

**Florida Housing Finance Corporation  
2024 Housing Credit Geographic RFAs Workshop Agenda  
May 21, 2024, 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 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, and RFA 2024-203 Housing Credit Financing For Affordable Housing Developments Located In Miami-Dade County.

\*Any reference to the RFA Webpage for RFA 2024-201 (9% HC for Small and Medium Counties) means <https://www.floridahousing.org/programs/developers-multifamily-programs/competitive/2024/2024-201>  
Any reference to the RFA Webpage for RFA 2024-202 (9% HC for 6 Large Counties) means <https://www.floridahousing.org/programs/developers-multifamily-programs/competitive/2024/2024-202>  
Any reference to the RFA Webpage for RFA 2024-203 (9% HC for Miami-Dade County) means <https://www.floridahousing.org/programs/developers-multifamily-programs/competitive/2024/2024-203>

**Funding available (all amounts are estimated)**

- \$23,776,520 (estimated) in Competitive Housing Credits will be made available to RFA 2024-201 (9% HC for Small and Medium Counties)
  - \$1,676,520 in Small County funding
  - \$22,100,000 in Medium County funding
- \$25,366,110 (estimated) in Competitive Housing Credits will be made available to RFA 2024-202 (9% HC for 6 Large Counties)
- \$9,957,110 (estimated) in Competitive Housing Credits will be made available to RFA 2024-203 (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
  - 2. Financial Arrearage Requirement

The Past Due Report contains the financial arrearages to the Corporation. 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.

3. Bookmarking the All Attachments Document before uploading (5 points)

To be awarded 5 points, bookmark the pdf of the All Attachments Document before uploading. Instructions are provided on the RFA Webpage. Acrobat Standard DC or Acrobat Pro DC are the programs required to create bookmarks.

D. Section Four of the RFA outlines instructions for completing Exhibit A

1. Review of Application

During the Review Committee scoring process, the Corporation (i) may rely on the answers submitted by the Applicant in Exhibit A, the Development Cost Pro Forma, and the Principal Disclosure Form; and (ii) may, but is not obligated to, review the substance of the documentation that is submitted as Attachments to the Application.

If it is determined that the Attachments do not meet the RFA requirements or the Applicant submitted materially incorrect information in the Application, the Corporation may take any or all of the following actions, even if the Application was not selected for funding, was deemed ineligible, or was withdrawn: deem the Application ineligible, rescind the award, and consider all Principals of the Applicant to have made a material misrepresentation subject to Section 420.518, F.S.

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 qualified to do business in Florida as of Application Deadline
- (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 during credit underwriting.

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, 2004 completed at least three affordable rental housing developments, at least one of which was a Housing Credit development completed since January 1, 2014. 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) Requests for additional Corporation Funding for a recently funded Development

Applications that request additional Corporation funding due to sizing (e.g., Viability Loan Funding or similar), regardless of whether the request is via approval of the Board of Directors or application of funds through a competitive process 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 Application is named for purposes of satisfying the Developer experience requirement in the future Application.

(c) Reduction in number of Priority 1 Application submissions allowed in the Future Corresponding RFA cycle

Applicants must either (i) close on the limited partnership agreement or limited liability company operating agreement, as applicable\* and provide a copy of the recorded Notice of Commencement from the Official Records of the applicable jurisdiction(s), by the closing deadlines as set forth in the Carryover Allocation Agreement; or (ii) if the Development has any HUD funding, including but not limited to rental subsidy, development funding, or insured mortgage financing, at least 90 days prior to the closing deadline set forth in the Carryover Allocation Agreement, the Applicant must submit evidence to the Corporation that the Financing Plan, Subsidy Layering Review Package, rental subsidy transfer documentation, or Firm Commitment Application, or similar necessary documentation for the application process has been submitted to HUD or the Public Housing Authority, as applicable. If the Application fails to meet these requirements and either requires a closing and/or Notice of Commencement extension or withdraws from funding, or does not submit the required documentation outlined in (ii) above to HUD or the Public Housing Authority as applicable within the stated time frame, the Principals of the Application will be prohibited from submitting Priority 1 Applications in the Future Corresponding RFA cycle, (e.g. RFA Housing Credit Financing For Affordable Housing Developments Located In Broward, Duval, Hillsborough, Orange, Palm Beach, And Pinellas Counties).

