

Outline of General Criteria for Geographic RFAs

Available Funding	<ul style="list-style-type: none"> • \$20,762,100 of Housing Credits • \$9,366,000 of SAIL (Homeless portion of 2014 SAIL appropriation plus SAIL program income) 	<ul style="list-style-type: none"> • \$12,914,730 of Housing Credits for Medium Counties • \$1,513,170 of Housing Credits for Small Counties
Demographic Commitments	<ul style="list-style-type: none"> • Family • Elderly (ALF or Non-ALF) • Homeless <ul style="list-style-type: none"> ○ Applicant must request both HC and SAIL ○ Restrictions on Development Type ○ Set-Aside restrictions <ul style="list-style-type: none"> ➢ Persons with a Disabling Condition set-aside ➢ Homeless Households set-aside 	<ul style="list-style-type: none"> • Family • Elderly (ALF or Non-ALF)
Development Category	<ul style="list-style-type: none"> • New Construction • Rehabilitation – with or without Acquisition <ul style="list-style-type: none"> ○ Estimated qualified basis in Rehab. expenses per set-aside unit must be \$25,000 ○ (if Homeless (with SAIL) this also means Moderate Rehab or Substantial Rehab) • Redevelopment – with or without Acquisition 	<ul style="list-style-type: none"> • New Construction • Rehabilitation – with or without Acquisition <ul style="list-style-type: none"> ○ Estimated qualified basis in Rehab. expenses per set-aside unit must be \$25,000 • Redevelopment – with or without Acquisition
Development Type	<ul style="list-style-type: none"> • Available Choices: <ul style="list-style-type: none"> ○ Garden Apartments ○ Townhouses ○ Duplexes ○ Quadraplexes ○ Mid-Rise – 4 stories ○ Mid-Rise – 5 to 6 stories ○ High Rise – 7 or more stories ○ SRO • Homeless Demographic can only select Garden, Mid-Rise (4, 5 or 6 story), High Rise, or SRO) • Only Homeless Demographic can select SRO 	<ul style="list-style-type: none"> • Available Choices: <ul style="list-style-type: none"> ○ Garden Apartments ○ Townhouses ○ Duplexes ○ Quadraplexes ○ Mid-Rise – 4 stories ○ Mid-Rise – 5 to 6 stories ○ High Rise – 7 or more stories
Number of Units	<ul style="list-style-type: none"> • Minimum 30 total units • Maximum total unit restrictions for Elderly Demographic 	<ul style="list-style-type: none"> • Keys Area – minimum of 20 total units • Other than Keys Area – minimum 30 total units • Maximum total unit restrictions for Elderly Demographic

Outline of General Criteria for Geographic RFAs

<p>Proximity (Maximum 18 pts.)</p>	<ul style="list-style-type: none"> • PHA site with Declaration of Trust (DOT) receives 3 point boost toward total proximity score • Required minimum transit score to be eligible for funding: <ul style="list-style-type: none"> ○ 1.5 pts. if eligible for PHA boost ○ 2 pts. if not eligible for PHA boost • Required minimum total proximity score to be eligible for funding: <ul style="list-style-type: none"> ○ 11.75 for Broward and Miami-Dade ○ 10.25 for Duval, Hillsborough, Orange, Palm Beach, and Pinellas • Required minimum total proximity score to be eligible to receive maximum 18 points: <ul style="list-style-type: none"> ○ 13.75 for Broward and Miami-Dade ○ 12.25 for Duval, Hillsborough, Orange, Palm Beach, and Pinellas 	<ul style="list-style-type: none"> • Monroe County Developments <ul style="list-style-type: none"> ○ automatically receive maximum proximity points • PHA site with Declaration of Trust (DOT) receives 3 point boost toward total proximity score • Required minimum total proximity score to be eligible for funding: <ul style="list-style-type: none"> ○ 7 for Medium Counties ○ 4 for Small Counties • Required minimum total proximity score to be eligible to receive maximum 18 points: <ul style="list-style-type: none"> ○ 9 for Medium Counties ○ 6 for Small Counties
<p>Set-Asides</p>	<ul style="list-style-type: none"> • Required ELI Set-Aside for all Demographics: <ul style="list-style-type: none"> ○ 10% if not LDA ○ 30% if LDA • Homeless Demographic Additional Commitments: <ul style="list-style-type: none"> ○ Persons with a Disabling Condition set-aside ○ Must rent not less than 50% of total units to Homeless Households 	<ul style="list-style-type: none"> • Required ELI Set-Aside: <ul style="list-style-type: none"> ○ 10% if not LDA ○ 30% if LDA
<p>LDA Criteria that must be met to be eligible for funding:</p>	<ul style="list-style-type: none"> • Set-Aside Breakdown chart must show 30% at ELI • RA 1 or 2 • Percentage of total units that'll have RA is greater than 75% • Total number of units is 250 or less (unless further restricted by Elderly requirements) 	<ul style="list-style-type: none"> • Set-Aside Breakdown chart must show 30% at ELI • RA 1 or 2 • Percentage of total units that'll have RA is greater than 75% • Total number of units is 250 or less (unless further restricted by Elderly requirements)
<p>Site Control</p>	<ul style="list-style-type: none"> • Eligible Contract term –through a date that is at least 6 months past the Application Deadline (date TBD) 	<ul style="list-style-type: none"> • Eligible Contract term – through a date that is at least 6 months past the Application Deadline (date TBD)

