

# FLORIDA HOUSING FINANCE CORPORATION

## Modification of Request for Applications (RFA) 2014-111 SAIL Financing of Affordable Multifamily Housing Developments to be used in Conjunction with Tax-Exempt Bond Financing and Non-Competitive Housing Credits

1. **Page 1** of the RFA which states the following:

Issued: August 22, 2014

Pursuant to Rule 67-60.005, F.A.C., Modification of Terms of Competitive Solicitations, Florida Housing hereby modifies **Page 1** of the RFA to read as follows:

Issued: August 25, 2014

2. **Section Four A.1.c.(1)(a)** of the RFA provides the following:

- (a) The existing Development must currently have 80 percent of its units set aside for Elderly residents pursuant to an active Corporation-issued Land Use Restriction Agreement and/or Extended Use Agreement;

Pursuant to Rule 67-60.005, F.A.C., Modification of Terms of Competitive Solicitations, Florida Housing hereby modifies **Section Four A.1.c.(1)(a)** to read as follows:

- (a) The existing Development must currently have at least 80 percent of its units set aside for Elderly residents pursuant to an active Corporation-issued Land Use Restriction Agreement and/or Extended Use Agreement;

3. **Section Four A.6.d.** of the RFA provides the following:

- d. State the Development Type that best describes the proposed Development:

- Garden Apartments (a building comprised of 1, 2 or 3 stories, with or without an elevator)
- Townhouses
- Mid-Rise, 4-stories (a building comprised of 4 stories and each residential building must have at least one elevator)
- Mid-Rise, 5 to 6-stories (a building comprised of 5 or 6 stories and each residential building must have at least one elevator)
- High Rise (a building comprised of 7 or more stories and each residential building must have at least one elevator)

Note: For purposes of this RFA, (1) Developments with the Development Category of New Construction, Redevelopment, or Acquisition and Redevelopment (at question 4.e. of Exhibit A) will be required to provide a minimum of one elevator per residential building if the Development consists of more than one story and (2) Developments with the Development Category of Rehabilitation/Moderate Rehabilitation/ Substantial Rehabilitation or Acquisition and Rehabilitation/Moderate Rehabilitation/ Substantial Rehabilitation (at question 4.e. of Exhibit A) that do not include an elevator must be 3 stories or less.

Pursuant to Rule 67-60.005, F.A.C., Modification of Terms of Competitive Solicitations, Florida Housing hereby modifies **Section Four A.6.d.** to read as follows:

- d. State the Development Type that best describes the proposed Development:
- Garden Apartments (a building comprised of 1, 2 or 3 stories, with or without an elevator)
  - Townhouses
  - Mid-Rise, 4-stories (a building comprised of 4 stories and each residential building must have at least one elevator)
  - Mid-Rise, 5 to 6-stories (a building comprised of 5 or 6 stories and each residential building must have at least one elevator)
  - High Rise (a building comprised of 7 or more stories and each residential building must have at least one elevator)

4. **Section Four A.7.b.** of the RFA provides the following:

b. Additional Required Set-Aside Commitments:

(1) ELI Set-Aside Commitment:

The proposed Development must set aside the following required percentage of total units for ELI Households. For purposes of this provision, 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 at Item 1.c. of Exhibit D of the RFA.

All Applicants are eligible for ELI gap funding for 10 percent of the total units, as further outlined in Section Four A.15. of the RFA.

(a) Non-LDA Developments:

If the proposed Development does not qualify as an LDA Development, as outlined in Item c. below, the Applicant must set aside 10 percent of the total units as ELI Set-Aside Units.

(b) LDA Developments:

If the proposed Development qualifies as an LDA Development, as outlined in Item c. below, the Applicant must set aside at least 30 percent of the total units as ELI Set-Aside Units.

(2) Person with a Disabling Condition Set-Aside Commitment:

The proposed Development must set aside 10 percent of the total units for Persons with a Disabling Condition that are referred by a supportive services lead agency that serves Persons with a Disabling Condition and are designated by the Corporation. As of the place-in-service date for the proposed Development, this requirement will be deemed to be met with any existing units occupied by residents that do not qualify as a Person with a Disabling Condition; however, this set-aside commitment must be met as new units are rented after the place-in-service date.

Some or all of the units set aside to meet this 10 percent Person with a Disabling Condition set-aside commitment can be the same units that are set aside to meet the ELI Set-Aside commitment (outlined in (1) above); however, at least 50 percent of the Development's dwelling units set aside for the Person with a Disabling Condition set-aside commitment shall be ELI Set-Aside units.

