Florida Housing Finance Corporation
RFA 2026-212 Housing Credit Financing to Provide Affordable Multifamily Rental Housing that is Part of Local Revitalization Initiatives Workshop Agenda

September 15, 2026, 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 the 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 RFA is open to Applicants proposing affordable, multifamily rental housing that is part of a formalized plan for community revitalization ("Revitalization Plan"). The Revitalization Plan must demonstrate a planned initiative in partnership with private and other public stakeholders to invest funding and other resources to rejuvenate the local community. The RFA will be open to Family Developments proposing new construction with a preference for a Development located within a Qualified Census Tract, pursuant to Section 42 of the Internal Revenue Code and the 2026 Qualified Allocation Plan.

Funding Available

The Corporation expects to offer an estimated $4,138,000 of 9% Housing Credits.

Application sorting order and selection process

1. The highest scoring Applications will be determined by first sorting together all eligible Priority 1 Applications in the following order:

   a. QCT Preference

   b. Leveraging Classification – The Corporation will deem the lowest (best) 34% of the Applications to have an "A" Leveraging. The next 33% of the Applications will be deemed a "B", and the final 33% of the Applications will be deemed a "C".

   c. Proximity Funding Preference

   d. Qualifying Financial Assistance Preference

   e. New! - Developer Experience Funding Preference - Applications that achieve at least 20 Developer Experience Points as outlined below will qualify for the Developer Experience Funding Preference

   f. Florida Job Creation Preference

   g. Lottery

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[1] Any reference to the RFA Webpage means https://www.floridahousing.org/programs/developers-multifamily-programs/competitive/2026/2026-212

2. Selection Process

   The highest-ranking eligible unfunded Priority 1 Application(s) will be selected for funding, subject to County Award Tally and the Funding Test.

   If funding remains and none of the Priority 1 Applications can meet the Funding Test, the highest-ranking eligible unfunded Priority 2 Application(s) will be selected for funding, subject to County Award Tally and the Funding Test.

Point Items

- General items (5 points each)
  - Submission of Principals Disclosure Form that is stamped “Received” by the Corporation at least 14 Calendar Days prior to the Application Deadline AND stamped “Approved” prior to the Application Deadline
  - Bookmarking Attachments prior to submission
- Impact Scoring items*
  - Applicant and Developer Experience with Local Revitalization Initiatives
  - Alignment of the proposed Development and Local Revitalization Initiatives
  - Access to Community-Based Services and Resources

Definitions

“Revitalization Plan” - An existing formal plan that is adopted by a body of local government as a planned initiative for economic investment and public improvements. The Plan must include public and private investments for items such as housing, parks, recreation areas, streets, public parks, public utilities and other improvements within the adopted geographic area of the Plan.

Review of Unique Aspects of RFA

1. Revitalization qualifications

   All Applications must demonstrate that the proposed Development is part of a Local Government Revitalization Plan with a preference that it is a Priority 1 Application. To qualify for this RFA, 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, 2026.

2. Demographic Commitment- Residents of the proposed Development must be Family (i.e. general population).

3. Developer Experience Requirements and Funding Preference

   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% of the total number of units in the proposed Development.

      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. Developer Experience Funding Preference

Applications that achieve at least 20 Developer Experience Points as outlined below will qualify for the Developer Experience Funding Preference.

Developer Experience points will not be applied towards the total score. Developer Experience points will only be used to determine whether the Application meets the Developer Experience Funding Preference.

To be eligible for this preference, the Application must achieve a minimum of 20 Developer Experience Points that must include a minimum of 5 points in criteria (a) and a minimum of 5 points in criteria (b).

Developer Experience Funding Preference must be met using either (A) the natural person Principal that meets the required Developer Experience described in (a) above and can meet all of the criteria; or (B) the natural person Principal that meets the required Developer Experience described in (a) above plus one additional natural person Principal of at least one experienced Developer entity that, between the two of them can meet all of the criteria. If a second natural person Principal is used to meet the Developer Experience Funding Preference, that individual must also be disclosed as a Principal of the Developer on the Principals Disclosure Form and must also remain with the Development for three years following the issuance of a final certificate of occupancy or, in the event a final certificate of occupancy is not routinely provided by the applicable jurisdiction, such other information evidencing completion of the Development which is deemed acceptable to the Corporation.

