goal used in RFAs 2022-201 and 2022-202. The SunRail Goal is a goal used in RFA 2022-201.

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 or SunRail Goal	Qualifies automatically	Qualifies automatically	7.0	9.0 or more
Medium County Applications that qualify for the Local Government Area of Opportunity or SunRail Goal	Qualifies automatically	Qualifies automatically	Qualifies automatically	9.0 or more
All Small County Applications	Qualifies automatically	Qualifies automatically	4.0	6.0 or more

f. NEW! - Mandatory Distance Requirement for Small and Medium Counties only

Applications that qualify for the Local Government Areas of Opportunity Designation or SunRail 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.

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 2022 FHFC Development Proximity List that serve the same demographic group as the proposed Development meets the Mandatory Distance Requirement. The 2022 Proximity List is available on each RFA Webpage.

	Distance between the proposed Development and Developments on the Proximity List with <u>at least</u> 31 Total Units	Distance between the proposed Development and Developments on the Proximity List with <u>less than</u> 31 Total Units
All Small Counties	2.0 miles	1.0 miles
All Medium Counties	1.0 miles	N/A

g. 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 2022-201 (9% HC for Small/Medium Counties) or 2022-202 (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 2022-201 (9% HC for Small/Medium Counties) and the Application qualifies for the SunRail Goal.

h. Urban Centers in RFA 2022-203 (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, Princeton, and, if proposing an Elderly Development, Naranja. Note: Ojus and Leisure City were considered a Tier 1 in RFA 2021-203, but are now considered a Tier 2 because an Application was funded in each of these Urban Centers in RFA 2021-203.

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

i. SunRail Goal in RFA 2022-201 (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 2022-201 (9% HC for Small/Medium Counties)

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 **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 2022-202 (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**.

All proposed Developments in Pinellas County must consist of a minimum of **50 total units**. 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 2022-203 (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. Set-Aside Commitments

(1) Total Income Set-Aside Units

(a) For all Non-Profit Applicants 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 Applicants 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 all Applicants that commit to the 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 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.

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 is no longer required. Site control documentation must be submitted with the Application.

Applicants must demonstrate site control as of Application Deadline by providing an eligible contract (effective at least through June 30, 2023), a deed, and/or a lease. For Developments with an existing Declaration of Trust between a Public Housing Authority and HUD, provide an Option to Enter into a Ground Lease Agreement (“eligible agreement”) between the Applicant and the owner of the property.

- b. NEW! Ability to Proceed forms

(1) NEW! Zoning and Infrastructure

The Ability to Proceed forms demonstrating zoning, water, sewer/package treatment/septic tank have been revised. The 07-2022 forms are provided on the RFA Webpage. These must be submitted with the Application and dated within 12 months of the Application Deadline.

(2) NEW! Status of Site Plan/Plat Approval

Demonstrate the status of site plan or plat approval as of the Application Deadline, for the entire proposed Development site, by providing the applicable properly completed and executed verification Site Plan Approval/Plat Approval form (Form Rev. 07-2022).

(3) NEW! Environmental Site Assessment

Demonstrate that a Phase I Environmental Site Assessment (ESA), and if required or recommended, a Phase II ESA, have been performed on or before the Application Deadline for the entire proposed Development site by providing the applicable environmental form(s) (Form Rev. 07-2022).

If the proposed Development consists of Scattered Sites, the Applicant must provide the appropriate evidence that a Phase I ESA and, if applicable, a Phase II ESA, has been performed for all of the Scattered Sites.

(4) Electricity and Roads

The Ability to Proceed forms demonstrating electricity and roads were not updated and the 08-2020 forms will continue to 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	\$1,007,820
Medium Counties	\$2,040,000
Broward and Miami-Dade County	\$3,458,400
Hillsborough, Orange, or Palm Beach County	\$2,850,000
Duval or Pinellas County	\$2,241,600

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 2022-201 (9% HC for Small/Medium Counties) and 2022-202 (9% HC for 6 Large Counties)**
- Public Housing Authority Areas of Opportunity in RFA 2022-201 (9% HC for Small/Medium Counties)
- Urban Center Areas of Opportunity in RFA 2022-203 (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 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 2022-201 (9% HC for Small/Medium Counties) and 2022-203 (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 2022-201 (9% HC for Small/Medium Counties) and 2022-202 (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

- e. Total Development Cost Per Unit Limitation
- f. New! Local Government Contribution Forms have been revised. The 07-2022 forms are provided on the RFA Webpage. These must be submitted with the Application and dated within 12 months of the Application Deadline.

11. Local Government Contributions

- a. In RFAs 2022-202 (9% HC for 6 Large Counties) and 2022-203 (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 in RFAs 2022-202 or 2022-203 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, 2023. The Funding Amounts needed to qualify are in RFAs 2022-202 (9% HC for 6 Large Counties) and 2022-203 (9% HC for Miami-Dade County).
- b. In RFA 2022-201 (9% HC for Small/Medium Counties) and 2022-202 (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 2021 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 6.22%.
 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 2021-201 or RFA 2020-201; and that Application both (i) qualified for the Local Government Area of Opportunity Goal in RFA 2021-201 or RFA 2020-201; and (ii) was invited to enter credit underwriting. This affects the following Local Governments:

Alachua County; Bradenton; Clay County; Lakeland; Marion; Panama City; Punta Gorda; Saint Cloud; Saint Johns; Saint Lucie; Winter Haven.

