

FLORIDA HOUSING FINANCE CORPORATION

Modification of Request for Applications (RFA) 2016-110  
Housing Credit Financing for Affordable Housing Developments Located in  
Medium and Small Counties

**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:**

Due: ~~December 2, 2016~~ November 17, 2016

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

1. The Application Deadline is **11:00 a.m., Eastern Time, on December 2, 2016** ~~November 17, 2016~~. To meet the submission requirements, prior to the Application Deadline the Applicant must do all of the following for its Application:

**Pursuant to Rule 67-60.005, F.A.C., Modification of Terms of Competitive Solicitations, Florida Housing hereby modifies Section Four A.4.a.(3) to read as follows:**

- (3) General Development Experience (5 Points):

To be eligible to be awarded 5 points for General Development Experience, the Prior General Development Experience chart must meet the requirements of (a) below ~~and the Applicant's answer to (b) below (at question 4.a.(3)(b) of Exhibit A) must be "Yes."~~ Note: An Applicant's "Yes" answer to question 4.a.(3)(b) of Exhibit A will be verified by Corporation staff during the scoring process.

**Pursuant to Rule 67-60.005, F.A.C., Modification of Terms of Competitive Solicitations, Florida Housing hereby modifies Section Four A.4.a.(3)(b) to read as follows:**

- (b) ~~Development Developer~~ Experience Withdrawal Disincentive:

In an effort to encourage the submission of quality Applications, the Corporation will award points for Development experience in certain future RFAs. Applicants and Developers are on notice that any Application submitted in this RFA that is withdrawn any time subsequent to the Application Deadline but on or before the execution of the Carryover Allocation Agreement and payment of the Administrative fee will (if the future RFA so provides) result in a point reduction in the scoring of Development experience in future Applications in which the Developer, Co-Developer or any Principal of the Developer(s) named in the Developer section of the Principals of the Applicant and Developer(s) Disclosure Form of the withdrawn Application is named for purposes of satisfying the Development experience requirement in the future Application. As used herein, an Application withdrawal includes a withdrawal of an Application (or the funding under such Application) initiated or made by the Corporation itself where such withdrawal by the Corporation is the result of the Applicant's failure to act or pay fees in a timely manner as required by the RFA.

~~No Principal named in this RFA, for purposes of satisfying the Developer experience requirement outlined in (a) above, is also listed as a Developer, co-Developer or Principal of the Developer named on the Principals list at (i) Exhibit 3 of Geographic RFAs 2014-114, 2014-115, and/or 2014-~~

~~116; and/or (ii) Exhibit 4 of Preservation RFA 2015-104; and/or (iii) Exhibit 4 of Geographic RFAs 2015-106, 2015-107, and/or 2015-108; and/or (iv) Exhibit 4 of Preservation RFA 2015-111, where such Geographic and/or Preservation Application(s) is or has been withdrawn any time subsequent to the applicable RFA's Application Deadline, but on or before the execution of the Carryover Allocation Agreement(s) and payment of the Administrative Fee(s) for such Application(s). For purposes of scoring this RFA, the Committee shall consider all such withdrawals that are made available to the Committee prior to the date that the Committee meets to make a recommendation to the Board. The Applicant must answer question 4.a.(3)(b) of Exhibit A.~~

**Pursuant to Rule 67-60.005, F.A.C., Modification of Terms of Competitive Solicitations, Florida Housing hereby modifies Exhibit A, question 4.a.(3) to read as follows:**

(3) General Development Experience:

To be eligible for points, the Applicant must provide the following ~~correctly respond to both (a) and (b) below:~~

- ~~(a) For each experienced Developer entity, the Applicant must provide, as **Attachment 4**, a prior experience chart for at least one (1) experienced natural person Principal of that entity. The prior experience chart for the natural person Principal must reflect the required information for the three (3) completed affordable rental housing developments, one (1) of which must be a Housing Credit development, as outlined in Section Four A 4.a.(3)(a) of the RFA.~~
- ~~(b) The Applicant must indicate whether the Developer Experience Withdrawal Disincentive criteria outlined in Section Four A.4.a.(3)(b) of the RFA is met.~~

~~Yes  No~~

**Note: For the Application to be eligible for funding, the version of Exhibit A reflecting the Modification posted 11-10-16 must be submitted to the Corporation by the Application Deadline, as outlined in the RFA.**

**Pursuant to Rule 67-60.005, F.A.C., Modification of Terms of Competitive Solicitations, Florida Housing hereby modifies Section Four A.5.b.(1) to read as follows:**

(1) Scattered Sites:

~~The Applicant must indicate whether the proposed Development consists of Scattered Sites, as defined in Rule Chapter 67-48.002, F.A.C., and, if applicable, state the total number of Scattered Sites.~~

If the proposed Development meets the definition of Scattered Sites:

- (a) For all Developments, a part of the boundary of each Scattered Site must be located within ½ mile of a part of the boundary of the Scattered Site with the most units.
- (b) Site control must be demonstrated in the Application for all of the Scattered Sites, as outlined in Section Four A.8. of the RFA;
- (c) During the credit underwriting process, the Applicant must demonstrate that the Development meets the requirements of this RFA and Section 42 of the IRC;

- (d) All Scattered Sites must be located in the same county;
- (e) If a proposed Family Medium County Development consists of Scattered Sites, all sites must be located in their entirety (i) within ~~the same~~ a HUD-designated Small Area DDA, or (ii) within any 2- or 3- Factor Area of Opportunity, or (iii) a combination of (i) and (ii) above, in order for the proposed Development to qualify for the Geographic Areas of Opportunity Funding Goal as outlined in Section Four A.11.a.(1)(c) below; and
- (f) The Applicant must provide the required Scattered Sites information on the Surveyor Certification form, as outlined in Section Four A.6.a. of the RFA.

