

FLORIDA HOUSING FINANCE CORPORATION

Workshop Agenda – 2019-2020 Request for Applications (RFA) Funding Cycle

**April 2, 10:00 a.m., Eastern Time
Florida Housing Finance Corporation
227 North Bronough Street, Suite 5000
Tallahassee, FL 32301**

Call-In Information: 1-888-339-2688 Passcode: 565 800 74

1. Overview

This workshop is intended to provide information on anticipated changes to the RFA process for the upcoming RFA cycle, as well as to solicit ideas and feedback on how Florida Housing can best implement its RFA process.

2. RFA Timeline

- a. The draft RFA Timeline will be available on the FHFC website <https://www.floridahousing.org/programs/developers-multifamily-programs/competitive> (also available by clicking [here](#))
- b. The RFA Timeline will be presented to the Board for review at the June 21, 2019 Board meeting, then presented to the Board for approval at the August 2, 2019 Board Meeting.

3. Potential Clarifications/Changes to RFAs

- a. The Past Due Report will include insurance deficiency as a disqualifying item
- b. Construction Features (8)(c): Requirement – All First Floor Units on Accessible Route
- c. Developer meeting experience to remain with the Development until the release of the ODR (Rule 67-48.0072(18), F.A.C.)
- d. Green building updates are being considered as Florida Housing is looking at EnergyStar and green building improvements.
- e. Reminder - Ability to Proceed forms Rev. 08-18 must be dated so scorers can verify the forms were signed within the past 12 months.

Miami-Dade Geo 9% Housing Credit RFA

- It is expected that there will be enough funding for 3 Applications. There will only be 2 goals:
 - Keep the goal to fund one Elderly Development and the goal to fund one Geographic Area of Opportunity/ Small Area Difficult Development Area (SADDA) that selected the demographic of Family;
 - Removal of the goal to fund one Non-Profit Application.

- Discussion of the implementation of priority designation of Applications submitted within the anticipated RFA for Housing Credit Financing for Affordable Housing Developments located in Miami-Dade County.

Proposal: A new question will be created in the Application asking Applicants if this Application is a Priority I or Priority II. There is no limit on how many Priority II Applications can be submitted by any Principal; however, no Principal can be a Principal of more than three Priority I Applications.

Florida Housing will rely on the Principal Disclosure Form to make that determination during scoring. If, during scoring, it is determined that a Principal is disclosed on the Principal Disclosure Form of more than 3 Priority I Applications, all such Priority I Applications will be deemed Priority II.

If it is later determined that a Principal was not disclosed on the Principal Disclosure Form and the undisclosed Principal causes the maximum set forth above to be exceeded, the award(s) for the affected Application(s) will be rescinded and all Principals of the affected Applications may be subject to material misrepresentation, even if the Applications were not selected for funding, deemed ineligible, or withdrawn.

Example 1

<u>App #1</u>	<u>App #2</u>	<u>App #3</u>	<u>App #4</u>
Principal A	Principal B	Principal B	Principal C
Principal B	Principal D	Principal C	Principal D
Principal C	Principal E	Principal D	Principal E

Applications 1, 2, 3, and 4 may be submitted as Priority I Applications because no Principal is associated with more than 3 Priority I Applications.

Example 2

<u>App #1</u>	<u>App #2</u>	<u>App #3</u>	<u>App #4</u>	<u>App #5</u>
Principal A	Principal B	Principal B	Principal C	Principal A
Principal B	Principal D	Principal C	Principal D	Principal B
Principal C	Principal E	Principal D	Principal E	

If Applications 1, 2, 3, 4 and 5 were submitted as Priority I Applications, Florida Housing would deem Application 4 to be a Priority I Application, and Applications 1, 2, 3, and 5 to be Priority II. This is because Principal B is a Principal of more than 3 Priority I Applications - Applications 1, 2, 3, and 5. If this was determined after the scoring process because Principal B was not disclosed on the Principal Disclosure Form on one or more Applications, Principals A, B, C, D, and E, (all of the Principals of Applications 1, 2, 3, and 5), may be subject to material misrepresentation, even if the Applications were not selected for funding, deemed ineligible, or withdrawn.

- A/B Leveraging Classifications will be assigned to all Priority I Applications and then, separately, to all Priority II Applications.
- In the funding selection process, eligible Priority I Applications will be selected for funding first and will continue to be selected for funding if Applications can be fully funded. Priority II Applications will not be selected for funding unless there is funding remaining and no eligible Priority I Applications can be fully funded.

Large 6 County Geo 9% Housing Credit RFA

- Designation of funding goals in the anticipated RFA for Housing Credit Financing for Affordable Housing Developments Located in Broward, Duval, Hillsborough, Orange, Palm Beach, and Pinellas Counties:
 - 1 Application in Palm Beach and Duval County, with a preference for Applications that qualify for the Geographic Area of Opportunity;
 - 1 Application in Orange, Hillsborough, and Pinellas County, with a preference for Applications that qualify for the Local Government Area of Opportunity; and
 - 2 Applications in Broward County, with a preference that one of the Applications qualifies for the Local Government Area of Opportunity. If the first Application selected in Broward County is not a Non-Profit Application, there will be a preference that the second Application be a Non-Profit Application.

Small and Medium County Geo 9% Housing Credit RFA

- Goals within the anticipated RFA for Housing Credit Financing for Affordable Housing Developments Located in Small and Medium Counties would be the following:
 - 4 Applications that qualify for the Local Government Area of Opportunity, with a preference for Applications with contributions from New Jurisdictions (which means that the contribution provided to Applicants that qualify for this goal does not come from a jurisdiction that provided a contribution to an Application that qualified for the Local Government Area of Opportunity Goal in RFA 2018-110 that was also selected for funding in RFA 2018-110).
 - Florida Housing is reviewing all Local Government Contribution amounts; and
 - Only Applications proposing a Development in a Medium County will be eligible for this goal.
 - 2 Applications that qualify for the Geographic Areas of Opportunity.
 - Applications in Small and Medium Counties are eligible for this goal.
 - 1 Application that qualifies as a Public Housing Authority Area of Opportunity Application and is not located in a Qualified Census Tract (QCT) or a Small Area Difficult Development Area (SADDA).
 - Applications in Small and Medium Counties are eligible for this goal.
 - 1 Application that is part of local revitalization initiatives.
 - Applications in Small and Medium Counties are eligible for this goal.

- Applications that are eligible for this goal will demonstrate that the Development is part of local revitalization initiatives by submitting evidence of such and not through a narrative description.

Revitalization 9% Housing Credit RFA

- Florida Housing does not anticipate issuing an RFA

Preservation 9% Housing Credit RFA

- Florida Housing does not anticipate changes to the RFA

State Apartment Incentive Loan (SAIL) and Workforce RFAs

- Florida Housing does not anticipate changes to the RFAs, subject to the Florida Legislature.

4. Miscellaneous

FHFC intends to hold an additional workshop scheduled in conjunction with May Board meeting