

Florida Housing Finance Corporation
RFA 2023-304 RRLP Financing to be Used for Rental Developments in Hurricane Ian and
Hurricane Nicole Impacted Counties Workshop Agenda
March 2, 2023, 2:00 p.m., Eastern Time

Workshop is held via webinar and in-person at Florida Housing at 227 N. Bronough Street, Tallahassee, FL 32301
To attend the workshop via webinar, registration is required.
Registration information is available on RFA Webpage¹

Overview

- A. Introductions
- B. Purpose of RFA

This Request for Applications (RFA) is open to Applicants proposing the construction of affordable housing utilizing Rental Recovery Loan Program (RRLP) funding for Developments in the following Hurricane impacted counties and based on the available impact criteria and FEMA data:

Priority 1 Counties: Charlotte, Lee, Orange, Sarasota and Volusia

Priority 2 Counties: Collier, DeSoto, Hillsborough, Osceola, Polk and Seminole

Priority 3 Counties: Brevard, Flagler, Glades, Hardee, Hendry, Highlands, Lake, Manatee, Monroe, Okeechobee, Palm Beach, Pasco, Pinellas, Putnam and St. Johns

Funding available

- A. RRLP Funding
 - 1. Base Loan Amount

Florida Housing Finance Corporation (the Corporation) expects to offer an estimated \$90,000,000 in funding appropriated by the 2022 Florida Legislature. The Base Loan Amounts are outlined in Section 10 of this agenda.

- 2. ELI Loan Amount

Applicants that are not committing to the Average Income Test are required to commit 10% of the total units as ELI Set-Aside Units and are eligible for ELI Loan Funding for each of the ELI Units. Applicants that are committing to the Average Income Test are required to commit 15% of the total units as ELI Set-Aside Units and are eligible for ELI Loan Funding for each of the ELI Units up to 10% of the total units. The total RRLP Request Amount is the Base Loan Amount plus the ELI Loan Amount.

- B. Tax-Exempt Bonds and Non-Competitive Housing Credits (Housing Credit)

In all Medium and Large Counties, Tax-Exempt Bond Financing and Non-Competitive Housing Credits must be used in conjunction with the RRLP funding. Applications of proposed Developments in Small Counties consisting of at least 50 units may request Tax-Exempt Bond Financing and Non-Competitive Housing Credits in conjunction with the request for RRLP funding.

¹ References to the RFA Webpage refer to <https://www.floridahousing.org/programs/developers-multifamily-programs/competitive/2023/2023-304> which can be accessed [here](#).

Note: Pursuant to subsection 67-21.003(11), F.A.C., the withdrawal by the Applicant from any one program will be deemed by the Corporation to be a withdrawal of the Application from all programs.

The Corporation proposes the following for the RFA at this time:

1. Demographic Commitment

- a. Family;
- b. Elderly, Non-ALF
- c. The Corporation is considering other Demographics such as Persons with Special Needs and/or Homeless Households

3. Applicant/Developer/Management Company

- a. For Profit and Non-Profit Applicants will be eligible to apply
- b. 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, 2003, completed at least one multifamily rental housing development that consists of a total number of units no less than 50 percent of the total number of units in the proposed Development.

- c. 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.

4. General Proposed Development Information

- a. Development Name
- b. Development Category must be new construction, with or without acquisition. All units must consist entirely of new construction units. Rehabilitation of existing units is not allowed. Demolition of current structures is allowed.
- c. Characteristics of a 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 Leveraging calculation, the proposed Development must meet the ESS Construction qualifications outlined in the RFA.

d. Unit Characteristic Chart

Complete the chart in Exhibit A reflecting the number of units for each of the Development Categories, Development Types, or ESS/non-ESS Construction, for purposes of the Total Development Cost Per Unit Limitation calculation and the Leveraging Calculation.

5. Location

- a. County – The proposed Development must be located in one of the following counties: Brevard, Charlotte, Collier, DeSoto, Flagler, Glades, Hardee, Hendry, Highlands, Hillsborough, Lake, Lee, Manatee, Monroe, Okeechobee, Orange, Osceola, Palm Beach, Pasco, Pinellas, Polk, Putnam, Saint Johns, Sarasota, Seminole, or Volusia
- 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 to at least six decimal places.

6. Number of Buildings and Units

a. Number of Units

Proposed Developments located in Brevard, Charlotte, Collier, Flagler, Highlands, Hillsborough, Lake, Lee, Manatee, Orange, Osceola, Palm Beach, Pasco, Pinellas, Polk, Saint Johns, Sarasota, Seminole, or Volusia County must (i) consist of a minimum of 50 total units and a maximum of 300 total units; and (ii) request Tax-Exempt Bond Financing and Non-Competitive Housing Credits in conjunction with the request for RRLP funding.

