Florida Housing Finance Corporation
RFA 2025-214 - Live Local SAIL Financing to be used for Developing and Reconstructing Affordable Multifamily Housing Developments Workshop Agenda
December 3, 2025, 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 Webpage[1]

Overview

1. Introductions

2. Purpose of Workshop

   This workshop is intended to review the unique aspects of this Request for Applications (RFA).

   To become familiar with the general requirements of the RFA process, Florida Housing encourages all attendees to review the PowerPoint presentation called "Walk-through of the RFA Process and Requirements", which is available on the webpage https://www.floridahousing.org/programs/special-needs-housing-overview/education-training-technical-assistance (also available by clicking here), which is also accessible from the RFA Webpage.

3. Purpose of RFA

   This Request for Applications (RFA) is open to Applicants that can both reconstruct an existing affordable housing development and provide for the construction of a new development within close proximity to the existing development to be reconstructed. Each project must provide for building the new affordable housing development, relocating the tenants, and demolishing the existing development for reconstruction of an affordable housing development with more overall and affordable units.

   The work will be done utilizing State Apartment Incentive Loan (SAIL) funding appropriated by the Florida Legislature for affordable housing projects pursuant to Section 420.50871, F.S., created by the Florida Legislature ("Live Local SAIL"). Live Local SAIL will be used as gap financing, which may be used in conjunction with (a) Tax-Exempt Bond financing (i.e., Corporation-issued Multifamily Mortgage Revenue Bonds (MMRB) or Non-Corporation-issued Tax-Exempt 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); and (b) Non-Competitive Housing Credits (which are also referred to as 4% Housing Credits or, for purposes of this RFA, Housing Credits).

   Per Section 420.50871, F.S., there must currently be an Occupied Development. Funding in this RFA must be used to (1) construct a New Development with at least as many units as the Occupied Development and (2) to demolish the Occupied Development and build a Reconstructed Development with more units than the Occupied Development.

Estimated Funding Available

1. State Apartment Incentive Loan (SAIL)

   An estimated $44,000,000 in SAIL funding appropriated by the 2025 Florida Legislature for affordable housing projects pursuant to Section 420.50871, F.S., will be made available in this RFA.

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[1] References to the RFA Webpage refer to https://www.floridahousing.org/programs/developers-multifamily-programs/competitive/2025/2025-214 which can be accessed here.

2. Tax-Exempt Bonds and 4% Housing Credits - The SAIL funding offered in this RFA may be used in conjunction with Tax-Exempt Bonds and 4% Housing Credits.

3. National Housing Trust Fund (NHTF)

   Applicants may choose to commit 10 units set aside at 60% AMI as 22% Units, which are described in detail in Section Four, A.6.c.(2)(c) of the RFA ("Ten 22% Units Commitment"). All Applicants that choose to commit to the Ten 22% Units Commitment will be offered Forgivable NHTF funding for the 22% Units as further described in Exhibit H of the RFA.

   The Corporation will award one set of Linked Applications* or a Combination Application that commits to the Ten 22% Units Commitment, and one set of Linked Applications or a Combination Application that does not commit to the Ten 22% Units Commitment.

   *Due to the unique nature of this RFA, the Corporation will consider Linked Applications to have committed to the Ten 22% Units Commitment if either of the two Linked Applications make this commitment in Exhibit A.

   The requirements for 22% Units, such as the requirement to comply with the HUD environmental requirements as provided in 24 CFR 93.301(f)(1) and (2) are outlined in the RFA. Non-Profit Applicants will not be charged a fee for the environmental review. Applicants that commit to the Ten 22% Units Commitment need to ensure they can comply with all NHTF requirements such as the HUD environmental requirements.

   If an Applicant commits to the Ten 22% Units Commitment but is unable to meet NHTF obligations, the funding awarded in this RFA may be rescinded.

   Note: Upon the Applicant's acceptance of the invitation to enter credit underwriting, the credit underwriter will order a market study and prepare a Live Local Preliminary Recommendation Letter which will be due within 12 weeks of the acceptance of the invitation to enter credit underwriting. If the 12-week deadline cannot be met, the Applicant may request an extension by submitting a written request and payment of the applicable processing fee to the Corporation.