\*To meet the LPA closing requirement as stated in (i) above, the following requirements must be met:

- The LPA must be executed by all parties on or before the deadline as set forth in the Carryover Allocation Agreement.
- The LPA must reflect the percentage interest and all capital contributions to be contributed by the Investor Member.
- At a minimum the closing of the first mortgage construction financing source must occur prior to or concurrently with the closing of the Limited Partnership Agreement.
- The 15% pay-in requirement as stated in Exhibit D of the RFA must be met. Dry closings or closing in escrow will not satisfy the LPA closing requirement.

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) Designation of Priority 1 and 2 Applications

Principals of Applications in each RFA are limited to a maximum of three Priority 1 Related Application submissions in each RFA; however, Principals of Applications submitted in previous RFAs may have further limitations on the number of Priority 1 Applications to be submitted in this RFA. A draft of the 2024/2025 Priority I Application Limitation Chart is expected to be posted prior to the workshop outlining such limitations.

d. Management Company Information

(1) Contact information on Management Company

(2) Required General Management Company experience

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 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.

Applicants that qualify for the Development Subcategory of Redevelopment will automatically meet other eligibility items in the RFA such as RECAP. To qualify for this subcategory, Applicants must select the Development Category of New Construction and submit a Rental Assistance Qualification Letter (fka Development Category Qualification Letter) from HUD or RD demonstrating the age of the Development and that the PBRA/ACC funding requirements have been met.

- (2) The Development Category qualifications are outlined in each RFA.

- (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 that the proposed Development does NOT meet the definition of Preservation as defined in Rule Chapter 67-48.002, F.A.C. Applications that selected the Development Category of New Construction will automatically qualify.

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

- d. Complete the Unit Characteristic Chart reflecting the appropriate breakdown reflecting the number of units within each of the Development Categories, Development Types, or ESS/non-ESS Construction.

5. Location

a. County

- RFA 2024-201 is open to all Small and Medium Counties. A chart in Section Four, A.5.a. of the RFA outlines those counties.
- RFA 2024-202 is open to Broward, Duval, Hillsborough, Orange, Palm Beach, and Pinellas Counties
- RFA 2024-203 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 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, with the exception of Applications that qualify for the Local Government Area of Opportunity Designation, must achieve a minimum number of points for Transit Services.

All Small, Medium and Large County Applications, with the exception of Applications that qualify for the Local Government Area of Opportunity Designation and the SunRail Goal\*, must achieve a minimum number of total proximity points to be eligible for funding.

Proximity Funding Preference Qualifications

All Applications 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 or SunRail Goal\*, but will be used when selecting Applications in the remaining selection process. This 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 Designation and Goal are used in RFAs 2024-201 and 2024-202. The SunRail Goal is a goal used in RFA 2024-201.

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	1.5	2.0	10.5	12.5 or more
Large County Applications that qualify for the Local Government Area of Opportunity	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

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
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
Small County Applications	Qualifies automatically	Qualifies automatically	4.0	6.0 or more

f. Mandatory Distance Requirement for Small and Medium Counties only

Applications that are not eligible for the automatic qualification will only meet the Mandatory Distance 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 2024 FHFC Development Proximity List\* that serve the same demographic group as the proposed Development meets the Mandatory Distance Requirement.

Applications that are not from Franklin County (i.e. LDA Developments) that qualify for the Local Government Areas of Opportunity Designation or SunRail Goal, and Applications that select the Development Category of Rehabilitation (with or without Acquisition) or qualify for the Development subcategory of Redevelopment may also meet this eligibility requirement automatically if the Application also meets other criteria outlined in each RFA.

\*The draft of the 2024 Proximity List is available on each RFA Webpage under Drafts.