**Pursuant to Rule 67-60.005, F.A.C., Modification of Terms of Competitive Solicitations, Florida Housing hereby modifies Exhibit A, question 5.b.(1) to read as follows:**

b. Location of Development Site:

- (1) If the proposed Development meets the definition of Scattered Sites, the applicable information for each site must be included on the Surveyor Certification form provided as Attachment 13 to the RFA. ~~Does the proposed Development meet the definition of Scattered Sites?~~

Yes \_\_\_\_\_  No

If "Yes", state the total number of Scattered Sites: \_\_\_\_\_

**Note: For the Application to be eligible for funding, the version of Exhibit A reflecting the Modification posted 11-10-16 must be submitted to the Corporation by the Application Deadline, as outlined in the RFA.**

**Pursuant to Rule 67-60.005, F.A.C., Modification of Terms of Competitive Solicitations, Florida Housing hereby modifies Section Four A.5.c.(1) to read as follows:**

(1) RECAP

Proposed Developments that select the Development Category of New Construction, Rehabilitation, or Acquisition and Rehabilitation at question 5.c.(2) of Exhibit A are not eligible to receive funding under this RFA if any part of the proposed Development is located in a RECAP designated area. Proposed Developments that are located in a RECAP designated area that select the Development Category of Redevelopment or Acquisition and Redevelopment at question 5.c.(2) of Exhibit A are eligible for funding under this RFA.

If any part of the proposed Development is located in a RECAP designated area, the entire proposed Development will be considered to be located in a RECAP designated area and the Application will only be eligible for funding under this RFA if it qualifies for the Redevelopment (with or without Acquisition) Development Category.

The Applicant must indicate at question 5.c.(1) of Exhibit A whether any part of the proposed Development is located in a RECAP designated area. If an answer to question 5.c.(1) of Exhibit A is

not provided, the Corporation will consider the proposed Development to be located in a RECAP designated area.

**Pursuant to Rule 67-60.005, F.A.C., Modification of Terms of Competitive Solicitations, Florida Housing hereby modifies Section Four A.5.f to read as follows:**

f. Ability to Proceed:

The Applicant must demonstrate the following Ability to Proceed elements as of Application Deadline, for the entire proposed Development site, as outlined below. The Florida Housing Ability to Proceed Verification forms (Form Rev. 08-16) are provided in Exhibit B of this RFA and on the Corporation's Website

<http://www.floridahousing.org/Developers/MultiFamilyPrograms/Competitive/2016-110/RelatedForms/> (also accessible by clicking [here](#)). Note: ~~For purposes of this RFA, the Applicant cannot re-use any Florida Housing Ability to Proceed Verification form that was included in a previous RFA submission.~~ If the Applicant provides any prior version of the Florida Housing Ability to Proceed Verification form(s), the form(s) will not be considered.

- (1) Status of Site Plan/Plat Approval. The Applicant must demonstrate the status of site plan or plat approval as of the Application Deadline, for the entire proposed Development site, by providing, as **Attachment 7** to Exhibit A, the applicable properly completed and executed verification form:
  - (a) The Florida Housing Finance Corporation Local Government Verification of Status of Site Plan Approval for Multifamily Developments form (Form Rev. 08-16); or
  - (b) The Florida Housing Finance Corporation Local Government Verification of Status of Plat Approval for Residential Rental Developments form (Form Rev. 08-16).
- (2) Appropriate Zoning. The Applicant must demonstrate that as of the Application Deadline the entire proposed Development site is appropriately zoned and consistent with local land use regulations regarding density and intended use or that the proposed Development site is legally non-conforming by providing, as **Attachment 8** to Exhibit A, the applicable properly completed and executed verification form:
  - (a) The Florida Housing Finance Corporation Local Government Verification that Development is Consistent with Zoning and Land Use Regulations form (Form Rev. 08-16); or
  - (b) The Florida Housing Finance Corporation Local Government Verification that Permits are not Required for this Development form (Form Rev. 08-16).
- (3) Availability of Electricity. The Applicant must demonstrate that as of the Application Deadline electricity is available to the entire proposed Development site by providing as **Attachment 9** to Exhibit A:
  - (a) The properly completed and executed Florida Housing Finance Corporation Verification of Availability of Infrastructure – Electricity form (Form Rev. 08-16); or