<u>Definitions</u>

- Combination Application – A single Application for a newly constructed affordable multifamily Development that has at least one building that can meet the definition of New Development and at least one additional building that can meet the definition of Reconstructed Development, plus meet all requirements of this RFA within a single Application. Such an Application will not have a Linked Application.
- Linked Applications - A pair of Applications consisting of an Application for a New Development and an Application for a Reconstructed Development that both designate the same Authorized Principal Representative in the respective Applications and are identified as "Linked Applications" within the Exhibit A.
- Naturally Occurring Affordable Housing or NOAH - NOAH refers to unsubsidized privately owned residential rental properties/units that are lower in cost in part because they are older and demonstrate deferred maintenance. Rents charged for NOAH multifamily units are lower than those charged at market-rate units due to their age, condition, outdated design and/or location. Naturally Occurring Affordable Housing units reflect an actual average rental rate at least 10% below the average market rental rate, based on unit mix and annualized rent concessions.

- New Development - An affordable multifamily Development that will be constructed within the same county and within 1.5 miles of the Occupied Development and with at least as many units as the Occupied Development. The existence and demolition of non-residential buildings on the site of the New Development is allowed. Additionally, the existence and demolition of residential buildings on the site of the New Development is allowed if all residential units within those buildings have been vacant for at least 24 months prior to the Application Deadline.
- Occupied Development - An Existing Affordable Multifamily Development that, as of the Application Deadline, meets the following: (a) the development is at least 30 years old; and (b) the development is at least 75% occupied as of the Application Deadline; or is a development owned by a Public Housing Authority that was 75% occupied within the last 18 months, but, as of the Application Deadline, has a lower occupancy rate because the former residents were relocated based on the Uniform Relocation Act and which structures may have been demolished prior to the Application Deadline. Additionally, at least 75 percent of the units within the Occupied Development must either meet the definition of Naturally Occurring Affordable Housing, or the Occupied Development must have an active contract through one or more of the following HUD or RD programs that covers at least 75 percent of the units: Sections 202 of the Housing Act of 1959 (12 U.S.C. §1701q), 236 of the National Housing Act (12 U.S.C. §1701), 514, 515, or 516 of the U.S. Housing Act of 1949 (42 U.S.C. §1484), 811 of the U.S. Housing Act of 1937 (42 U.S.C. §1437), or either has PBRA or is public housing assisted through ACC.
- Reconstructed Development - A newly constructed affordable multifamily Development with more units than the Occupied Development. The site for the Reconstructed Development may be larger or smaller than the site for the Occupied Development, but a portion of the Reconstructed Development's site must be on the Occupied Development's site.

<u>Funding Selection Process</u>

1. The Corporation will award one set of Linked Applications or a Combination Application that commits to the Ten 22% Units Commitment, and one set of Linked Applications or a Combination Application that does not commit to the Ten 22% Units Commitment.
2. Application Sorting Order

   If both of the Linked Applications are eligible for funding, the Linked Applications will be reviewed together. The highest scoring Applications will be determined by first sorting together all eligible Combination Applications with all sets of Linked Applications from highest score to lowest score, with any scores that are tied separated in the following order:

   a. First, by the Leveraging Classification which is outlined in Item 3 of Exhibit C of the RFA, with Combination Applications and set of Linked Applications having the Classification of A listed above Applications having the Classification of B*;

   b. Next, by the Age of Development Preference which is outlined in Section Four, A.4.b.(1)(b) of the RFA;

   c. Next, by the Number of Units Preference which is outlined in Section Four, A.6.a.(1)(b) of the RFA;

   d. Next, by the Florida Job Creation Funding Preference which is outlined in Item 4 of Exhibit C of the RFA **; and

   e. Finally, by the lower (best) lottery number assigned to the Combination Application or set of Linked Applications***.

   * For a Combination Application, the A/B Leveraging Classification assigned to the Application will be used. For Linked Applications, if either of the Linked Applications are a "B" Leveraging Classification, both Applications will be considered a "B" Classification for sorting purposes.