County Size	Distance between the proposed Development and Developments on the List if proposed Development is <u>an</u> LDA Development	Distance between the proposed Development and Developments on the List if proposed Development is <u>not</u> an LDA Development; AND the Development on the Proximity List has <u>at least</u> 31 Total Units	Distance between the proposed Development and Developments on the List if proposed Development is <u>not</u> an LDA Development; AND the Development on the Proximity List has <u>less than</u> 31 Total Units
All Small Counties	5 miles	2.0 miles	1.0 miles
All Medium Counties	N/A	1.0 miles	N/A

g. Limited Development Areas (LDA)

- (1) A proposed Development will be designated as an LDA Development if it is located within Franklin County. Information regarding the 2024 Limited Development Areas are reflected on the Webpage <https://www.floridahousing.org/programs/developers-multifamily-programs/competitive/lda-information/2024>. A link to the Multifamily Mapping Application reflecting this can be found each RFA Webpage.
- (2) For an LDA Development to be deemed eligible for funding, it must meet all of the following LDA Development Conditions outlined in the RFA.

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 the Development qualifies for the Development Subcategory of Redevelopment (all three 9% HC Geographic RFAs) or the Application is proposing a Development that is part of a Local Government Revitalization Plan (RFA 2024-201 and RFA 2024-202) , as outlined in the RFA.

i. Urban Center/MetroRail Station Goal in RFA 2024-203 (RFA 2024-203) only

To qualify for the Urban Center Designation, all of the following qualifications must be met:

- Question 5.h.(1) of Exhibit A must reflect “Yes”, and 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: Ojus, Downtown Kendall, Cutler Ridge, Goulds, and, if proposing an Elderly Development, Naranja

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

\* Perrine and Princeton Urban Centers were considered Tier 1 Urban Centers in RFA 2023-203, but because RFA 2023-203 awarded funding to Applications proposing Developments near Perrine and Princeton Urban Centers, these Urban Centers will be deemed Tier 2 within RFA 2024-203.

To qualify for the MetroRail Station Designation, all of the following qualifications must be met:

- Question 5.h.(3) of Exhibit A must reflect “Yes”, and
- The Development Location Point must be within 0.50 miles of the MetroRail Station.

*Tier 1 MetroRail Designation Preference*

To qualify for the Tier 1 MetroRail Designation Preference, the Development must be located within 0.50 miles of one of the following Tier 1 MetroRail Stations: Allapattah; Brickell; Civic Center; Coconut Grove; Culmer; Dadeland North; Dadeland South; Douglas Road; Dr. Martin Luther King Jr. Plaza; Earlington Heights; Government Center; Hialeah; Miami International Airport; Northside; Okeechobee; Palmetto; Santa Clara; South Miami; Tri-Rail; University; or Vizcaya.

To qualify for the Tier 2 MetroRail Designation, the Development must be located within 0.50 miles of one of the following Tier 2 MetroRail Stations: Brownsville or Historic Overtown/Lyric Theatre

j. SunRail Goal in RFA 2024-201 (9% HC for Small and Medium Counties) only

To qualify for this Goal, the Development Location Point must be within 0.50 miles of a SunRail Station.



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

6. Number of Buildings and Units

a. Number of Units

(1) Minimum number of Set-Aside Units and Total Units

RFA 2024-201 (9% HC for Small and Medium Counties)

All proposed Developments must consist of a minimum of 30 **total** units; however, if the Applicant is a for profit Applicant Family and Elderly Non-ALF Developments with a total set aside commitment that is less than 80 percent of the total units, the Development must have a minimum of 75 **Set-Aside** Units.

RFA 2024-202 (9% HC for 6 Large Counties) Minimum number of Set-Aside Units and Total Units

All proposed Developments in Pinellas County must consist of a minimum of 50 **total** units and all proposed Developments in other counties must consist of a minimum of 75 **total** units; however, if the Applicant is a for profit Applicant Family and Elderly Non-ALF Developments with a total set aside commitment that is less than 80 percent of the total units, the Development must have a minimum of 75 **Set-Aside** Units.