Applications of proposed Developments in DeSoto, Glades, Hardee, Hendry, Monroe, Okeechobee, and Putnam County must consist of a minimum of 10 units. If a proposed Development in these counties consists of 50 units or less, the Application is only eligible for RRLP Funding and not Tax-Exempt Bond Financing or Non-Competitive Housing Credits. If a proposed Development in these counties consists of at least 50 units, the Application has a maximum of 300 total units and may request either (i) RRLP Funding only; or (ii) utilize Tax-Exempt Bond Financing and Non-Competitive Housing Credits in conjunction with the request for RRLP funding.

b. Set-Aside Commitments

- (1) Minimum Set-Aside Commitments per Section 42 of the IRC for proposed Developments that are requesting MMRB or local bonds with Non-Competitive Housing Credits

Per Section 42 of the IRC, elect one of the following minimum set-aside commitments:

- 20% of the units at 50% or less of the Area Median Income (AMI)
- 40% of the units at 60% or less of the AMI
- Average Income Test

(2) Set-Aside Commitments per Corporation Requirements – for all Applications

(a) Total Income Set-Aside Units

For proposed Developments that are requesting MMRB or local bonds with Non-Competitive Housing Credits and select the Average Income Test, set aside a total of at least 80 percent of the Development’s total units at 80 percent AMI or less, but the Average AMI of the Qualifying Housing Credit Units cannot exceed 60 percent.

For all other Applications, set aside a total of at least 80 percent of the Development’s total units at 60 percent AMI or less.

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

For proposed Developments that are requesting MMRB or local bonds with Non-Competitive Housing Credits and select the Average Income Test, the proposed Development must set aside at least 15 percent of total units for ELI Households and the ELI AMI level will be 30%, regardless of county.

For all other Applications, the proposed Development must set aside at least 10 percent of total units for ELI Households. The requirement to set aside units for ELI Households refers to the ELI Area Median Income (AMI) level for the county where the proposed Development is located, as outlined on the ELI chart in the RFA.

(c) Link Units for Persons with Special Needs

With the exception of Developments financed with HUD Section 811, a United States Department of Agriculture RD program (“USDA RD”), Applicants must commit to set aside 50 percent of all of the units that are set aside below 50 percent AMI as Link Units for Persons with Special Needs.

c. Unit Mix requirements

(a) If the Elderly Demographic Commitment is selected, at least 50 percent of the total units must be comprised of one bedroom or Zero Bedroom Units, and no more than 15 percent of the total units can be larger than two bedroom units.

(b) If the Family Demographic Commitment is selected, not more than 25 percent of the total units in the Development may consist of Zero Bedroom units.

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

7. Readiness to Proceed

a. Site Control

Applicants must demonstrate site control as of Application Deadline by providing an eligible contract (effective at least through November 30, 2023), a deed, and/or a lease. If there is an existing Declaration of Trust recorded on the subject property, the Applicant may provide an Option to Enter into a Ground Lease Agreement between the Applicant and the owner of the property.

b. The 07-22 Ability to Proceed forms (zoning, water, sewer/package treatment/septic tank) are provided on the RFA Webpage. These must be submitted with the Application.

The 08-20 Ability to Proceed forms (electricity and roads) must be submitted during credit underwriting.

8. Construction Features

In addition to the required Green Building features outlined in the RFA, proposed Developments must select one of the following Green Building Certification programs: Leadership in Energy and Environmental Design (LEED); Florida Green Building Coalition (FGBC); Enterprise Green Communities; or ICC 700 National Green Building Standard (NGBS).

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, and Homeownership Opportunity Program.
- b. If the Elderly Demographic 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. Total RRLP Request Amount is the Base Loan Amount plus ELI Loan Amount as described below.

(1) Base Loan Amount

- (a) The RRLP Base Loan Request Amount for Applicants utilizing Tax-Exempt Bond Financing and Non-Competitive Housing Credits is limited to the lesser of (i) \$95,000 per unit or (ii) \$8,000,000 per Development.
- (b) The maximum RRLP Base Loan Request Amount for all other transactions is limited to the lesser of the following:
 - (i) \$6,500,000 per Development; or
 - (ii) Per unit limit based on bedrooms per unit:

Per Unit FHFC Maximum Subsidy Limits					
	0 BR	1BR	2 BR	3 BR	4BR
All Counties	\$143,814	\$164,819	\$200,424	\$259,284	\$284,612

(2) ELI Loan Amount

Applicants that are not committing to the Average Income Test are required to commit 10% of the total units as ELI Set-Aside Units and are eligible for ELI Loan Funding for each of the ELI Units. Applicants that are committing to the Average Income Test are required to commit 15% of the total units as ELI Set-Aside Units and are eligible for ELI Loan Funding for each of the ELI Units up to 10% of the total units.