The Applicant will be required to enter into a Memorandum of Understanding (MOU) with at least one (1) designated supportive services lead agency approved by the Corporation, for the purpose of coordinating services and housing for Persons with Disabling Conditions. The Corporation will establish and maintain a list of approved participating agencies in each county that the Development shall work with to execute the MOU. The FHFC-Designated Supportive Services Lead Agencies List is available on the Corporation's Website <http://www.floridahousing.org/Developers/MultiFamilyPrograms/Competitive/2014-111/OtherInformation/> (also accessible by clicking [here](#)). The purpose of the MOU is to establish the roles and responsibilities of the Development and lead agency/agencies in meeting the intent of this commitment. These include roles and responsibilities regarding the Applicant notifying the lead agency that a unit is available, the lead agency referring households to apply for the set-aside unit, and the lead agency addressing the needs of the residents in the set-aside unit. The roles and responsibilities of the lead agency may be in conjunction with the supportive services agency's network of community-based service providers.

Pursuant to Rule 67-60.005, F.A.C., Modification of Terms of Competitive Solicitations, Florida Housing hereby modifies **Section Four A.7.b.** to read as follows:

b. Additional Required Set-Aside Commitments:

(1) ELI Set-Aside Commitment:

The proposed Development must set aside the following required percentage of total units for ELI Households. For purposes of this provision, 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 at Item 1.c. of Exhibit D of the RFA.

All Applicants are eligible for ELI gap funding for 5 percent of the total units, as further outlined in Section Four A.15. of the RFA.

(a) Non-LDA Developments:

If the proposed Development does not qualify as an LDA Development, as outlined in Item c. below, the Applicant must set aside 5 percent of the total units as ELI Set-Aside Units.

(b) LDA Developments:

If the proposed Development qualifies as an LDA Development, as outlined in Item c. below, the Applicant must set aside at least 30 percent of the total units as ELI Set-Aside Units.

(2) Person with a Disabling Condition Set-Aside Commitment:

The proposed Development must set aside 10 percent of the total units for Persons with a Disabling Condition that are referred by a supportive services lead agency that serves Persons with a Disabling Condition and are designated by the Corporation. As of the place-in-service date for the proposed Development, this requirement will be deemed to be met with any existing units occupied by residents that do not qualify as a Person with a Disabling Condition; however, this set-aside commitment must be met as new units are rented after the place-in-service date.

At least 50 percent of the units set aside to meet this 10 percent Person with a Disabling Condition set-aside commitment must be the same units that are set aside to meet the ELI Set-Aside commitment (outlined in (1) above).

The Applicant will be required to enter into a Memorandum of Understanding (MOU) with at least one (1) designated supportive services lead agency approved by the Corporation, for the purpose of coordinating services and housing for Persons with Disabling Conditions. The Corporation will establish and maintain a list of approved participating agencies in each county that the Development shall work with to execute the MOU. The FHFC-Designated Supportive Services Lead Agencies List is available on the Corporation's Website <http://www.floridahousing.org/Developers/MultiFamilyPrograms/Competitive/2014-111/OtherInformation/> (also accessible by clicking [here](#)). The purpose of the MOU is to establish the roles and responsibilities of the Development and lead agency/agencies in meeting the intent of this commitment. These include roles and responsibilities regarding the Applicant notifying the lead agency that a unit is available, the lead agency referring households to apply for the set-aside unit, and the lead agency addressing the needs of the residents in the set-aside unit. The roles and responsibilities of the lead agency may be in conjunction with the supportive services agency's network of community-based service providers.

5. **Section Four A.15.a.(2)(a)** of the RFA provides the following:

(2) ELI Loan:

All Applications are eligible for ELI gap funding for the required ELI Set-Aside units, not to exceed:

- (a) 10 percent of the total units for Applications with the Family or Elderly (ALF or Non-ALF) Demographic Commitment, as outlined in Section Four A.7.b.(1) of the RFA. Note: LDA Developments will not be eligible to receive this ELI gap funding for the remaining required 20 percent ELI Set-Aside units.

Pursuant to Rule 67-60.005, F.A.C., Modification of Terms of Competitive Solicitations, Florida Housing hereby modifies **Section Four A.15.a.(2)(a)** to read as follows:

(2) ELI Loan:

All Applications are eligible for ELI gap funding for the required ELI Set-Aside units, not to exceed:

- (a) 5 percent of the total units for Applications with the Family or Elderly (ALF or Non-ALF) Demographic Commitment, as outlined in Section Four A.7.b.(1) of the RFA. Note: LDA Developments will not be eligible to receive this ELI gap funding for the remaining required 25 percent ELI Set-Aside units.

Submitted by:

Ken Reecy  
Director of Multifamily Programs  
Florida Housing Finance Corporation  
227 N. Bronough Street, Suite 5000  
Tallahassee, FL 32301  
850-488-4197 or [Ken.Reecy@floridahousing.org](mailto:Ken.Reecy@floridahousing.org)