RFA 2024-203 (9% HC for Miami-Dade County) Minimum number of Set-Aside Units and Total Units

All proposed Developments located in all areas of Miami-Dade County south of SW 224th Street must consist of a minimum of 100 **total** units.

All proposed Developments located in all areas of Miami-Dade County north of SW 224th Street must consist of a minimum of 75 **total** units.

In addition, if the Applicant is a for profit Applicant Family and Elderly Non-ALF Developments with a total set aside commitment that is less than 80 percent of the total units, the Development must have a minimum of 75 **Set-Aside** Units.

(2) Maximum number of Total Units for all three RFAs

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 or Miami-Dade 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

If the Development is deemed an LDA Development, the limit is 250 units. For all other Developments, there is no total unit limitation for Family Developments.

b. 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. Regardless of the Development Category, if there are existing occupied units and if the Development is funded, a plan for relocation of existing tenants will be required to be provided to the Credit Underwriter.

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:

As stated in 6.a.(1) above, 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) Proposed Developments with a Demographic Commitment of Elderly ALF

If the Average Income Test is not selected, set aside a total of at least 50 percent of the Development's total units at 60 percent AMI or less.

If the Average Income Test is selected, set aside a total of at least 50 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.

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

If the Development is deemed an LDA Development, 30 percent of the total units must be set-aside as ELI Set-Aside units. For all other Developments, if not committing to the Average Income Test, 10 percent of the total units must be set aside as ELI Set-Aside units. The AMI for each county has been updated and put into the drafts of the RFAs. If committing to the Average Income Test, 15 percent of the total units must be set aside as ELI Set-Aside units. 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.

d. Unit Mix requirements outlined in RFA are based on Demographic Commitment

(1) Unit Mix requirements for Elderly Developments

- (a) If the Elderly Non-ALF Demographic Commitment is selected and the Development Category of Rehabilitation, with or without Acquisition, is selected, at least 40 percent of the total units must be comprised of one bedroom or Zero Bedroom Units, and no more than 20 percent of the total units can be larger than two bedroom units.
- (b) If the Elderly Non-ALF Demographic Commitment is selected and the Development Category of New Construction 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.
- (c) If the Elderly ALF Demographic Commitment is selected, at least 90 percent of the total units must be comprised of units no larger than one bedroom and the sharing of a unit by two or more unaffiliated residents cannot be a condition of occupancy.

(2) 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.

e. Number of residential buildings must be provided.

f. 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 October 31, 2024), 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 (“eligible agreement”) between the Applicant and the owner of the property.

b. Ability to Proceed forms

(1) NEW! Zoning and Infrastructure

All successful Applications will be required to demonstrate zoning, infrastructure (water, sewer, electricity and roads), and Environmental Site Assessment **as of Application Deadline**, for the entire proposed Development site, including all Scattered Sites, if applicable.

Successful Applicants will be required to demonstrate that all of these requirements were met by providing documentation outlined in Exhibit D of this RFA within 21 Calendar Days of the invitation to enter into credit underwriting. To demonstrate that these were in place as of the Application Deadline, the documents must be dated on or before the Application Deadline. The Corporation may **rescind** the award of any Applications that fail to meet this requirement.

c. New proposed goal in 2024-201 and 2024-203! – Permit Ready Goal

The Corporation has a goal to select one Application proposing a New Construction Development that submits a Permit Ready from the Local Government for the Development reflecting that no additional conditions are required in order to get all permits for the Development, other than payment of additional fees.

Note: Applications that qualify for this goal will be held to the requirements of the letter. Regardless of whether the Application was selected for funding to meet the goal, if, during credit underwriting, it is determined that the letter was not valid and/or that further permitting is required prior to construction, the Corporation will rescind the award and the Development may be subject to material misrepresentation.

8. Construction Features

All units are expected must meet all requirements as outlined in the RFA.

- a. Federal Requirements and State Building Code Requirements
- b. General Features
- c. Accessibility, Adaptability, Universal Design and Visitability Features
- d. Required Green Building Features for all Developments

Required features are outlined in the RFA.

