

FLORIDA HOUSING FINANCE CORPORATION
Workshop Agenda – 2024/2025 Request for Applications (RFA) Funding Cycle
January 31, 2024 at 2:00 p.m. Eastern Time
Florida Housing Finance Corporation, 227 N. Bronough Street, Tallahassee, Florida and via webinar
Webinar Registration Information is available on the webpage
<https://www.floridahousing.org/programs/developers-multifamily-programs/competitive/2024-2025-rfa-cycle-information>

Introductions

References to RFAs

The workshop will be held to solicit comments and suggestions from interested persons relative to Florida Housing's proposed general occupancy RFAs:

- RFA 2024-201 Housing Credit Financing For Affordable Housing Developments Located In Small and Medium Counties
- RFA 2024-202 Housing Credit Financing For Affordable Housing Developments Located In Broward, Duval, Hillsborough, Orange, Palm Beach, And Pinellas Counties
- RFA 2024-203 Housing Credit Financing For Affordable Housing Developments Located In Miami-Dade County
- RFA 2024-205 SAIL Financing Of Affordable Multifamily Housing Developments To Be Used In Conjunction With Tax-Exempt Bonds And Non-Competitive Housing Credits

Every RFA within the 2024/2025 RFA Cycle will also have at least one workshop specific to that RFA.

Additionally, Florida Housing anticipates holding a workshop in the late summer regarding the Permanent Supportive Housing and other specialized demographic RFAs. A listserv will be sent as more information is available.

Reminder: The Noninterference policy is in effect for RFAs that are currently open.

Updates on Live Local Act Funding RFAs to be issued in the 2024/2025 RFA Cycle

Although these RFAs may be revised from the 2023/2024 versions, the timing is below for planning purposes only.

- RFA 2024-213 SAIL Funding For Live Local Mixed Income, Mixed-Use, And Urban Infill Developments – issue in late summer/early fall.
- RFA 2025-214 SAIL Funding for Live Local Redevelopment– issue in Jan. 2025
- RFA 2025-215 SAIL Funding For Developments Near Military Installations – issue in Jan. 2025
- Additional RFA to address rural areas

RFA 2024-206 HOME and Live Local SAIL Financing to be used for Rental Developments in Certain Hurricane Idalia Impacted Counties is open. In this RFA, Florida Housing has made both HOME funding and Live Local SAIL funding available for rural areas. After the 2024 hurricane season concludes, Florida Housing will make a determination on how best to use Live Local SAIL for rural areas.

Review of Live Local Act Funding program implementation and discussion about possible adjustments such as inclusion of Priority 1 limitations.

Updates to RFA Cycle

1. Timeline for the 2024/2025 Cycle

In this past cycle, Florida Housing issued RFAs 2023-201, 2023-202, 2023-203, and 2023-205 in July, with RFA 2023-205 being due in August and the others due in September.

- Florida Housing is proposing to issue the three Geographic RFAs in June, and the Review Committee results going to the August 23, 2024 Board Meeting.
- Florida Housing is proposing to issue the SAIL Family/Elderly RFA in August, and the Review Committee results going to the October 22, 2024 Board Meeting.

2. Priority 1/2 Applications

- a. Principals of the Applicant and Principals of the Developers will be prohibited from submitting Priority 1 Applications in any RFA in this cycle if they were also Principals of the Applicant or Principals of the Developers for an Application that was funded in RFA cycle 2020/2021 or earlier that has yet to close on funding.
- b. Florida Housing has begun using Priority 1 and 2 designation in most RFAs which reduces the need for the Withdrawal Disincentive. Therefore, Florida Housing is considering the removal of the Withdrawal Disincentive.
- c. In RFA 2022-205 SAIL Financing Of Affordable Multifamily Housing Developments To Be Used In Conjunction With Tax-Exempt Bonds And Non-Competitive Housing Credits and RFA 2023-304 RRLP Financing To Be Used For Rental Developments In Hurricane Ian And Hurricane Nicole Impacted Counties, Florida Housing included language to reduce the number of Priority 1 Application submissions allowed in the Future Corresponding 2024/2025 RFA cycle.

Florida Housing recognizes that these deadlines will not be met prior to the 2024/2025 RFA cycle. Florida Housing is having internal discussions on how to address this issue.