** For a Combination Application, the qualifications for the Florida Job Creation Funding Preference will be determined as outlined in Exhibit C of the RFA. For Linked Applications, if either of the Linked Applications fail to qualify for this preference, both Applications will be considered to have failed to qualify for this preference for sorting purposes.

*** For a Combination Application, the lottery number assigned to the Application will be used. For Linked Applications, the lower (best) lottery number assigned to the set of Linked Applications will be used for both Applications for sorting purposes.

Point Items

1. Bookmarking the "All Attachments" document (5 Points)

2. Advance Review Process of Principal Disclosure Form (5 Points)

   Applicants will receive 5 points if the uploaded Principals Disclosure Form is stamped "Received" by the Corporation at least 14 Calendar Days prior to the Application Deadline AND stamped "Approved" prior to the Application Deadline. This means that the form must be submitted on or before February 3, 2026, based on an Application Deadline of February 17, 2026. A form stamped "Approved" and submitted in a previous RFA may be submitted in this RFA if the form is still accurate.

   The Advance Review Process for Disclosure of Applicant and Developer Principals is available on the RFA Webpage.

3. Pre-Application Meeting regarding the Relocation of Existing Tenants Incentive (10 Points)

   *Due to the unique nature of this RFA, the Corporation will award points using the following methodology:

   Linked Applications – each Linked Application will be awarded 10 points if the Pre-Application materials are provided in at least one of the Linked Applications.

   Combination Application – The Combination Application will be awarded 10 points if the Pre-Application materials are provided with the submission of the Application.

Other Unique Aspects of RFA

1. Combination Application and Linked Applications

   Within this RFA, each Applicant proposing a Combination Application must submit one Application. Other Applicants must submit two Linked Applications: one Application will be for a New Development and one Application will be for a Reconstructed Development. This set of Applications will be considered Linked Applications.

   As described in the funding selection process, the Corporation will combine the scoring values within the Linked Applications and use the Linked Applications' combined value for sorting to select the highest-ranking set of Linked Applications. The Linked Applications will either both be selected for funding or both be unfunded. If either of these Applications are found to be ineligible, both Applications will be ineligible for funding.

2. Demographic Commitment

   If submitting one Combination Application, the Demographic Commitment must be the same as the Occupied Development. If submitting two Linked Applications, Applicants will be required to serve the same demographic commitment in the Occupied Development and the New Development. The Reconstructed Development may serve either Family or Elderly.

3. Applicant/Developer/Management Company/Contact Person

a. Applicant

If submitting Linked Applications, the Applicant entities for the New Development and the Reconstructed Development must be unique to their respective Applications, but the Applicant entities must share common Principals which means, at a minimum, that the Authorized Principal Representative of the Applications must be the same.

b. Developer Information

(1) Name of Developer (including all co-Developers);

If submitting Linked Applications, the Developer entity(ies) of the New Development and Reconstructed Development do not have to be the same, but the natural person Principal identified to meet the Developer Experience requirements outlined in Section 4.A.3.b.(3), must be the same natural person Principal in both the New Development Application and the Reconstructed Development Application.

(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, 2006, Completed at least one Affordable 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 Combination Application, or the proposed Developments of both Linked Applications, as applicable.

Affordable Rental Housing Development means that at least 50 percent of the total residential units in the development must be income and rent restricted at 120% AMI or below, which must be memorialized by a recorded Land Use Restriction Agreement, Extended Use Agreement, or other equivalent document.

The individual meeting the Developer Experience requirements must be disclosed on the Principals of the Applicant and Developer(s) Disclosure Form (Form Rev. 05-2019) as a Principal of the Developer and must remain with the Development until the release of the operating deficit guarantee.

(b) Requests for additional Corporation Funding for a recently funded Development

c. Principals of the Applicant and Developer(s) Disclosure Form

(1) Eligibility

(2) Approval during Advance Review Process (5 Points)

d. Authorized Principal Representative / Operational Contact Person

4. General Proposed Development Information

a. Name of the Development

(1) State the name of the proposed Development that is the subject of this Application.