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

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, Health and Wellness Program, Employment Assistance Program, Financial Management Program, Homeownership Opportunity 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: Financial Management for Elderly Residents 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	1,676,520
Medium Counties	2,142,000
Broward and Miami-Dade County	3,458,400
Hillsborough, Orange, or Palm Beach County	2,992,500
Duval or Pinellas County	2,353,680

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 2024-201 and 2024-202
- Public Housing Authority Areas of Opportunity in RFA 2024-201
- Urban Center/MetroRail Station Areas of Opportunity in RFA 2024-203

\* Proposed Developments located in Duval County, Miami-Dade County, Palm Beach County, and all Medium Counties that serve the Family Demographic and 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 all three RFAs.

c. Developer Fee for this RFA is based on 16% of Development Cost.

d. Total Development Cost

(1) Hard Cost Factor Updates

Measure	Hard Cost Factor per New Construction Unit					Hard Cost Factor per Rehabilitation Units	
	Garden Non-ESS*	Garden ESS*	Mid-Rise-Non-ESS*	Mid-Rise-ESS*	High-Rise*	Garden*	Non-Garden*
Hard Cost Factor Per Unit for all counties except Broward, Miami-Dade and Palm Beach counties	\$233,000	\$258,000	\$258,000	\$285,000	\$310,000	\$106,000	\$146,000
Hard Cost Factor Per Unit for Broward, Miami-Dade and Palm Beach counties	\$258,000	\$283,000	\$283,000	\$310,000	\$335,000	\$121,000	\$161,000

(2) Add-On Updates

PHA Add-On for means (i) Applicants that either have a land lease with a PHA for the proposed Development's location 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 which has a Declaration of Trust between the PHA and HUD; or (ii) Applicants that have a PHA/instrumentality of a PHA as a Principal	\$7,500 of additional per unit costs will be added to the above Maximum TDC Per Unit to Applications that qualify for the PHA Add-On
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TDC Add-on for All Applicants due to known expenses related to tax-exempt bond transactions	\$7,500 of additional per unit costs will be added to the above Maximum TDC Per Unit
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(3) Multiplier Updates

Non-Geographic TDC Multiplier – Elderly-ALF Developments	95%
Non-Geographic TDC Multiplier – Homeless Demographic	85%
Non-Geographic TDC Multiplier – Demographic Commitment of either Persons with a Disabling Condition or Persons with Developmental Disabilities	85%
Non-Geographic TDC Multiplier – All Developments that consist of 50 total units or less and not located in the Florida Keys Area ( <i>reserved for Homeless Demographic serving PDC or PDD</i> )	85%
Non-Geographic TDC Multiplier – All Developments that consist of more than 50 total units, but not more than 80 total units and not located in the Florida Keys Area ( <i>reserved for Homeless Demographic serving PDC or PDD</i> )	90%
Non-Geographic TDC Multiplier – Any Applicant which (i) either has a land lease with a PHA for the proposed Development’s location 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 which has a Declaration of Trust between the PHA and HUD; or (ii) has a PHA or an instrumentality of a PHA as a Principal	89%
Non-Geographic TDC Multiplier – For Applications that do not qualify for the PHA Multiplier and are receiving funding from the Corporation which are directly generating expenses related to Davis-Bacon costs, if applicable	89%
Geographic TDC Multiplier – Developments located north of Plantation Key (i.e., north of Tavernier Creek) in the Florida Keys Area	65%
Geographic TDC Multiplier – Developments located south of Plantation Key (i.e., north of Tavernier Creek) in the Florida Keys Area	50%*

e. Leveraging

RFA Cycle	2024-2025	2024-2025
Leveraging Method	A/B	Quintiles
4% Basis Boost	NA	111%
Broward	88%	88%
PHA/Davis-Bacon	93%	93%
NC Garden	100%	90%
NC Mid-Rise	97%	88%
NC High-Rise	95%	86%
NC Other	100%	100%
ESSC	93%	93%

f. Economically Feasible Applications

- g. At the January 31, 2024 workshop, the agenda stated that Florida Housing was considering removing the requirement to submit the equity proposal during the Application submission. Submission of equity proposal will continue to be required in the Application.