- (b) A letter from the electricity service provider that is Development-specific and dated within 12 months of the Application Deadline. The letter may not be signed by the Applicant, by any related parties of the Applicant, by any Principals or Financial Beneficiaries of the Applicant, or by any local elected officials.
- (4) Availability of Water. The Applicant must demonstrate that as of the Application Deadline water is available to the entire proposed Development site by providing as **Attachment 10** to Exhibit A:
  - (a) The properly completed and executed Florida Housing Finance Corporation Verification of Availability of Infrastructure – Water form (Form Rev. 08-16); or
  - (b) A letter from the water service provider that is Development-specific and dated within 12 months of the Application Deadline. The letter may not be signed by the Applicant, by any related parties of the Applicant, by any Principals or Financial Beneficiaries of the Applicant, or by any local elected officials.
- (5) Availability of Sewer. The Applicant must demonstrate that as of the Application Deadline sewer capacity, package treatment or septic tank service is available to the entire proposed Development site by providing as **Attachment 11** to Exhibit A:
  - (a) The properly completed and executed Florida Housing Finance Corporation Verification of Availability of Infrastructure – Sewer Capacity, Package Treatment, or Septic Tank form (Form Rev. 08-16); or
  - (b) A letter from the waste treatment service provider that is Development-specific and dated within 12 months of the Application Deadline. The letter may not be signed by the Applicant, by any related parties of the Applicant, by any Principals or Financial Beneficiaries of the Applicant, or by any local elected officials.
- (6) Availability of Roads. The Applicant must demonstrate that, for the entire proposed Development site, as of the Application Deadline paved roads either (i) exist and will provide access to the proposed Development site or (ii) will be constructed as part of the proposed Development by providing as **Attachment 12** to Exhibit A:
  - (a) The properly completed and executed Florida Housing Finance Corporation Verification of Availability of Infrastructure – Roads form (Form Rev. 08-16); or
  - (b) A letter from the Local Government that is Development-specific and dated within 12 months of the Application Deadline. The letter may not be signed by the Applicant, by any related parties of the Applicant, by any Principals or Financial Beneficiaries of the Applicant, or by any local elected officials.

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

- a. Surveyor Certification Form:

(1) In order for an Application to meet the Mandatory requirement to provide a Development Location Point and applicable Scattered Sites information, and be eligible for proximity points, the Applicant must provide an executed acceptable Surveyor Certification form (Form Rev. 08-16), as **Attachment 13** to Exhibit A, reflecting the information outlined below. The Surveyor Certification form (Form Rev. 08-16) is provided in Exhibit B of this RFA and on the Corporation's Website <http://www.floridahousing.org/Developers/MultiFamilyPrograms/Competitive/2016-110/RelatedForms/> (also accessible by clicking [here](#)). Note: ~~For purposes of this RFA, the Applicant cannot re-use any Florida Housing Surveyor Certification form that was included in a previous RFA submission.~~ If the Applicant provides any Surveyor Certification form other than Form Rev. 08-16, the form will not be considered. In addition, the Surveyor Certification form will not be considered if Parts I through IV of the form are not completed, including selection of either question 1 (along with the applicable information) or question 2 of Part IV.

- A Development Location Point (as outlined in (2) below) at Part I of the form;
- Services information for the Bus or Rail Transit Service and Community Services for which the Applicant is seeking points at Parts II and III of the form;
- Applicable Scattered Sites answer information (as outlined in (2) below), at Part IV of the form if applicable; and
- Small Area ~~Difficult~~ Difficulty Development Area Zip Code Tabulation Area (DDA ZCTA) information, if applicable (as outlined in Section Four A.11.a.(1)(a) below).

(2) Development Location Point and Scattered Sites Information:

It is a Mandatory requirement that all Applicants identify a Development Location Point on the proposed Development site at Part I of the Surveyor Certification form, as well as a latitude and longitude coordinate at Part IV of the form for each of the other sites if the proposed Development consists of Scattered Sites. All latitude and longitude coordinates must be determined in degrees, minutes and seconds, with the degrees and minutes stated as whole numbers and the seconds represented to 2 decimal places. If the degrees and minutes are not stated as whole numbers and the seconds are not represented to 2 decimal places, the latitude and longitude coordinates will not be considered.

The latitude and longitude coordinates for the Development Location Point and any Scattered Sites stated on the Surveyor Certification form will be plotted by the Corporation, using Street Atlas USA 2015, published by DeLorme, for the following purposes:

- (a) To verify that the stated coordinates are located within the county identified by the Applicant at question 5.b.(2) of Exhibit A;
- (b) To determine whether the proposed Development is at least the mandatory distance away from the closest Development coordinates identified on the August 5, 2016 FHFC Development Proximity List (the "Mandatory Distance Requirement"), as outlined in Section Four A.6.d. of the RFA;
- (c) To determine whether the Development Location Point and any Scattered Sites for the proposed Development qualifies as an LDA Development if it is located within a county where only a specific area(s) of the county has been designated as an LDA area, as outlined in Section Four A.7.c. of the RFA;

Note: In order for the Surveyor Certification form to be considered, Part IV, Scattered Sites, must be completed as follows: (i) if the proposed Development consists of Scattered Sites, the

required information must be provided at question 1, or (ii) if the proposed Development does not consist of Scattered Sites, question 2 must be selected.

**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. Mandatory Distance Requirement:

To be eligible to be considered for funding, Applications must qualify for the Mandatory Distance Requirement. Applications may qualify automatically (as outlined in (1) below). Applications that are not eligible for the automatic qualification will only qualify if the distance between the coordinates stated on the Surveyor Certification form (for the Development Location Point and any Scattered Sites), ~~Development Location Point~~ and other properties identified on the August 5, 2016 FHFC Development Proximity List (the List) serving the same demographic group as the proposed Development meets the Mandatory Distance Requirement of 1.25, 2.5 or 5.0 miles (as outlined in (2) below). The List is available on the Corporation's Website <http://www.floridahousing.org/Developers/MultiFamilyPrograms/Competitive/2016-110/OtherInformation/> (also accessible by clicking [here](#)). Applications that do not qualify for the Mandatory Distance Requirement under (1) or (2) below will not be eligible to be considered for funding.

