

FLORIDA HOUSING FINANCE CORPORATION

Modification of Request for Applications (RFA) 2023-201 Housing Credit Financing For Affordable Housing Developments Located In Small and Medium Counties

**Pursuant to Rule 67-60.005, F.A.C., Modification of Terms of Competitive Solicitations, Florida Housing hereby modifies Section Four, A.11.b. of the RFA as follows:**

b. Goal to fund six Applications that qualify for the Local Government Area of Opportunity Designation

There is a goal in the funding selection process to fund six Applications that qualify for the Local Government Area of Opportunity Designation. Applications that qualify for this Designation may receive additional preference as outlined below.

(1) Preference to select two Applications that demonstrate continuous Local Government Area of Opportunity support since 2021 or earlier

As described in Section Five of the RFA, there is a preference to select two Applications that demonstrate continuous Local Government Area of Opportunity support since 2021 or earlier. To qualify for this preference, all of the following criteria must be met:

- The question at 11.b.(1) of Exhibit A must reflect confirmation that the Development was submitted in RFA 2021-201 and RFA 2022-201, but not awarded;
- The Application in RFA 2021-201, RFA 2022-201, and the current Application must have provided a Local Government Verification of Contribution – Loan or Grant form demonstrating the minimum Local Government Area of Opportunity Funding Amount outlined in that RFA;
- The Development must be on the List of Previously Submitted but Unfunded LGAO Applications that is posted on the RFA Webpage;
- The Application in RFA 2021-201, RFA 2022-201, and the current Application must have been designated as a Priority 1 Application;
- The Application number in RFA 2021-201 and RFA 2022-201 must be provided;
- The Demographic Commitment of the proposed Development must be identical to the Demographic Commitment as the Application submitted in RFA 2021-201 and RFA 2022-201;
- The number of units of the proposed Development must be equal to at least 90 percent of the number of units as the Application previously submitted in RFA 2021-201 and RFA 2022-201;
- The Development Location Point and, if a Scattered Sites Development, the latitude and longitude coordinates of each site submitted in RFA 2021-201 and RFA 2022-201 must be located on the same site(s) as the proposed Development. These coordinates do not need

to be identical. Additionally, the size of the site(s) of the proposed Development does not need to be identical to the Application previously submitted in RFA 2021-201 or RFA 2022-201. The proposed Development site may be larger or smaller than the previously submitted Application if the other requirements are also met;

- At least one of the entities that is a Principal for the Applicant disclosed on the Principal Disclosure Form submitted for the proposed Development must also have been a Principal for the Applicant disclosed on the Principal Disclosure Form submitted in RFA 2021-201 and RFA 2022-201; and
- The Application submitted in RFA 2021-201 and RFA 2022-201 was not invited to enter credit underwriting.

Applications that qualify for this preference will automatically qualify for the preferences outlined in (2) and (3) below.

(2) Preference to select two Applications that demonstrate continuous Local Government Area of Opportunity support since 2022 or earlier

- The question at 11.b.(1) of Exhibit A must reflect confirmation that the Development was submitted in RFA 2022-201, but not awarded;
- The Application in RFA 2022-201 and the current Application must have provided a Local Government Verification of Contribution – Loan or Grant form demonstrating the minimum Local Government Area of Opportunity Funding Amount outlined in that RFA;
- The Development must be on the List of Previously Submitted but Unfunded LGAO Applications that is posted on the RFA Webpage;
- The Application in RFA 2022-201 and the current Application must have been designated as a Priority 1 Application;
- The Application number in RFA 2022-201 must be provided;
- The Demographic Commitment of the proposed Development must be identical to the Demographic Commitment as the Application submitted in RFA 2022-201;
- The number of units of the proposed Development must be equal to at least 90 percent of the number of units as the Application previously submitted in RFA 2022-201;
- The Development Location Point and, if a Scattered Sites Development, the latitude and longitude coordinates of each site submitted in RFA 2022-201 must be located on the same site(s) as the proposed Development. These coordinates do not need to be identical. Additionally, the size of the site(s) of the proposed Development does not need to be identical to the Application previously submitted in RFA 2022-201. The proposed Development site may be larger or smaller than the previously submitted Application if the other requirements are also met;

- At least one of the entities that is a Principal for the Applicant disclosed on the Principal Disclosure Form submitted for the proposed Development must also have been a Principal for the Applicant disclosed on the Principal Disclosure Form submitted in RFA 2022-201; and
- The Application submitted in RFA 2022-201 was not invited to enter credit underwriting.

Applications that qualify for this preference will automatically qualify for the preference outlined in (3) below.

- (3) Preference to select two additional Applications that qualify for the Local Government Areas of Opportunity Designation, regardless of whether the Applications also demonstrate prior continuous Local Government Area of Opportunity support

As described in Section Five of the RFA, there is a preference to select two additional Applications that qualify for the Local Government Area of Opportunity Designation, regardless of whether the Application qualifies for the preferences described in (1) or (2) above.

**Pursuant to Rule 67-60.005, F.A.C., Modification of Terms of Competitive Solicitations, Florida Housing hereby modifies the first paragraph of the General Information tab of Exhibit A of the RFA as follows:**

Unless stated otherwise, all information requested pertains to the Development proposed in this Application upon completion. The effective date of this Exhibit A is 08/15/2023.

**Pursuant to Rule 67-60.005, F.A.C., Modification of Terms of Competitive Solicitations, Florida Housing hereby modifies question 3.a.(3)(a) of the General Information tab of Exhibit A of the RFA as follows:**

Does the Applicant or the General Partner or managing member of the Applicant meet the definition of Non-Profit as set forth in Rule Chapter 67-48, F.A.C. and wish to apply as a Non-Profit Applicant?

If “Yes”, provide the required information for the Non-Profit entity as **Attachment 2.**

**Pursuant to Rule 67-60.005, F.A.C., Modification of Terms of Competitive Solicitations, Florida Housing hereby modifies Item 3.e.(1) of Exhibit D of the RFA as follows:**

- e. For all successful Applications, demonstrate the following elements are available to the entire proposed Development site as of the date signed by providing the following:

- (1) Appropriate Zoning. Demonstrate that ~~as of the Application Deadline~~ the entire proposed Development site is appropriately zoned and consistent with local land use regulations regarding density and intended use or that the proposed Development site is legally non-conforming by providing the applicable properly completed and executed verification form:

- (a) The Florida Housing Finance Corporation Local Government Verification that Development is Consistent with Zoning and Land Use Regulations form (Form Rev. 07-2022); or

- (b) The Florida Housing Finance Corporation Local Government Verification that Development is Consistent with Zoning and Land Use Regulations form (Form Rev. 06-2023); or
- (c) The Florida Housing Finance Corporation Local Government Verification that Permits are Not Required for this Development form (Form Rev. 07-2022).

Note: With regard to the terms “Rate of Growth Ordinance (ROGO)” and “Building Permit Allocation System (BPAS),” as used by different jurisdictions within the Florida Keys Area of Critical State Concern, for purposes of the verification forms outlined in (a) and (b) above, all references on these forms to “Rate of Growth Ordinance (ROGO)” shall be considered by the Corporation to have the same meaning as “Building Permit Allocation System (BPAS).”

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