11. Local Government Contributions

- a. In RFAs 2024-202 (9% HC for 6 Large Counties) and 2024-203 (9% HC for Miami-Dade County), Applicants can achieve five Local Government Contribution Points.

(1) Qualifying for five Local Government Contribution Points automatically

Applications with Development Category of Substantial Rehabilitation (with or without Acquisition) automatically qualify for 5 Points.

Applications that qualify for the Local Government Area of Opportunity Designation will automatically receive the maximum of five points.

- (2) For other Applicants in RFAs 2024-202 or 2024-203 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 December 31, 2024. The Funding Amounts needed to qualify are in RFAs 2024-202 (9% HC for 6 Large Counties) and 2024-203 (9% HC for Miami-Dade County).

Loans and fee deferrals must be net present valued using the discount rate available after May 1, 2024.

- b. In RFA 2024-201 (9% HC for Small and Medium Counties) and 2024-202 (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 2022 and 2023 amounts.

NEW! – To qualify for the Local Government Area of Opportunity Designation in RFA 2024-201 or 2024-202, the Local Government Verification of Contribution – Loan or Grant form must be dated within **NINE** months of the Application Deadline.

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, Nassau***, 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

\*\*\*Nassau is considered a Medium Small County based on an increase in the population.

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 2022-201 or RFA 2023-201; and that Application both (i) qualified for the Local Government Area of Opportunity Goal in RFA 2022-201 or RFA 2023-201; and (ii) was invited to enter credit underwriting. The affects the following Local Governments:

From RFA 2022-201: Bay County, City of Crystal River, City of Gainesville, Lee County, Sarasota County, Volusia County.

From RFA 2023-201: City of Lake Wales, Polk County, City of Ft. Walton Beach, Citrus County, Highlands County, Charlotte County, Sumter County

#### D. Ranking and Funding Selection

##### 1. Sorting Order

a. When selecting Applications to meet the Local Government Area of Opportunity Designation Goal in RFAs 2024-201 (9% HC for Small and Medium Counties) or 2024-202 (9% HC for 6 Large Counties), or when selecting Applications to meet either the SunRail Goal in RFA 2024-201, (9% HC for Small and Medium Counties), the following tiebreakers will be used to sort Applications with tied scores:

- Priority 1 or 2 status;
- For RFA 2024-201 only, lower preference for Applications from Local Governments that qualified for the Local Government Areas of Opportunity Goal and were awarded funding in RFA 2022-201 or RFA 2023-201;
- 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 1 or 2 status;
- Development Category Funding Preference;
- A/B Leveraging Classification;
- Proximity Funding Preference;
- Florida Job Creation Funding Preference; and
- Lottery.

##### 2. Goals

a. RFA 2024-201 (9% HC for Small and Medium Counties)

(1) New proposed goal! – The Corporation has a goal to select one Application that qualifies for the Permit Ready Goal as outlined in 7. above.

(2) Six Medium County Priority 1 Local Government Area of Opportunity Applications

Within this goal, Florida Housing is proposing the following preferences:

- There is a preference to fund two Applications that demonstrate continuous Local Government Area of Opportunity support since 2022 or earlier



- There is a preference to fund two Applications that demonstrate continuous Local Government Area of Opportunity support since 2023 or earlier
- There is a preference to fund two additional Applications that qualify for the goal, regardless of whether the Applications also demonstrate prior continuous Local Government Area of Opportunity support.

The criteria to demonstrate continuous Local Government Area of Opportunity support is stated in the RFA. A Draft List of Previously Submitted but Unfunded LGAO Applications has been posted on the RFA webpage.

(3) 1 Medium County SunRail Goal

This Goal will be considered met if any of the Local Government Area of Opportunity Applications selected for funding also qualified for the SunRail Goal.