(a) Demonstration of successful completion of Affordable Rental Housing Developments

The Application will receive the points reflected in the chart below for the number of Affordable Rental Housing Developments that the Principal(s)* has Completed since January 1, 2006:

1-2 Developments	5 Points**
3-4 Developments	10 Points
5 Developments	15 Points

(b) Demonstration of ownership in Affordable Rental Housing Developments

The Application will receive the points reflected in the chart below for the number of Completed and Stabilized Affordable Rental Housing Developments in which, since January 1, 2006, the Principal(s)* participated in ownership of other developments by serving as a Principal of the owner for the respective development:

1-2 Developments	5 Points**
3-4 Developments	10 Points
5 Developments	15 Points

*To demonstrate that the second natural person Principal provided in the "Developer Pref" tab is the experienced Principal associated with a listed development, Applicants must change the selection under each Development from Natural Person 1 to Natural Person 2 within Exhibit A. If both Natural Person Principals meet the experience with the listed development, Applicants may select Natural Person 1, Natural Person 2 or Both Natural Persons.

**To be eligible for this preference, the Applications must achieve a minimum of 5 points in criteria (i) and a minimum of 5 points in criteria (ii), plus at least 10 additional points using any other criteria described in this section (b).

(c) Demonstration of Developer financial liquidity/capacity

The Application will receive 5 points if the amount of liquidity the Principal(s)* represents it has at the time of Application is $2,500,000 or more.

For definition of capitalized terms used in this section, refer to d. below.

c. Management Company Information

Identify the Management Company and complete the prior experience section of Exhibit A for the Management Company demonstrating experience in the management of at least two Stabilized Affordable Rental Housing Developments for at least two years each, at least one of which consists of a total number of units no less than 50% of the total number of units in the proposed Development.

d. New! Terms in RFA

- Affordable Rental Housing Development
- Completed
- Stabilized

e. Designation of Priority 1 and 2 Applications

Applicants, Developers, and Principals of Applicants and Developers applying in this RFA are limited to a maximum of one Priority 1 Related Application submissions in this RFA.

f. Requests for additional Corporation Funding for a recently funded Development

g. Closing Deadlines and Future Funding Opportunity Implications

The Future Corresponding RFA (the next similar RFA that is issued after the deadlines described below have passed, such as RFA 2028-212 Housing Credit Financing to Provide Affordable Multifamily Rental Housing that is a Part of Local Revitalization Initiatives) may allow Applicants to submit a certain number of Priority 1 Applications. This number of Priority 1 Applications in the Future Corresponding RFA may be reduced if the Applicant does not meet the applicable deadlines outlined in the RFA.

If there is not a corresponding RFA for Housing Credit Financing to Provide Affordable Multifamily Rental Housing that is Part of Local Revitalization Initiatives issued in subsequent years, the reduction of Priority 1 Application submissions would apply to the next corresponding 9% Housing Credit Geographic RFA (such as RFA 2028-201, 2028-202, or 2028-203)

4. Development Category - The proposed Development must consist entirely of new construction. Rehabilitation of existing units is not allowed.

5. Proximity

Applicants may select one of the following: Transit Services: Private Transportation (if Elderly), Public Bus Stop, Public Bus Rapid Transit Stop, Public Bus Transfer Stop, and Public Rail Station. The Community Services that are available are Grocery Store, Medical Facility, Pharmacy, and Public School; however, **<u>only three of the four Community Services may be selected for each Application</u>**, for a maximum 4 Points for each service.

Proximity points will not be applied towards the total score. 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.

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
Lee and Polk County Applications	Qualifies Automatically	Qualifies Automatically	7.0	9.0 or more
All other Large County Applications	1.5	2.0	10.5	12.5 or more
Medium County Applications	Qualifies Automatically	Qualifies Automatically	7.0	9.0 or more
Small County Applications	Qualifies Automatically	Qualifies Automatically	4.0	6.0 or more

6. Number of units

a. Minimum number of total units

All proposed Developments must consist of a minimum **total** units as set out in the chart below; however, if the Applicant is a for profit Applicant 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.