(1) Applications Eligible for the Automatic qualification for the Mandatory Distance Requirement:

To automatically qualify for the Mandatory Distance Requirement, the proposed Development must meet the criteria outlined in question 6.c.(1)(a) or 6.c.(1)(b) of Exhibit A. The Applicant should select the applicable item at question 6.c.(1) of Exhibit A. If the Applicant does not select either 6.c.(1)(a) or 6.c.(1)(b), the proposed Development must meet the criteria outlined in (2) below.

(2) Applications Not Eligible for the Automatic qualification for the Mandatory Distance Requirement:

The Applicant must determine whether the Application meets the qualifications of the Mandatory Distance Requirement based on whether the coordinates stated on the Surveyor Certification form ~~Development Location Point~~ meets the criteria for a distance of within 1.25 miles, 2.5 miles or 5.0 miles of a Development on the List serving the same demographic group. To make such determination, the Applicant, using Street Atlas USA 2015, published by DeLorme, should follow the steps outlined below. For purposes of this provision, same demographic refers to Family demographic, Elderly Non-ALF demographic, and Elderly ALF demographic.

(a) Select the "Advanced" search button on the "Find" tab, to the right of the "Advanced" button select "Latitude/ Longitude" from the drop down menu under "Find:", check the "MapTags" box, enter the latitude and longitude coordinates stated on the Surveyor Certification form ~~for the Development Location Point~~ in the appropriate blanks to the right and then click the "Search" button. A "MapTag" with the entered coordinates will then appear in the appropriate location.

(b) For each Development on the List that serves the same demographic group as the proposed Development which is in proximity to the coordinates stated on the

proposed Development's Surveyor Certification form Development Location Point, repeat the steps stated above to display MapTags for the Development(s). For those Developments on the List that have more than one set of latitude and longitude coordinates, the Corporation will use the coordinates that represent the closest location to the coordinates stated on the proposed Development's Surveyor Certification form Development Location Point as the location of the Development from the List for the purposes of awarding proximity points.

- (c) Select the "Draw" tab. Under "Tools", select the circle or, if there is no circle, click and hold the left mouse button and this will provide several shape options, one of which is a circle. To the right, use the thinnest line possible, select "None" as the fill color for the circle and choose a color such as black for the outline. Enter the latitude and longitude coordinates ~~for~~ stated on the proposed Development's Surveyor Certification form Development Location Point in the space provided, and then enter, as appropriate, 1.25, 2.5 or 5.0 miles for the radius. Upon selecting the "Apply" button, the software will draw a circle, with the radius entered, around the coordinates stated on the Surveyor Certification form Development Location Point.
- (d) If the tip of any of the MapTags entered for the Developments on the List are within the drawn circle or, when the map is zoomed in as far as possible, if the tip of any of the entered MapTags appears to the naked eye to be on the drawn line of the circle, the Applicant can conclude that the coordinates stated on the Surveyor Certification form Development Location Point is within the distance entered for the radius of the circle of a Development from the List. The tip of a MapTag is the point of the MapTag that denotes the actual location of what the MapTag represents.

For purposes of the following, a proposed Development qualifies as an LDA Development if it meets the provisions described in Section Four A.7.c. of the RFA.

Applications will qualify for the Mandatory Distance Requirement by meeting the following:

- If the distance of the proposed Development to Developments on the List is greater than 5.0 miles if the proposed Development qualifies as an LDA Development; or
- If the distance of the proposed Development to Developments on the List which consist of 31 total units or more is greater than 2.5 miles if the proposed Development does not qualify as an LDA Development; or
- If the distance of the proposed Development to Developments on the List which consist of 30 total units or less is greater than 1.25 miles if the proposed Development does not qualify as an LDA Development.

If the location of the proposed Development is such that both the 2.5 miles criteria and the 1.25 miles criteria would apply, the more restrictive 1.25 miles criteria will be used to evaluate the Application.

If Street Atlas USA 2015 does not recognize the Development Location Point or any Scattered Sites coordinates, as applicable, and the proposed Development is not eligible for automatic qualification, then the proposed Development will be deemed to have not met the Mandatory Distance Requirement.

An Applicant may disregard any Development(s) on the List if the proposed Development and any Development(s) on the List have one or more of the same Financial Beneficiaries and meet at least one (1) of the following criteria: (i) they are contiguous or are divided by a street, and/or (ii) they are divided by a prior phase of the proposed Development. If this provision applies to the proposed Development, the Applicant must identify (at question 6.c.(2) of Exhibit A) the Development(s) on the List that it wishes to disregard.

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

**6. Proximity:**

In order for a proposed Development to meet the Mandatory requirement to provide a Development Location Point and applicable Scattered Sites information, and to be eligible for proximity points that are not automatically awarded and to meet the Mandatory requirement to provide applicable Scattered Sites information, the Applicant must provide an acceptable Surveyor Certification form as **Attachment 13**, as outlined in Section Four A.6.a. of the RFA. The form must reflect the Development Location Point, Scattered Sites information and, if applicable, the Services information for the Bus or Rail Transit Service (if Private Transportation is not selected at question (2) below) and the Community Services for which the Applicant is seeking points, as well as all applicable Scattered Sites information.