Outline of General Criteria for Geographic RFAs

<p>Resident Features and Programs</p>	<ul style="list-style-type: none"> • Rehabilitation (with or without Acquisition) required to select a certain number of green building features in Application • New Construction and Redevelopment (with or without Acquisition) required to achieve a green certification program • All Applicants required to provide specific additional features • Family and Elderly (Non-ALF) Demographic required to select certain number of resident programs in Application • Homeless Demographic required to select certain number of resident programs in Application • All Applicants required to provide specific additional resident programs 	<ul style="list-style-type: none"> • Rehabilitation (with or without Acquisition) required to select a certain number of green building features in Application • New Construction and Redevelopment (with or without Acquisition) required to achieve a green certification program • All Applicants required to provide specific additional features • Family and Elderly (Non-ALF) Demographic required to select certain number of resident programs in Application • All Applicants required to provide specific additional resident programs
<p>Local Govt. Contributions (Maximum 5 pts.)</p>	<ul style="list-style-type: none"> • Rehabilitation (with or without Acquisition) receives automatic 5 points • Contribution must be effective at least through June 30, 2015 • Discount rate of 5.81% for loans and deferred fees 	<ul style="list-style-type: none"> • Rehabilitation (with or without Acquisition) receives automatic 5 points • Contribution must be effective at least through June 30, 2015 • Discount rate of 5.81% for loans and deferred fees
<p>Funding Request Amounts</p>	<ul style="list-style-type: none"> • Broward and Miami-Dade: <ul style="list-style-type: none"> ○ \$1,970,000 if not DDA/QCT ○ \$2,561,000 if DDA/QCT • Hillsborough, Orange and Palm Beach: <ul style="list-style-type: none"> ○ \$1,625,000 if not DDA/QCT ○ \$2,110,000 if DDA/QCT • Duval and Pinellas: <ul style="list-style-type: none"> ○ \$1,276,000 if not DDA/QCT ○ \$1,660,000 if DDA/QCT • SAIL Request lesser of \$___/unit or \$___ million • \$9,366,000 SAIL (Homeless Demographic must request both HC and SAIL) • Funding Test for 2nd Homeless App. – there must be at 85% of Applicant’s request amount available, with a time limit (TBD) to obtain the remaining funding • SAIL Request must pass 35% test (already pass 25% test because it’s Homeless) 	<ul style="list-style-type: none"> • Medium Counties: <ul style="list-style-type: none"> ○ \$1,155,000 if not DDA/QCT ○ \$1,510,000 if DDA/QCT • Small Counties: <ul style="list-style-type: none"> ○ \$825,000 if not DDA/QCT ○ \$1,070,000 if DDA/QCT • Florida Keys Area <ul style="list-style-type: none"> ○ Lesser of \$25,000 per HC set-aside unit or \$1,308,328

Outline of General Criteria for Geographic RFAs

<p>Sorting Order</p>	<ul style="list-style-type: none"> • Eligibility for Development Category Funding Preference • Per Unit Construction Funding Preference • A/B Leveraging – total of HC and SAIL, if applicable (A/B classifications for New Construction/ Redevelopment done separately from Rehabilitation) • FL Job Creation Preference • Lottery 	<p>Small County List & Medium County List each sorted as follows:</p> <ul style="list-style-type: none"> • Eligibility for Development Category Funding Preference • Per Unit Construction Funding Preference • A/B Leveraging (A/B classifications for New Construction/Redevelopment done separately from Rehabilitation) • FL Job Creation Preference • Lottery
<p>Goals</p>	<ul style="list-style-type: none"> • Homeless goal – fund 2 developments (1 per county) 	<ul style="list-style-type: none"> • Small County FL Keys goal – fund 1 App. in Monroe County (all Monroe Co. Apps. are eligible for this goal) • Small County Non-Monroe Co. goal – fund 1 App. in any Small Co. other than Monroe (receives binding for unfunded balance)
<p>HC Administrative Fees</p>	<ul style="list-style-type: none"> • 9% for For-Profits • 5.5% for Non-Profits 	<ul style="list-style-type: none"> • 9% for For-Profits • 5.5% for Non-Profits