3. Revisions to the Leveraging Multipliers for Demographic Commitments, Development Types, and Enhanced Structural Systems (ESS) Construction

a. Corporation Funding Per Set-Aside multipliers

- (1) To calculate the Corporation funding per set-aside unit within a Development that requests loan funding with tax-exempt bonds and 4% housing credits, if the Development qualifies for a Housing Credit basis boost, the Eligible SAIL Request Amount will be multiplied by 1.10.
- (2) For all Developments, if the Applicant has either (i) entered into a land lease with a Public Housing Authority on property where the proposed Development is to be located or the Applicant provided an Option to Enter into a Ground Lease Agreement on

property where the proposed Development is to be located; AND the property has an existing Declaration of Trust between the Public Housing Authority and HUD; or (ii) a PHA/instrumentality of a PHA as a Principal, the Application will qualify for the PHA Multiplier and the amount will also be multiplied by 0.91.

b. Multipliers used in Leveraging Factor

If the Development consists of any new construction units, the total Corporation funding amount calculated above will also be multiplied by a Leveraging Factor. The Leveraging Factor is calculated as follows:

# of new construction units	Development Leveraging Multipliers used in Leveraging Factor							
	Elderly Non-ALF*	NC Garden Non-ESS	NC Garden ESS	NC Mid-Rise Non-ESS	NC Mid-Rise ESS	NC High-Rise	NC Other Non-ESS	NC Other ESS
2023 Combined Dev Type / ESSC Multipliers	x 1.0	x 0.92	x 0.8004	x 0.85	x 0.7395	x 0.7134	x 1.0	x 0.87
Proposed 2024 Combined Dev Type / ESSC Multipliers	x 0.96	x 0.89	x 0.8544	x 0.88	x 0.7099	x 0.87	x 1.0	x 0.96

4. Discussion regarding increases to the Hard Cost Components of the Total Development Cost per unit limits for use in the upcoming RFAs.

Florida Housing is proposing a 4% - 6% increase to the Hard Cost Components used in the previous cycle.

5. Funding request amounts
6. Calculating the SAIL request amount in RFA 2024-205 for a Self-Sourced Application

RFA 2023-205 reduced the Maximum SAIL Request Amount for Self-Sourced applications which secure financing from a government entity. The language in RFA 2023-205 stated the following:

If a Self-Sourced Applicant demonstrates Permanent Sources that Cause Reduction in Maximum SAIL Request Amounts of Self-Sourced Applicants, such funding will not be considered self-sourced financing and said funding will be divided by the total number of units. The result of this will be deducted from the maximum per unit SAIL request (\$41,000). For example: If a Self-Sourced Applicant is proposing a Development consisting of 100 total units and includes \$1,000,000 in permanent financing from a government entity, the maximum per unit SAIL Request will be reduced from \$41,000 per unit to \$31,000 per unit ($\$1,000,000 / 100 = \$10,000$. $\$41,000 - \$10,000 = \$31,000$).

Florida Housing is considering changing the definition of “Permanent Sources that Cause Reduction in Maximum SAIL Request Amounts of Self-Sourced Applicants” so that local government funding will NOT cause a reduction to the SAIL request amount.

7. Proposed Goals in RFAs 2024-201, 2024-202, 2024-203, and 2024-205

a. RFA 2024-201 (Small/Medium Geographic RFA)

(1) The Corporation proposes to have similar goals as RFA 2023-201, with a goal to fund six Applications that qualify for the Local Government Area of Opportunity Funding Goal, with the following preferences:

(a) A preference for two Applications that demonstrate continuous Local Government Area of Opportunity support since 2022 or earlier*

(b) There is a preference for two Applications that demonstrate continuous Local Government Area of Opportunity support since 2023 or earlier*

(c) There is a preference for two additional Applications that qualify for the goal, regardless of whether the Applications also demonstrate prior continuous Local Government Area of Opportunity support.

*A draft list of Developments that demonstrated Local Government Area of Opportunity support since 2022 has been posted to the webpage

<https://www.floridahousing.org/programs/developers-multifamily-programs/competitive/2024-2025-rfa-cycle-information>.

(2) The Corporation has a goal to select one Development that is within 0.5 miles of a SunRail Station.

(3) New proposed goal! – The Corporation has a goal to select one Application proposing a Development that has higher level of ability to proceed such as demonstration that permitting has been approved.