**Note: For the Application to be eligible for funding, the version of Exhibit A reflecting the Modification posted 11-10-16 must be submitted to the Corporation by the Application Deadline, as outlined in the RFA.**

**Pursuant to Rule 67-60.005, F.A.C., Modification of Terms of Competitive Solicitations, Florida Housing hereby modifies Section Four A.7.b.(2)(b) to read as follows:**

- (b) Required Commitment for a Portion of the ELI Set-Aside Units as Link Units for Persons with Special Needs ~~a Disabling Condition~~:

With the exception of Developments financed with HUD Section 811 and Applicants that select the Elderly ALF Demographic Commitment at question 2.b.(1) of Exhibit A, all Developments must commit to set-aside a portion of ELI Set-Aside units as Link Units for Persons with Special Needs ~~a Disabling Condition~~. The required percentage is provided in (i) and (ii) below and is based on whether the Development is an LDA Development or a Non-LDA Development.

- (i) If the proposed Development does not qualify as an LDA Development, the Applicant must set aside 50 percent of the ELI Set-Aside units for Persons with Special Needs ~~a Disabling Condition~~; or
- (ii) If the proposed Development qualifies as an LDA Development, (as outlined in Item c.(1) below) and meets all of the applicable LDA Development Conditions outlined in Item c.(2) below, the Applicant must set aside 30 percent of the ELI Set-Aside units for Persons with Special Needs ~~a Disabling Condition~~.

The Persons with Special Needs ~~a Disabling Condition~~ must be referred by a Corporation-designated Special Needs Household Referral Agency in accordance with the Corporation's Link

Strategy. The current list of designated Special Needs Household Referral Agencies for each county is published on the Corporation's Website at <http://apps.floridahousing.org/StandAlone/SpecialNeeds/ContentPage.aspx?PAGE=Link%20Initiative%20Page> (also accessible by clicking [here](#)). The Applicant must execute a Link Memorandum of Understanding (MOU) with at least one of the Special Needs Household Referral Agencies serving the Development's county. The deadline for the Corporation's approval of the fully executed Link MOU will be stated in the invitation to enter credit underwriting. Additional requirements for the Link Units for Persons with Special Needs a Disabling Condition are described in Exhibit D of the RFA.

The Applicant must take the above ELI and Persons with Special Needs a Disabling Condition set-aside commitments into account during any pre-leasing and leasing activities.

**Pursuant to Rule 67-60.005, F.A.C., Modification of Terms of Competitive Solicitations, Florida Housing hereby modifies Section Four A.11.a.(1)(a) to read as follows:**

(a) HUD-designated Small Area DDA:

A proposed Development will be eligible for the HUD HCA basis boost for any building(s) located within a HUD-designated Small Area DDA.

The Applicant must identify, at question 11.a.(1)(a) of Exhibit A, the Small Area DDA Zip Code Tabulation Area(s) (SADDA ZCTA) not already disclosed on the Surveyor Certification form provided as Attachment 13 to Exhibit A.

If the SADDA ZCTA applies to the proposed Development, the applicable DDA ZCTA(s) must be reflected on the Surveyor Certification form and/or at question 11.a.(1)(a) of Exhibit A.

Note: The assigned SADDA ZCTA number(s) is available at <https://www.huduser.gov/portal/Datasets/qct/DDA2016M.PDF> and <http://qct.huduser.gov/tables/saddatables.odt> and the applicable HUD mapping software is available at [https://www.huduser.gov/portal/sadda/sadda\\_qct.html](https://www.huduser.gov/portal/sadda/sadda_qct.html).

In order for the Development proposed in this Application to be eligible to be declared as the first phase of a multiphase Development (at question 11.a.(1)(f) of Exhibit A) and used as the basis for DDA/QCT status for subsequent future phases, at least one (1) building of this proposed Development must be located within a HUD-designated DDA or QCT stated on the Surveyor Certification form and/or at question 11.a.(1) of Exhibit A ("declared DDA/QCT").

**Pursuant to Rule 67-60.005, F.A.C., Modification of Terms of Competitive Solicitations, Florida Housing hereby modifies Section Four A.11.a.(1)(c)(ii)(C) to read as follows:**

- (C) The entire proposed Development site, including any Scattered Sites, is (I) located in both a HUD-designated Small Area DDA ZCTA and a 2- or 3- Factor Areas of Opportunity, or (II) is partially located in HUD-designated Small Area DDA ZCTA and the remaining portion is located in a 2- or 3- Factor Areas of Opportunity.

**Pursuant to Rule 67-60.005, F.A.C., Modification of Terms of Competitive Solicitations, Florida Housing hereby modifies Exhibit A, question 11.a.(1)(c)(iii) to read as follows:**

- O (iii) The entire site, including any Scattered Sites, is ~~located~~ (A) located in both a HUD-designated Small Area DDA ZCTA and a 2- or 3- Factor Areas of Opportunity, or (B) ~~is~~ partially located in a HUD-designated Small Area DDA ZCTA and the remaining portion is located in a 2- or 3- Factor Areas of Opportunity.

