

**Florida Housing Finance Corporation**  
**Workshop Agenda – RFA 2015-103**  
**Housing Credit Financing to Provide Affordable Multifamily Rental Housing that is a Part**  
**of Local Revitalization Initiatives**  
**227 N. Bronough Street, 6<sup>th</sup> Floor Seltzer Conference Room, Tallahassee, FL**  
**February 5, 2015, 2:00 p.m., Eastern Time**

**1. Overview of RFA**

In this RFA, Florida Housing expects to offer \$2,300,000 of Housing Credits for affordable, multifamily rental housing that is part of a broader neighborhood or local community revitalization effort. The Corporation is seeking applications for new construction, redevelopment or rehabilitation of Family or Elderly (non-Assisted Living Facility) properties in areas where a Local Government is implementing a planned initiative in partnership with private and other public stakeholders to invest funding and other resources to rejuvenate the area.

Due to recent RFAs targeting funding exclusively to Public Housing Authorities (i.e., PHAs established pursuant to Chapter 421, F.S.), under this RFA the Corporation has a goal to fund one (1) Application where a PHA is not a Principal of either the Applicant entity or the Developer entity.

**2. Demographic Commitment**

- Family
- Elderly (Assisted Living Facilities (ALFs) are not eligible to apply under this RFA)

**3. Applicant Information**

- Principals of the Applicant and each Developer (Advance Review Process)
- Applications where a PHA is a Principal of either the Applicant entity or the Developer entity will not be eligible for the Group 1 Non-PHA Funding Goal

**4. Developer and Management Company Information**

- General Developer Experience
- General Management Company Experience

**5. Proposed Development Information**

- Surveyor Certification of Development Location Point form
- Development Category (New Construction, Rehabilitation, Acquisition and Rehabilitation, Redevelopment, or Acquisition and Redevelopment)
- Demonstration of Ability to Proceed (status of site plan/plat approval, appropriately zoned, availability of electricity, water, sewer and roads – all as of Application Deadline)

**6. Set-Aside Commitments**

- Total Set-Aside
  - At least 80% of total units must be set aside at 60% or less of AMI
- Limited Development Area (LDA):
  - Designation as LDA
  - Conditions that must be met to be eligible for funding

- ELI Set-Aside:
  - Non-LDA – at least 10% of total units set aside as ELI
  - LDA – at least 30% of total units set aside as ELI
- 50% of the ELI Units Set Aside units must be set aside for Special Needs Households
- 50 year Total Affordability Period

## **7. Construction Features and Resident Programs**

- Green Building Features:
  - Minimum Features for Rehabilitation or Acquisition and Rehabilitation
  - Green Building Certification Program for New Construction, Redevelopment, or Acquisition and Redevelopment
- Required General, Universal Design, Accessibility, and additional Green Building Features for all Developments
- Resident Programs:
  - Minimum Programs for Family and Elderly
  - Required additional program for Elderly

## **8. Site Control**

## **9. Narrative Point Items**

- Access to Community-Based Services and Resources (12 Points)
- Approach Toward Income and Credit Status of Intended Households Applying for Residency (5 Points)
- How the Proposed Development Aligns with Local Revitalization Initiatives ( 20 Points)

## **10. Funding**

- Housing Credit Request Amount
- Other Funding Sources

## **11. Funding Selection**

- Maximum Possible Points = 37
- Group 1 and Group 2
  - Group 1 - total score of 25 points or higher
  - Group 2 - total score of less than 25 points
  - Eligible Group 1 Applications funded before eligible Group 2 Applications
- Group 1 Non-PHA Funding Goal
- Sorting Order
  - Per Unit Construction Funding Preference
  - Development Category Funding Preference
  - Leveraging - Housing Credit Request Amount per Housing Credit Set-Aside unit
  - Qualifying Financial Assistance Preference (total non-FHFC resources per Housing Credit Set-aside unit)
  - Florida Job Creation Preference
  - Lottery

- Funding Test
  - 100% Funding Test
  - 85% Funding Test
- County Award Tally
  - Group 1 County Award Tally carries over to Group 2

**12. Time Line**

- March 10, 2015 - Expected issue date
- April 10, 2015 - Expected due date
- June 19, 2015 – Recommendations submitted for Board approval

**13. Other Discussion**