12. Applicant Certification and Acknowledgement form

The Applicant Certification and Acknowledgement is now part of Exhibit A. It must be executed by the Authorized Principal Representative, to indicate the Applicant's certification and acknowledgement of the provisions and requirements of the RFA.

A draft of each RFA's Applicant Certification and Acknowledgement form can be found within the applicable RFA draft.

D. Ranking and Funding Selection

1. Sorting Order

a. When selecting Applications to meet the Local Government Area of Opportunity Designation Goal in RFAs 2022-201 (9% HC for Small/Medium Counties) or 2022-202 (9% HC for 6 Large Counties), or when selecting Applications to meet either the SunRail Goal in RFA 2022-201, (9% HC for Small/Medium Counties), the following tiebreakers will be used to sort Applications with tied scores:

- Priority I or II status;
- For RFA 2022-201 only, lower preference for Applications from Local Governments that qualified for the Local Government Areas of Opportunity Goal and were awarded funding in RFA 2021-201 or RFA 2020-201;
- Per Unit Construction Funding Preference;
- Development Category Funding Preference;
- A/B Leveraging Classification;
- Florida Job Creation Funding Preference; and
- Lottery.

b. When selecting the remaining Applications in each RFA, 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 2022-201 (9% HC for Small/Medium Counties)

(1) Three_Medium County Priority I Local Government Area of Opportunity Applications

(a) The **First** Application selected will be an Application that qualifies as a Priority I Local Government Area of Opportunity Application that is part of Revitalization Plan*. If the Application selected to meet this preference also demonstrates multiple years of continuous Local Government Area of Opportunity support, it will count as towards the preference described in (b). If not, it will count as the Application selected to meet the Preference described in (c) below.

(b) Two Applications that demonstrate multiple years of continuous Local Government Area of Opportunity support (a minimum of RFA 2021-201 and RFA 2022-201); and

- (c) One additional Applications that qualifies for the Local Government Area of Opportunity Goal, regardless of whether the Application was-previously submitted.
- (2) 1 Medium County SunRail Goal. To qualify for this goal, Developments must be within 0.5 miles of a SunRail station.
- (3) 2 Family Developments in Medium Counties that qualify as either Geographic Area of Opportunity Developments or SADDA Developments that can be fully funded.

*Applicants may demonstrate that the Application is part of a Revitalization Plan by submitting a Local Government Verification That Development Is Part of A Local Revitalization Plan form (Form Rev. 08-2020) reflecting that the plan was adopted on or before January 1, 2022.

b. RFA 2022-202 (9% HC for 6 Large Counties)

One Application in each of the six counties that qualifies as a Local Government Area of Opportunity that can be fully funded.

c. RFA 2022-203 (9% HC for Miami-Dade County)

The first Application selected for funding will be the highest-ranking eligible Priority I Application that qualifies for the Geographic Areas of Opportunity / SADDA Goal, OR the Goal to fund one Elderly (Non-ALF) Development, OR Goal to fund one Urban Center Development *.

*If there are no eligible Priority I Tier 1 Urban Center Developments, this may be met with the highest-ranking Priority I Tier 2 Urban Center Development.

If the first Application selected was an Elderly Development, the next Application selected for funding will be the highest-ranking eligible unfunded Priority I Family Application that qualifies for one of the remaining goals not yet met. If the first Application selected was a Family Development, the next Application selected for funding will be the highest-ranking eligible unfunded Priority I Elderly Application that qualifies for one of the remaining goals not yet met. The second Application may be awarded a binding commitment if necessary., and may be awarded a binding commitment if necessary.

E. Credit Underwriting Process

F. Exhibits to RFA

- 1. Exhibit A – Application (NEW! Excel format)
- 2. Exhibit B – Definitions used in RFA that are not defined in Rule, such as Related Application, and the various Transit and Community Services used when awarding Proximity Points
- 3. Exhibit C – Additional Information
 - a. Total Development Cost Per Unit Limitation methodology used in credit underwriting and final cost certification
 - b. Transit and Community Service Scoring Charts
 - c. A/B Leveraging Classification Methodology

- d. Florida Job Creation Funding Preference
 - e. Fees
 - A one-time Link Monitoring Fee of \$1,000 has been added
 - 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

<u>All 3 9% HC Geographic RFAs</u>	
Issue RFA:	November 10, 2022
<u>RFA 2022-203 (9% HC for Miami-Dade County)</u>	
RFA Due Date:	December 28, 2022
Review Committee Meeting (make recommendations to Board)	January 17, 2023
Request Board Approval of Recommendations (at scheduled Board Meeting)	January 27, 2023
<u>RFAs 2022-201 (9% HC for Small/Medium Counties) and 2022-203 (9% HC for Miami-Dade County)</u>	
RFA Due Date:	December 28, 2022
Review Committee Meeting (make recommendations to Board)	January 17, 2023
Request Board Approval of Recommendations (at scheduled Board Meeting)	January 27, 2023
<u>RFA 2022-202 (9% HC for 6 Large Counties)</u>	
RFA Due Date:	December 29, 2022
Review Committee Meeting (make recommendations to Board)	January 18, 2023
Request Board Approval of Recommendations (at scheduled Board Meeting)	January 27, 2023
 3. Public comment link on each RFA Webpage for viewing and submitting public comments
- H. Other Discussion Topics