(4) Eligible Small County Applications that can be fully funded from the Small County funding available.

(5) At least three Family Developments in Medium Counties that qualify as either Geographic Area of Opportunity Developments or SADDA Developments that can be fully funded.

(6) If funding remains after funding all Applications that qualify for the GAO/SADDA Goal, eligible Medium County Applications, regardless of the goal qualifications.

\*Note: Applications selected to meet one goal will not count towards meeting a second goal, even if the Application meets all qualifications for multiple goals, with one exception. If an Application that was selected to meet the Permit Ready Goal or the Local Government Areas of Opportunity Designation Goal and also qualifies for the SunRail Goal, the SunRail Goal will also be considered met.

b. RFA 2024-202 (9% HC for 6 Large Counties)

Note: Applicants may select a maximum of one of the following goals in which to compete, even if the Application qualifies for multiple goals.

(1) Local Government Revitalization Plan

The Corporation has a goal to fund one Application proposing a Development that is part of a Local Government Revitalization Plan, with a preference that it is a Priority 1 Application. To qualify for this preference, the properly completed Florida Housing Finance Corporation Local Government Verification That Development Is Part Of A Local Revitalization Plan form (Form Rev. 08-2020) must be submitted demonstrating that the plan was adopted on or before January 1, 2024.

In RFA 2023-202, the Application that was selected for funding to meet this goal was proposing a Development in Pinellas. Therefore, an additional qualification for this goal in RFA 2024-202 is that the Application is proposing a Development located in Broward, Duval, Hillsborough, Orange or Palm Beach County.

(2) Geographic Area of Opportunity / SADDA

The Corporation has a goal to fund one Family Application proposing a Development located in Duval County and Palm Beach County that qualifies for the Geographic Areas of Opportunity / SADDA Goal, with a preference that it is a Priority 1 Application.

(3) Local Government Areas of Opportunity Designation Goal

- (a) The Corporation has a goal to fund one Application proposing a Development located in Broward, Hillsborough, Orange, and Pinellas County that qualify for the Local Government Areas of Opportunity Designation, with a preference that it is a Priority I Application.

(4) Additional Broward County Application

The Corporation has a goal to fund one additional Application proposing a Development located in Broward County that demonstrates that either (i) the Development is part of a Local Government Revitalization Plan; or (ii) that the proposed Development meets the Local Government Areas of Opportunity Designation.

c. RFA 2024-203 (9% HC for Miami-Dade County)

- a. New proposed goal! – The Corporation has a goal to select one Application that qualifies for the Permit Ready Goal as outlined in 7.c. above.

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 Permit Ready Goal may select maximum of one additional goal below in which to compete.

- b. The Corporation has a goal to fund one Family Application that qualifies for the Geographic Areas of Opportunity/SADDA Goal
- c. The Corporation has a goal to fund one Elderly (Non-ALF) Application.
- d. The Corporation has a goal to fund one Application that qualifies for the Urban Center/MetroRail Station Designation.

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, 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
  - 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. Public comment link on each RFA Webpage for viewing and submitting public comments
- 3. Expected Timeline

All 3 9% HC Geographic RFAs

Issue RFA: June 18, 2024

RFAs 2024-201 (9% HC for Small and Medium Counties)

RFA Due Date: July 9, 2024  
 Review Committee Meeting (make recommendations to Board) August 7, 2024  
 Request Board Approval of Recommendations (at scheduled Board Meeting) August 23, 2024

RFA 2024-202 (9% HC for 6 Large Counties)

RFA Due Date: July 18, 2024  
 Review Committee Meeting (make recommendations to Board) August 8, 2024  
 Request Board Approval of Recommendations (at scheduled Board Meeting) August 23, 2024

RFA 2024-203 (9% HC for Miami-Dade County)

RFA Due Date: July 11, 2024  
 Review Committee Meeting (make recommendations to Board) August 7, 2024  
 Request Board Approval of Recommendations (at scheduled Board Meeting) August 23, 2024

H. Other Discussion Topics