(2) If submitting Linked Applications, and the proposed Development that is the subject of this Application is the New Development, state the name of the Reconstructed Development that has also been submitted in response to this RFA. If submitting Linked Applications and the proposed Development that is the subject of this Application is the Reconstructed Development, state the name of the New Development that has also been submitted in response to this RFA.

b. Occupied Development, New Development, Reconstructed Development, and Relocation Criteria

(1) Occupied Development

(a) Occupied Development Requirements

(i) Right to Return

(ii) Highest and Best Use of the Property

To meet this requirement, either (1), (2) or (3) must be accomplished, or the exception*outlined below must be met:

(1) The Occupied Development must have been built at least 50 years ago (meeting the Age of Development Preference);
(2) The Occupied Development must have been built at least 40 years ago and the Reconstructed Development must consist of at least 30% more units than the Occupied Development (meeting the Number of Units Preference); or
(3) A Capital Needs Assessment (CNA) will be performed as part of credit underwriting. The CNA must reflect that the cost to bring the Occupied Development up to a remaining useful life of 50 years equals or exceeds 65% of the replacement cost of the Occupied Development. If the CNA does not demonstrate this requirement has been met, the Reconstructed Development will be deemed ineligible for funding and the awards of the Combination Application or both of the Linked Applications, as applicable, may be rescinded.*

*There is one except to the above “highest and best use” requirement. An Occupied Development will meet this requirement if the development meets all of the following conditions:

- The development is owned by a Public Housing Authority;
- The development was 75 percent occupied within the last 18 months;
- The former residents were relocated based on the Uniform Relocation Act;
- The structures were demolished prior to the Application Deadline.

(iii) Unless the Occupied Development is owned by a Public Housing Authority and was demolished within the last eighteen months, demolition of the Occupied Development must occur after the Application is invited to enter into credit underwriting and if currently occupied, after the Relocation Plan has been approved.

(iv) Relocation Requirements of the residents currently occupying the Occupied Development outlined below must be met.

(b) Age of Development Preference

The Occupied Development must have been built at least 30 years prior to the Application Deadline; however, if the Occupied Development was built at least 50 years prior to the

Application Deadline, the Application(s) will qualify for the Age of Development Preference in the selection process.

(2) New Development and Reconstructed Development must be 100% new construction

(3) Relocation

(a) Relocation Requirements

(b) Pre-Application Meeting regarding the Relocation of Existing Tenants Incentive (10 Points)

If the Applicant wishes to hold a Pre-Application Meeting, an email must be sent to FHFC_PreApp_Meeting@floridahousing.org with subject line of RFA 2025-214 Pre-Application Meeting for the Relocation of Tenants (or by clicking here) which includes the Pre-Application Meeting for Relocation of Tenants Form (Rev. 03-2024).

The Pre-Application Meeting must be requested on or before January 12, 2026 and the Pre-Application Meeting must be held on or before February 6, 2026.

The Corporation-approved Pre-Application Meeting for Relocation of Tenants Form (Rev. 03-2024) must be submitted with the Application.

A Principal of each entity that makes up the Applicant structure and a Principal of each Developer must be present at the meeting. Designated employees of the Applicant and Developer may also participate; however, representatives from third party organizations such as services providers or consultants may not attend.

(5) Description of work required

Applicants will be required to provide a brief narrative of the proposed work, including a description of the sites, the location and/or site configuration of both sites, and a description of existing and proposed improvements on both sites. This will not be a scored item, but it will be used by the Corporation to understand the proposed work.

(6) Questions received

(a) Can the site of the Occupied Development be bifurcated and used for both the New Development and Reconstructed Development?

Yes, as long as (i) a portion of the Reconstructed Development's site is located on the Occupied Development's site; (ii) if the New Development is located on a portion of the site that contained residential units, all residential units within those buildings must have been vacant for at least 24 months prior to the Application deadline; and (iii) all other requirements are met.

(b) Can the New Development be constructed on a site that has buildings that require demolition?

Yes, if (i) the existing improvements consist of non-residential buildings or (ii) the existing improvements consist of residential buildings and all residential units within those buildings have been vacant for at least 24 months prior to the Application Deadline.