**Note: For the Application to be eligible for funding, the version of Exhibit A reflecting the Modification posted 11-10-16 must be submitted to the Corporation by the Application Deadline, as outlined in the RFA.**

**Pursuant to Rule 67-60.005, F.A.C., Modification of Terms of Competitive Solicitations, Florida Housing hereby modifies Section Four A.11.a.(1)(f)(i) to read as follows:**

- (i) First Phase of a Multiphase Development:

If the proposed Development is the first phase of a multiphase Development, select question 11.a.(1)(f)(i) of Exhibit A.

Subsequent phases will qualify for the basis boost if (A) at least one (1) building of the first phase is located within the declared HUD-designated DDA or HUD-designated QCT and (B) at least one (1) building of each subsequent phase is located within the boundary of the declared HUD-designated DDA or HUD-designated QCT (~~i.e., the HUD-designated Small Area DDA ZCTA, HUD-designated non-metropolitan DDA, or HUD-designated QCT~~ which applied to the ~~proposed~~ Development ~~that the Applicant~~ declared as the first phase by the first phase Applicant).

As outlined in Item 2.b.(9) of the Applicant Certification and Acknowledgement form, during the credit underwriting process the Applicant will be required to submit to the Corporation an opinion letter by a licensed attorney that the Development meets the definition of a “multiphase project” as defined in the Federal Register. The letter must also include: (C) the name of the declared first phase Development and the Corporation-assigned Application number, (D) the total number of phases and the projected Development name for each phase, (E) the total number of buildings in each phase, (F) the expected completion date for each phase, and (G) any other information as determined by the Corporation and stated in the invitation to enter credit underwriting.

**Pursuant to Rule 67-60.005, F.A.C., Modification of Terms of Competitive Solicitations, Florida Housing hereby modifies Exhibit A, question 11.a.(1)(f)(ii)(B) to read as follows:**

- (B) Will at least one (1) building of the subsequent phase be located within the boundary of the declared HUD-designated DDA or HUD-designated QCT (~~i.e., the HUD-designated Small Area DDA ZCTA, HUD-designated non-metropolitan DDA, or HUD-designated QCT~~ which applied to the ~~proposed~~ Development ~~that the Applicant~~ declared as the first phase by the first phase Applicant)?

O Yes                      O No

**Note: For the Application to be eligible for funding, the version of Exhibit A reflecting the Modification posted 11-10-16 must be submitted to the Corporation by the Application Deadline, as outlined in the RFA.**

**Pursuant to Rule 67-60.005, F.A.C., Modification of Terms of Competitive Solicitations, Florida Housing hereby modifies Section Four A.11.a.(1)(g) to read as follows:**

(g) Maximum Housing Credit Request Amount:

The Applicant must state the amount of Housing Credits it is requesting at question 11.a.(1) of Exhibit A (“Applicant’s Housing Credit Request Amount”). The Applicant’s Housing Credit Request Amount cannot exceed the applicable County Category amount stated in the following chart:

**County Category/Area Maximum Housing Credit Request Limits**

	<b>Column A</b>	<b>Column B</b>
<b>County Category*</b>	<b>If the Development does not qualify as a HUD-designated SADDA and/or a 2- or 3-Factor Area of Opportunity, or as a non-metropolitan DDA, or if the Application does not meet the RFA requirements to qualify as a QCT, or does not qualify as a <u>subsequent phase of a Multiphase Development</u></b>	<b>HCA Bonus – If the Development qualifies as a HUD-designated SADDA and/or a 2- or 3- Factor Area of Opportunity, or is located in a non-metropolitan DDA, and/or if the Application meets the RFA requirements to qualify as a QCT, or qualifies as a <u>subsequent phase of a Multiphase Development</u></b>
Medium County	\$1,155,000	\$1,510,000
Small County	\$477,091	\$477,091

\* County Categories are described in Section Four A.5.b.(2) of the RFA.

If the Applicant states an amount that is greater than the amount the Applicant is eligible to request relative to the above chart, the Corporation will reduce the amount down to the maximum amount the Applicant is eligible to request as provided in the chart above.

The amount resulting from the lesser of the Applicant’s Housing Credit Request Amount (as stated at question 11.a.(1) of Exhibit A) and the adjustment described above, if any, will be deemed to be the Applicant’s Eligible Housing Credit Request Amount.

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

Committee members shall independently evaluate and score their assigned portions of the submitted Applications, consulting with non-committee Corporation staff and legal counsel as necessary and appropriate.

The Corporation will reject any competitive Application submittal and no action will be taken to score the Application if any of the following submission requirements are not met: (i) the Complete Online Submission Package is submitted online by the Application Deadline, (ii) the required number of hard copies are submitted by the Application Deadline, (iii) the Applicant’s hard copy submission is contained in a sealed package, (iv) the required Application fee is submitted as of the Application Deadline, (v) the Application Withdrawal Cash Deposit or the Letter of Credit, as selected by the Applicant, is submitted as of the Application Deadline, (vi) the Applicant Certification and Acknowledgement form, containing an original signature, is included in the Application labeled “Original Hard Copy” as of the Application Deadline, or (vii) the proposed Development is not eligible to apply for funding under this RFA because it meets the criteria outlined in subsection 67-48.023(1), F.A.C., and does not meet one of the stated exceptions.

