

Florida Housing Finance Corporation

Agenda for Workshop RFA 2024-216 Live Local SAIL Financing for the Construction of Large-Scale Developments of Significant Regional Impact

July 3, 2024, 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

Revised Definitions

“Civic”	A place that provides essential services to the citizens of the region relating to government administration, safety, recreation, the arts or public transportation hubs.
“Health Care”	A place that provides healthcare services as part of a healthcare system that serves the citizens of the region.
“Education”	A place that provides education or skilled vocational training.
“Master Plan”	An existing formal plan that provides the intent, guidelines, narrative, maps and public and private partners guiding the process of developing a project of significant regional impact for a geographic area. Such plan must include a substantial Civic, Education, or Health Care use, and may include a commercial use, within the geographic area of the plan. The significant regional impact must provide a unique opportunity for investment alongside local government participation that would enable creation of a significant amount of affordable housing units.

Revised Impact Scoring

The purpose of the Impact section is for the Applicant to describe the characteristics of the large-scale regional impact that the Proposed Development will support. The objective of the Impact Scoring is for the Applicant to identify and demonstrate the formalized plan for regional impact that is the driving force behind the Proposed Development, as well as the formalized partnerships that will effectuate the plan. The significant regional impact of each answer will be reviewed based on the meaningful level of influence effectuated by the Civic, Health Care, Education, commercial and housing components serving the Master Plan that have the magnitude to positively impact a broader population base of more than one government jurisdiction. The overall impact would be measurable by the region and population size that could be served by the uses relative to the county size.

The Corporation recognizes the concept of large-scale regional impact as set forth in s. 420.50872, F.S., may be effectuated thorough different documentation mechanisms. It is assumed that a Master Plan is the driving force behind the regional impact and a Master Plan would contain or be connected to a project that implements the regional impact criteria, of which affordable housing would be a component though the Proposed Development. The Corporation also recognizes there may be more than one Master Plan document, or documents that overlay in part that could be considered a Master Plan(s). Master Plan(s) could specifically include the criteria of regional impact, as well as the Proposed Development, or the Proposed Development may not be specifically named in the Master Plan(s), but rather included in the

¹ References to the RFA Webpage refer to <https://www.floridahousing.org/programs/developers-multifamily-programs/competitive/2024/2024-216> which can be accessed [here](#).

geographic footprint of the plan with formalized connections to the Master Plan(s). The intent for the Impact Scoring section is to provide the Applicant the maximum flexibility to respond to the required information through reference to a Master Plan(s) with the overarching objective being that the Proposed Development is not the driving force behind regional impact; but rather, the Proposed Development is a part of a larger finalized plan for regional impact.

There should be an Applicant response associated with each Impact item (1 through 5) below. The response to each impact item will be awarded up to 20 points, and the maximum number of points awarded in this section will be 100 points. The Applicant must include a copy of the Master Plan as well as any relevant and responsive documentation supporting the responses if not included in the Master Plan. If the Master Plan is available on a public webpage, Applicants may provide a link to the public website where the Master Plan can be accessed and reviewed by the Corporation during the scoring process.

Responses to Items 1 – 5 below should correspond to the response criteria and with the information provided within the official Master Plan and relevant documentation, directly related to the implementation of the Master Plan and its connection to the Proposed Development.

Applications must achieve at least 87.5 percent of the total amount of points available in the RFA to be eligible for funding.

Applicants are limited to three typed pages for each item as stated below. Note: Although the online Application system allows for more pages, any portion of the description that is beyond the maximum number of pages will not be considered.

If commitments made in the following Impact scoring sections are not fulfilled, this may, if the future RFA so provides result in a point reduction in the scoring of Developer experience in future Applications in which any Principal of the Applicant, Developer, or Co-Developer is listed as a Principal in the Developer section of the Principals of the Applicant and Developer(s) Disclosure Form of the future Application.

Item 1. The Master Plan (maximum of 20 points)

Within a maximum of three typed pages, describe the Master Plan, including:

- a. The identification of the adopted or executed document(s) driving the significant regional impact, including the identification of the Master Plan. Informal documents will not be scored;
- b. The specific geographic area(s) of the Master Plan including the local and county jurisdictions; and
- c. The other local and county government jurisdictions, not within the Master Plan's geographic area that will benefit from the Master Plan.

Note: this question is not about the Proposed Development.

The Applicant must include a copy of the Master Plan as well as any relevant and responsive documentation supporting the responses if not included in the Master Plan. If the Master Plan is available on a public webpage, Applicants may provide a link to the public website where the Master Plan can be accessed and reviewed by the Corporation during the scoring process.

Item 2. The large-scale regional impact (maximum of 20 points)

Within a maximum of three typed pages, describe the Master Plan's large-scale regional impact, including:

- a. The new substantial Civic, Education and/or Health Care uses that are integrated within the Master Plan;

- b. The estimated number of citizens positively impacted and served by such uses;
Note: Impact of these uses will be based on how many residents of the region, not just those in the proposed Development, are served daily.
- c. Other new uses impacting the region including residential housing, commercial, recreational, or public transportation; and
- d. The large-scale regional impact that benefits the intended region's citizens, workforce or visitors including quality of life, employment, economic opportunities, health, or safety.

Note: this question is not about the Proposed Development.

Item 3. Implementation of the Master Plan (maximum of 20 points)

Within a maximum of three typed pages, describe the implementation of the Master Plan, including:

- a. The public and private entities that were primarily responsible for initiating and developing the Master Plan that created the intent and components, as well as the guidelines for its development;
- b. The entity or entities responsible for administering the overall implementation of the Master Plan, and timeline of participation; and
- c. The Master Plan timeline beginning with its adoption or formalization and including implementation milestones, status of progress made at date of application, and planned completion of the previously described substantial Civic, Education and/or Health Care uses integrated within the geographic area.

Note: this question is not about the Proposed Development.

Item 4. The Proposed Development (maximum of 20 points)

Within a maximum of three typed pages, describe the Proposed Development, including:

- a. How it is part of or connected to the Master Plan;
- b. How the educational, health care, and civic components of regional impact are connected to the Proposed Development;
- c. How the Proposed Development contributes to the statutory requirement to produce a significant number of units for the region, whether through the Proposed Development or through additional planned phases of residential affordable housing; and
- d. The Proposed Development's projected date of occupancy, in relation to the progress of the Master Plan.

Item 5. The Partnerships facilitating the large-scale regional impact (maximum of 20 points)

Within a maximum of three typed pages, describe the Partnerships facilitating the large-scale regional impact, including:

- a. Describe the documented firm commitments to the Master Plan and/or Proposed Development, as applicable, made by private entities or through public-private partnerships. This could include but is not limited to executed agreements and memoranda of understanding;
- b. Describe the formal investments solely made by government entities that are key to implementing and completing the large-scale regional impact as intended such as funding, in-kind resources, land, and other incentives; and
- c. Describe firm commitments made by the Applicant, its affiliated entities, or through a partnership.

The Applicant must include a copy of all supportive documentation for these responses if not included in the Master Plan. If the documentation is available on a public webpage, Applicants may provide a link to the public website where the documentation can be accessed and reviewed by the Corporation during the scoring process.

Expected Timeline

Issue RFA:	July 15, 2024
RFA Due Date:	3:00 p.m. on July 31, 2024
Review Committee Meeting (make recommendations to Board)	2:00 p.m. on August 15, 2024