5. Location

   a. County - Indicate the county where the proposed Development will be located. The county must be the same for both Linked Applications.

   b. Provide the address.

      Note: If the proposed Development that is the subject of this Application is the New Development, the location of the New Development must be within 1.5 miles of the Occupied Development. If the proposed Development that is the subject of this Application is the Reconstructed Development, the site for the Reconstructed Development may be larger or smaller than the site for the Occupied Development, but a portion of the Reconstructed Development's site must be on the Occupied Development's site.

   c. State whether the Development consists of Scattered Sites

      (1) For Combination Applications proposing a Development located in a county other than Monroe County, a part of the boundary of each Scattered Site must be located within 1.50 miles of a part of the boundary of the Scattered Site with the most units.
      (2) For Linked Applications submitting either a New Development or Reconstructed Development that consists of Scattered Sites in a county other than Monroe County, a part of the boundary of each Scattered Site must be located within 0.50 miles of a part of the boundary of the Scattered Site with the most units.
      (3) For Developments located in Monroe County, a part of the boundary of each Scattered Site must be located within 20 miles of a part of the boundary of the Scattered Site with the most units;
      (4) Site control and Ability to Proceed must be demonstrated in the Application for all Scattered Sites; and
      (5) All Scattered Sites must be located within the same county.

   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.

   e. Confirmation that the Proposed Development is not located in a known flood zone or wetland area

      All successful Applicants that are awarded NHTF Funding for 22% Units will be required to comply with the HUD environmental requirements as provided in 24 CFR 93.301(f)(1) and (2).

6. Number of Buildings and Units

   a. Number of Units

      (1) Required minimum number of units for the New Development and Reconstructed Development

          The New Development must consist of the greater of (i) at least as many set-aside units as the Occupied Development; and (ii) at least 50 set-aside units.

          The Reconstructed Development must consist of the greater of (i) at least one more set-aside unit than the number of set-aside units of the Occupied Development; and at least 50 set-aside units.

(2) Number of Units Preference

The Combination Application or Linked Applications, as applicable, will qualify for the Number of Units Preference if the set-aside units within the New Development represent an increase of at least 30% in the number of set-aside or Naturally Occurring Affordable Housing units within the Occupied Development.

b. Corporation Considerations regarding the Set-Aside Requirements

(1) Minimum Set-Aside Commitments per Section 42 of the IRC

(2) Required Income Set-Aside Units

(3) Extremely Low-Income Units (ELI Units)

If the Applicant commits to the 20% at 50% AMI or 40% at 60% AMI set aside commitment, at least 10 percent of the total units must be set aside to serve ELI Households. Such Applications are eligible for ELI Funding. Section Four, A.6.c.(2)(b)(iii) of the RFA provides a chart with each county's applicable ELI AMI and ELI Funding per unit amount.

If the Applicant requests Live Local SAIL only or if the Average Income Test is selected, at least 15 percent of total units must be set aside to serve ELI Households. The ELI AMI level will be 30%, regardless of county. The Application will not be eligible for ELI Funding.

7. Readiness to Proceed

a. 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 May 31, 2026), 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

All successful Applications will be required to demonstrate zoning, infrastructure (water, sewer, electricity and roads), and Environmental Site Assessment within 21 Calendar Days of the issuance of the invitation into credit underwriting for the entire proposed Development site, including all Scattered Sites, if applicable.

8. Construction Features

a. Federal Requirements and State Building Code Requirements for all Developments

b. General Features

c. Required Accessibility Features, regardless of the age of the Development

d. New! – Required Emergency Operations Features for all Elderly Developments

The following Emergency Operations Features must be provided in all Developments:

- There must be a community building/dedicated space within the Development; and
- There must be a minimum of one permanent, standby generator that meets or exceeds the following performance expectations:

- Operates at least one elevator per residential building serving residents that are located on a floor higher than the first floor;
- Operates all life safety systems, such as emergency lighting, exit signage, and fire alarm systems;
- Operates a pump system; and
- Operates all lights, HVAC and other electrical appliances in the community room/dedicated space throughout the duration of a power outage.