An Application will be deemed ineligible to be considered for funding if, as of close of business the day before the Committee meets to make a recommendation to the Board, there are any financial obligations for which an Applicant or Developer or Principal, Affiliate or Financial Beneficiary of the Applicant or Developer is in arrears to the Corporation or any agent or assignee of the Corporation as reflected on the most recently published Past Due Report posted to the Corporation’s Website under the link Property Owners & Managers/Past Due Reports (also accessible by clicking [here](#)), but not more recently than five (5) business days prior to the date the Committee meets to make a recommendation to the Board.

The following is a summary of the Mandatory and Point items:

<b>Mandatory Items</b>	<b>Point Items</b>	<b>Maximum Points</b>
Demographic Commitment	General Development Experience	5
Name of Applicant	Proximity to Transit and Community Services	18
Evidence Applicant is a legally formed entity	Local Government Contributions	5
Principals for the Applicant and Developer(s) Disclosure Form		
Contact Person		
Name of Each Developer		
Evidence that each Developer entity is a legally formed entity		
Name of Management Company		
Prior General Management Company Experience Chart		
Name of Proposed Development		
County identified		
<del>Whether Development consists of Scattered Sites</del>		
<del>Number of Scattered Sites, if applicable</del>		
Address of Development Site		
Development Category		
Estimated qualified basis in Rehabilitation Expenses per set-aside unit (if Development Category of Rehabilitation or Acquisition and Rehabilitation)		

Development Type		
Total Number of Units		
Number of new construction units and/or rehabilitation units		
Occupancy status of any existing units		
Status of Site Plan/Plat Approval		
Appropriate Zoning		
Availability of Electricity		
Availability of Water		
Availability of Sewer		
Availability of Roads		
Unit Mix		
e-Surveyor Certification Form		
Minimum Set-Aside Selection		
Total Set-Aside Breakdown Chart		
Evidence of Site Control		
Selection of Minimum Green Building Features (if Rehabilitation or Acquisition/Rehabilitation Development Category)		
Commitment to achieve Green Certification Program (if New Construction, Redevelopment, or Acquisition/Redevelopment Development Category)		
Selection of Minimum Resident Programs (if Family or Elderly Non-ALF Demographic Commitment)		
Applicant Housing Credit Request Amount		
Financing Information, including the Development Cost Pro Forma (listing expenses or uses) and Construction/Rehab. Analysis and Permanent Analysis (listing sources) – Sources must equal or exceed uses		
Total Possible Points:		28

The Committee shall conduct at least one public meeting during which the Committee members may discuss their evaluations, select Applicants to be considered for award, and make any adjustments deemed necessary to best serve the interests of the Corporation’s mission. The Committee will list the Applications deemed eligible for funding in order from highest total score to lowest total score, applying the funding selection criteria outlined in Section Four B above, and develop a recommendation or series of recommendations to the Board.

The Board may use the Applications, the Committee’s scoring, any other information or recommendation provided by the Committee or staff, and any other information the Board deems relevant in its selection of Applicants to whom to award funding. Notwithstanding an award by the Board pursuant to this RFA, funding will be subject to a positive recommendation from the Credit Underwriter based on criteria outlined in the credit underwriting provisions in Rule Chapter 67-48, F.A.C.

**Pursuant to Rule 67-60.005, F.A.C., Modification of Terms of Competitive Solicitations, Florida Housing hereby modifies Exhibit B, Item 2 to read as follows:**

**2. Ability to Proceed Verification Forms –**

As outlined in Section Four A.5.f. of the RFA, the Applicant must provide the following Ability to Proceed documentation:

- a. The Florida Housing Finance Corporation Local Government Verification of Status of Site Plan Approval for Multifamily Developments form (Form Rev. 08-16) or the Florida Housing Finance Corporation Local Government Verification of Status of Plat Approval for Residential Rental Developments form (Form Rev. 08-16).
- b. The Florida Housing Finance Corporation Local Government Verification that Development is Consistent with Zoning and Land Use Regulations form (Form Rev. 08-16) or Florida Housing Finance Corporation Local Government Verification that Permits are not Required for this Development form (Form Rev. 08-16).
- c. The Florida Housing Finance Corporation Verification of Availability of Infrastructure – Electricity form (Form Rev. 08-16) or a letter from the provider that meets the requirements outlined in Section Four A.5.f. of the RFA.
- d. The Florida Housing Finance Corporation Verification of Availability of Infrastructure – Water form (Form Rev. 08-16) or a letter from the provider that meets the requirements outlined in Section Four A.5.f. of the RFA.
- e. The Florida Housing Finance Corporation Verification of Availability of Infrastructure – Sewer Capacity, Package Treatment, or Septic Tank form (Form Rev. 08-16) or a letter from the provider that meets the requirements outlined in Section Four A.5.f. of the RFA.
- f. The Florida Housing Finance Corporation Verification of Availability of Infrastructure – Roads form (Form Rev. 08-16) or a letter from the Local Government that meets the requirements outlined in Section Four A.5.f. of the RFA.

The Florida Housing Ability to Proceed Verification forms are available at <http://www.floridahousing.org/Developers/MultiFamilyPrograms/Competitive/2016-110/RelatedForms/> (also accessible by clicking [here](#)). Note: ~~For purposes of this RFA, the Applicant cannot re-use any Florida Housing Ability to Proceed form that was included in a previous RFA submission.~~ If the Applicant provides any prior version of the Ability to Proceed form(s), the form(s) will not be considered.