(4) The Corporation has a goal to select at least three Applications with a Demographic commitment of Family that select and qualify for the Geographic Areas of Opportunity / SADDA Goal.

b. RFA 2024-202 (6 county Large Geographic RFA)

Applications must select one of the following goals in which to compete.

(1) The Corporation has a goal to fund one Application proposing a Development that is part of a Local Government Revitalization Plan. Because Pinellas County was awarded in this goal in RFA 2023-202, there is a preference for one of the other counties to be awarded in RFA 2024-202.

- (2) Continued rotation of counties eligible for the Geographic Area of Opportunity/SADDA Goal and Local Government Area of Opportunity

For 2024-202, Florida Housing proposes to have a goal to fund one Family Development located in a Geographic Area of Opportunity/SADDA in Duval and Palm Beach Counties. It is also expected that the remaining counties of Broward, Hillsborough, Orange, and Pinellas will be the focus of the Local Government Area of Opportunity Goal.

Note: It is expected that RFA 2025-202 will have a goal to fund one Family Development located in a Geographic Area of Opportunity in Hillsborough and Orange Counties. It is also expected that the remaining counties of Broward, Duval, Palm Beach, and Pinellas will be the focus of the Local Government Area of Opportunity Goal.

- (3) Preference for an additional Application for a proposed Development in Broward County that qualifies for the Revitalization Goal or the Local Government Area of Opportunity Goal

c. RFA 2024-203 (Miami-Dade Geographic RFA)

- (1) New proposed goal! – The Corporation has a goal to select one Application proposing a Development that has higher level of ability to proceed such as demonstration that permitting has been approved. This goal will be met first in the selection process and the Application selected for this goal will also count for the applicable goal below.

All Applications, including those that qualify for the High Ability to Proceed must select one of the following goals in which to compete.

- (2) The Application is a Family Application and qualifies for the Geographic Areas of Opportunity/SADDA Goal as outlined in Section Four A.10.a.(1)(d) of the RFA.
- (3) The Application is an Elderly (Non-ALF) Application.
- (4) The Application qualifies for the Urban Center/MetroRail Station Designation.

d. RFA 2024-205 (SAIL Family/Elderly RFA)

- (1) Continuation of current goals if funding permits
 - (a) Two Elderly, New Construction Applications located in a Large County, with a preference for at least one Application that qualifies for the Veterans Preference
 - (b) Three Family, New Construction Applications located in a Large County, with a preference that at least two Applications are from Self-Sourced Applicants.
 - (c) One Elderly, New Construction, Application located in a Medium County, with a preference for Applications that qualify for the Veterans Preference
 - (d) Two Family, New Construction, Application located in a Medium County, with a preference that at least one Application is from a Self-Sourced Applicant.

(e) One Application that qualifies for the HUD Choice Neighborhoods Implementation Grant Goal.

(2) New goal!

Florida Housing proposes a goal to select an Application proposing a Development located in a Hurricane Idalia impacted Tier 1 county that was not eligible to apply in RFA 2024-206 because the county was not also a Rural Area of Opportunity. These counties are Citrus, Pasco, and Pinellas.

(3) New goal!

Florida Housing proposes a goal to fund one Application that qualifies for the Development Category of Preservation and is serving the Demographic Commitment of Family.

8. Other Items that will be seen in upcoming RFAs

- a. Geographic Areas of Opportunity map will be posted in early February.
- b. Proximity List will be posted in February.
- c. Florida Housing is looking at an online Application Fee portal for future use. As we know more, we will provide more details.
- d. Submission of equity proposal

Florida Housing is considering the removal of the requirement to submit the equity proposal during the Application submission. Applicants would continue to report on the equity as a source within the Development Cost Pro Forma, but the proposal would only be required to be submitted within 21 Calendar Days of the invitation to enter into credit underwriting.

- e. Counting the number of stories for Developments building multi-stories over a podium structure.
- f. Internet-enabled TV will be added as an additional option to the requirement to provide cable or satellite TV. The new language will say:

Internet-enabled TV, cable or satellite TV hook-up in each unit and, if the Development offers cable or satellite TV service to the residents, the price cannot exceed the market rate for service of similar quality available to the Development's residents from a primary provider of cable or satellite TV;

- g. Limited Development Area (LDA) boundaries

Florida Housing expects to post a draft of the proposed LDA boundaries in March 2024.