- Emergency Generators shall comply with 2702.1.1 through 2702.2.18 of the Florida Building Code;
- The generator(s) must be maintained and tested in accordance with the Florida Fire Prevention Code;
- The generator(s) and system must be installed, serviced, and tested with a certified vendor; and
- The Applicant must maintain an executed written contract with the certified vendor to service and test the generator(s) and system at least annually.

e. Required Green Building Features in all Developments

In addition to the required Green Building Features for all Developments, select one of the 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, Health and Wellness Program, Employment Assistance Program, 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: Financial Management for Elderly Residents, Computer Training, Daily Activities, Assistance with Light Housekeeping/Grocery Shopping/Laundry, Resident Assurance Check-In Program.

Note: There is a new required resident program for all Applicants that select the Elderly Demographic called "Disaster Preparedness". This includes (i) notifying the local emergency management office of the Development; (ii) having an appropriate staff member of the owner or property management that resides in the area must, at all times, be designated as the Disaster Preparedness and Response Liaison for the Development; and (iii) promoting and providing information to residents about the State of Florida Special Needs Registry.

10. Funding

a. Live Local SAIL - The Total Eligible Live Local SAIL Request Amount is limited to the lesser of the following:

- The Eligible Live Local SAIL <u>Base</u> Loan Request Amount of $115,000 per unit, <u>plus</u> ELI Funding described in b. below; or

- The total Eligible Live Local SAIL Loan Request Amount (Base Loan plus ELI Funding Amount, if applicable), as outlined below:
  - The total Eligible Live Local SAIL Loan Request Amount of $11,000,000 per each Linked Application
  - The total Eligible Live Local SAIL Loan Request Amount of $22,000,000 per each Combination Application
  - The total Eligible Live Local SAIL Loan Request Amount equal to a maximum of 35 percent of Total Development Cost.

b. Eligible ELI Funding Request Amount

Applicants that request Live Local SAIL only or that commit to the Average Income Test will not be eligible for ELI funding.

All other Applicants are eligible for ELI funding for each ELI Set-Aside unit, not to exceed the lesser of (i) $1,000,000; or (ii) the maximum amount based on the ELI Set-Aside per unit limits for 10 percent of the total units, as further outlined in Section Four A.10.a.(1)(b) of the RFA.

The amount of the loan is dependent upon the county where the proposed Development is located and the Development's unit mix.

The ELI Funding shall be forgivable.

c. If requesting Tax-Exempt Bonds and 4% Housing Credits

(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

(3) 4% Housing Credits

d. NHTF Funding

e. Maximum Developer Fee for this RFA

(1) The Developer Fee is 16% for Applicants requesting Live Local SAIL only

(2) The Developer Fee is 18% for Applicants requesting Tax-Exempt Bond Financing and 4% Housing Credits

f. Leveraging

g. Florida Job Creation Preference

j. Increase in Hard Cost Factor per New Construction Unit

11. Credit Underwriting process

12. Fees

As discussed in the RFA General Workshop, Florida Housing will be implementing fees for changes to the Development, Applicant/Developer organizational structures and deal structures reflected in the credit underwriting reports (CUR update letters) as follows:

- $10,000 for Credit Underwriting Update Letters on all competitive and Board approved Credit Underwriting Reports

- $5,000 per submission for Development changes*
- $5,000 per submission for Applicant/Developer changes*

  *If multiple development changes are submitted within one request (e.g. unit mix change and set-aside change are requested at the same time), one fee of $5,000 will be charged. Similarly, if multiple Applicant/Developer changes are submitted within one request (e.g., Principal changes to two co-General Partners are requested at the same time), one fee of $5,000 will be charged.

Other Important Information

1. Public comment link on each RFA Webpage for viewing and submitting public comments
2. Question and Answers process outlined in Section Three, D. of the RFA

Expected Timeline

Issue RFA	*January 6, 2026*
Deadline to request Pre-Application meeting	*January 12, 2026*
Deadline to hold Pre-Application meeting	*February 6, 2026*
RFA Due Date	*February 17, 2026*
Review Committee Meeting (make recommendations to Board)	*March 5,2026*
Request Board Approval of Recommendations	*March 20, 2026*