**Pursuant to Rule 67-60.005, F.A.C., Modification of Terms of Competitive Solicitations, Florida Housing hereby modifies Exhibit B, Item 3 to read as follows:**

**3. Surveyor Certification Form –**

As outlined in Section Four A.6. of the RFA, in order (a) for all Applications to meet the Mandatory requirement to provide a Development Location Point and applicable Scattered Sites information, and

(b) to determine, if applicable, the points for Proximity to Services for proposed Developments (c) to determine whether the Mandatory Distance Requirement has been met (if not eligible for automatic qualification for the Mandatory Distance Requirement), and ~~(d) to determine, if applicable, the location of any Scattered Sites~~, the Applicant must provide the Surveyor Certification form (Form Rev. 08-16). The Surveyor Certification form is available at <http://www.floridahousing.org/Developers/MultiFamilyPrograms/Competitive/2016-110/RelatedForms/> (also accessible by clicking [here](#)). Note: ~~For purposes of this RFA, the Applicant cannot re-use any Florida Housing Surveyor Certification form that was included in a previous RFA submission.~~ If the Applicant provides any prior version of the Surveyor Certification form, the form will not be considered.

**Pursuant to Rule 67-60.005, F.A.C., Modification of Terms of Competitive Solicitations, Florida Housing hereby modifies Item 2.b.(4) of the Applicant Certification and Acknowledgement Form to read as follows:**

- (4) Confirmation that, if the proposed Development meets the definition of Scattered Sites, all Scattered Sites requirements that were not required to be met in the Application will be met, including that all features and amenities committed to and proposed by the Applicant that are not unit-specific shall be located on each of the Scattered Sites, or no more than 1/16 mile from the Scattered Site with the most units, or a combination of both. If the Surveyor Certification form in the Application indicates that the proposed Development does not consist of Scattered Sites, but it is determined during credit underwriting that the proposed Development does meet the definition of Scattered Sites, all of the Scattered Sites requirements must have been met as of Application Deadline and, if all Scattered Sites requirements were not in place as of the Application Deadline, the Applicant's funding award will be rescinded;

**Note: For the Application to be eligible for funding, the version of the Applicant Certification and Acknowledgement Form reflecting the Modification posted 11-10-16 must be submitted to the Corporation by the Application Deadline, as outlined in the RFA.**

**Pursuant to Rule 67-60.005, F.A.C., Modification of Terms of Competitive Solicitations, Florida Housing hereby modifies Item 3.s. of the Applicant Certification and Acknowledgement Form to read as follows:**

- s. The Preliminary Recommendation Letter (PRL) for this Development will be due to the Corporation no later than 12 weeks after the invitation to enter credit underwriting has been accepted, unless stated otherwise in the invitation. If the deadline cannot be met, the Applicant must request an extension by submitting a written request and payment of the applicable processing fee to the Corporation. Pursuant to paragraph 67-48.0072(21)~~(d)(b)~~, F.A.C., the Applicant is responsible for providing the Credit Underwriter with the information necessary to complete the PRL.

**Note: For the Application to be eligible for funding, the version of the Applicant Certification and Acknowledgement Form reflecting the Modification posted 11-10-16 must be submitted to the Corporation by the Application Deadline, as outlined in the RFA.**

**Pursuant to Rule 67-60.005, F.A.C., Modification of Terms of Competitive Solicitations, Florida Housing hereby modifies Item 8.b.(1) of Exhibit C to read as follows:**

- (1) If the Development ~~does not qualify as is not located in~~ a HUD designated HCA and/or a 2- or 3-Factor Areas of Opportunity, the Eligible Housing Credit Request Amount will be multiplied by 9.0. If the Development ~~qualifies as is located in~~ a HUD designated HCA and/or a 2- or 3- Factor Area of Opportunity, the Eligible Housing Credit Request Amount will be multiplied by 9.0 and that product will be divided by 1.3.

**Pursuant to Rule 67-60.005, F.A.C., Modification of Terms of Competitive Solicitations, Florida Housing hereby modifies Item I of Exhibit D to read as follows:**

**I. Link Set-Aside Requirements**

With the exception of Developments financed with HUD Section 811 and Applicants that select the Elderly ALF Demographic Commitment at question 2.b.(1) of Exhibit A, for the entire Compliance Period as specified in both the regulatory agreement and as stated in the RFA, the Development shall set aside the required percentage of the ELI Set-Aside units as Link Units for Persons with Special Needs a Disabling Condition. At least one member of each Link unit's household shall be referred by a Special Needs Household Referral Agency (Referral Agency) with which the owner executes a Link Memorandum of Understanding (MOU) approved by the Corporation.

**Pursuant to Rule 67-60.005, F.A.C., Modification of Terms of Competitive Solicitations, Florida Housing hereby modifies Item III.D. of Exhibit D to read as follows:**

- D. When the Development is an Acquisition/Rehabilitation Development that is occupied at ~~the time of~~ the earlier of the either loan closing or site acquisition or the date of the Carryover Allocation Agreement, all units (at any AMI set-aside level) that become available and are suitable for occupancy and ready to lease shall be prioritized for intended households referred by the Referral Agency until the Link requirement has been met.

Submitted By:

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