County	Minimum number of total units
Small and Medium Counties	30 **total** units
Pinellas County	50 **total** units
Miami-Dade County	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.
Broward, Duval, Hillsborough, Lee, Orange, Palm Beach, and Polk Counties	75 **total** units

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

(a) Total Income Set-Aside Commitment

(i) For Applications that qualify as Non-Profit Applications

If Average Income Test is not selected, set aside a total of at least 80% of the Development's total units at 60% AMI or less.

If the Average Income Test is selected, set aside a total of at least 80% of the Development's total units at 80% AMI or less, but the Average AMI of the Qualifying Housing Credit Units cannot exceed 60%.

(ii) For Applications that do not qualify as Non-Profit Applications

Applicants may commit to set aside less than 80% of the Development's total units at or below 60% AMI, if the proposed Development has a minimum of **75 Set-Aside Units**. If the Average Income Test is selected, the Average AMI of the Qualifying Housing Credit Units cannot exceed 60%.

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

If the Average Income Test is not selected, the proposed Development must set aside at least 10% of total units for ELI Households. The requirement to set aside units for ELI Households refers to the ELI Area Median Income (AMI) level for the county where the proposed Development is located, as outlined on the chart below.

If the Average Income Test is selected, the proposed Development must set aside at least 15% of total units for ELI Households and the ELI AMI level will be 30%, regardless of county.

c. Unit Mix - Not more than 25% of the total units in the Development may consist of Zero Bedroom units.

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 February 28, 2027), a deed, and/or a lease. Developments with an existing Declaration of Trust between a Public Housing Authority and HUD 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 to Enter Credit Underwriting for the entire proposed Development site, including all Scattered Sites, if applicable.

8. Required Construction Features

All units 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 and Green Certification for all Developments

9. Resident Programs

10. Funding

a. Maximum Request Amount

County Category	Maximum Request Amounts
Small Counties	$1,944,030
Medium Counties	$2,800,000
Broward and Miami-Dade County	$3,800,000
Hillsborough, Orange, or Palm Beach County	$3,500,000
Duval or Pinellas County	$3,200,000
Lee or Polk County	$3,000,000

b. Basis Boost Qualifications, including the QCT Preference

- Subsequent Phase of a Multiphase Development
- HUD-designated Small Area DDA (SADDA)
- HUD-designated Non-Metropolitan DDA
- HUD-designated QCT

  The proposed Development will be eligible for the basis boost and the QCT Preference in the Funding Selection Process if the entire Development is located, as of Application Deadline, within a HUD-designated QCT, as defined in Section 42(d)(5)(B)(ii), IRC, as amended and based on the current census, as determined by HUD.

c. Qualifying Financial Assistance Preference

(1) Cash Funding (loans, grants and/or equity from Local Government entities) equals at least 3% of the Applicant's Eligible Housing Credit Request Amount stated at Section Four, A.10.a. of Exhibit A.

(2) Donation of Land by a Local Government

d. Developer Fee is 16%

e. Leveraging

f. Calculation of Each Development's Larger Number of Bedrooms per Unit Multiplier

g. Florida Job Creation Preference

h. Increase in Hard Cost Factor per New Construction Unit

	Hard Cost Factor per New Construction Unit				
Measure	**Garden Non-ESS***	**Garden ESS***	**Mid-Rise-Non-ESS***	**Mid-Rise-ESS***	**High-Rise***
Hard Cost Factor Per Unit for all counties except Broward, Miami-Dade and Palm Beach counties	$256,000	$284,000	$284,000	$311,000	$338,000
Hard Cost Factor Per Unit for Broward, Miami-Dade and Palm Beach counties	$284,000	$312,000	$312,000	$339,000	$366,000

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:	*October 15, 2026*
RFA Due Date:	*November 4, 2026*
Review Committee Meeting (make recommendations to Board):	*December 1, 2026*
Request Board Approval of Recommendations:	*December 18, 2026*