County	2022 ELI AMI	0 & 1 Bedroom Units	2 Bedroom Units	3 & Higher Bedroom Units
Brevard	33%	\$78,800	\$92,100	\$103,900
Charlotte	40%	\$52,000	\$60,900	\$68,700
Collier	28%	\$108,400	\$126,800	\$143,100
DeSoto	40%	\$43,600	\$51,000	\$57,600
Flagler	35%	\$66,900	\$78,400	\$88,400
Glades	40%	\$43,600	\$51,000	\$57,600
Hardee	40%	\$43,600	\$51,000	\$57,600
Hendry	40%	\$43,600	\$51,000	\$57,600
Highlands	40%	\$44,400	\$52,100	\$58,700
Hillsborough	33%	\$79,500	\$93,200	\$105,200
Lake	33%	\$80,300	\$94,100	\$106,100
Lee	33%	\$78,000	\$91,300	\$102,800
Manatee	33%	\$83,700	\$97,800	\$110,600
Monroe	28%	\$117,600	\$137,800	\$155,500
Okeechobee	40%	\$43,600	\$51,000	\$57,600
Orange	33%	\$80,300	\$94,100	\$106,100
Osceola	33%	\$80,300	\$94,100	\$106,100
Palm Beach	30%	\$99,000	\$116,000	\$130,900
Pasco	33%	\$79,500	\$93,200	\$105,200
Pinellas	33%	\$79,500	\$93,200	\$105,200
Polk	40%	\$48,400	\$56,800	\$64,000
Putnam	40%	\$43,600	\$51,000	\$57,600
Saint Johns	33%	\$81,100	\$94,900	\$107,000
Sarasota	33%	\$83,700	\$97,800	\$110,600
Seminole	33%	\$80,300	\$94,100	\$106,100
Volusia	40%	\$52,400	\$61,400	\$69,300

b. Tax-Exempt Bonds:

- (1) Corporation-issued MMRB; or
- (2) Non-Corporation-issued Tax-Exempt Bonds (i.e., bonds obtained through a Public Housing Authority (established under Chapter 421, F.S.), a County Housing Finance Authority (established pursuant to Section 159.604, F.S.), or a Local Government

c. Non-Competitive 4% Housing Credits

- (1) The Applicant must state the anticipated amount of Housing Credits it is requesting (“Applicant’s Housing Credit Request Amount”).
- (2) Basis Boost Qualifications

d. Developer Fee

(1) For Applicants that utilize MMRB or local bonds with Non-Competitive Housing Credits, the Developer Fee is based on 18% of Development Cost.

(2) For all other Applicants, the Developer Fee is based on 16% of Development Cost.

e. Leveraging

The eligible Applications will be divided into two lists: Applications requesting RRLP only and Applications requesting RRLP, tax-exempt bonds, and non-competitive housing credits. Within each list, each eligible Application will be assigned as either Group A or Group B, based on the Eligible RRLP Base Funding Loan Amount relative to all other Application's total Corporation RRLP Funding amount using a methodology that is similar to RFA 2022-205 and an 80/20 line.

The funding selection process

The Corporation is considering the following goals in the funding selection process:

- A goal to fund three Family or Elderly Applications in Lee County
- A goal to fund one Family or Elderly Application in each of the remaining Priority 1 Counties; and
- A goal to fund one Family or Elderly Application in each Priority 2 County.

First, the list of Applications that were invited to enter credit underwriting in RFA 2022-206 HOME Financing to be used for rental Developments in certain Hurricane Ian impacted counties will be reviewed.

If any of the Applications invited to enter credit underwriting in RFA 2022-206 were for Developments located in counties eligible for funding in this RFA, the affected county will be considered to have one Application applied towards the county in this RFA, and, if the county is a Priority 1 or 2 County, the Application will count towards the applicable goal.

The Corporation will then select the highest-ranking Applications to meet the goals that have not yet been met in the order stated above if the Application can be fully funded. If funding remains after meeting all of the goals that can be met, an additional Family or Elderly Application in each of the Priority 1 or 2 Counties will be selected for funding if there is enough RRLP to fully fund the Applications' Eligible RRLP request. This may be repeated until there are no eligible Applications in the Priority 1 or 2 Counties that can be fully funded.

At that time, the highest-ranking eligible unfunded Family or Elderly Application in each of the Priority 3 Counties will be selected for funding if there is enough RRLP to fully fund the Applications' Eligible RRLP request. This may be repeated until there are no eligible Applications in the Priority 3 Counties that can be fully funded.

Other Important Information

1. Public comment link on each RFA Webpage for viewing and submitting public comments
2. Expected Timeline

Issue RFA:	March 31, 2023
RFA Due Date:	May 2, 2023
Review Committee Meeting (make recommendations to Board)	2:00 p.m. on May 25, 2023
Request Board Approval of Recommendations	June 9, 2023