

FLORIDA HOUSING FINANCE CORPORATION

Second Modification of Request for Applications (RFA) RFA 2018-108 Financing for the Development of Housing for Persons with Disabling Conditions or Developmental Disabilities

Pursuant to Rule 67-60.005, F.A.C., Modification of Terms of Competitive Solicitations, Florida Housing hereby modifies Section Four, A.10.a.(2)(a) of the RFA to read as follows:

- (a) The Applicant must state the amount of SAIL funding it is requesting, as well as on the Development Cost Pro Forma.

The SAIL Request Amount is limited to \$70,000 per unit; however, the SAIL Request Amount plus the ELI Loan Request Amount is limited to the lesser of the following:

- (i) ~~\$4,500,000~~\$4,000,000;
- (ii) The following limits, as applicable:
 - (A) 25 percent of the Total Development Cost (which includes the ELI Loan Amount), if the Applicant commits to less than 80 percent of the total units for the Persons with a Disabling Condition Demographic commitment at question 2.a. of Exhibit A; or
 - (B) 35 percent of the Total Development Cost (which includes the ELI Loan Amount), if the Applicant commits to at least 80 percent of the total units for the Persons with a Disabling Condition Demographic commitment at question 2.a. of Exhibit A; ~~or~~
- ~~(iv) — \$4,000,000, which includes the ELI Loan Amount.~~

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

- b. Access to community-based services and resources that address tenants' needs (Up to 35 Points)

Healthcare and supportive services provided by community-based services and resources are vital to help the intended households to achieve and maintain optimal wellness, stability and self-sufficiency in the community. Additionally, the availability of community based healthcare and supportive services for the needs of the intended households is imperative to the sustainability of successful housing.

Describe how residents will be assisted to access appropriate physical health, behavioral health and wellness, and self-sufficiency services and activities that can lead to stable and integrated lives in their community.

The description provided in all Applications should include the following:

- (1) The Development's physical proximity to health care and supportive services, and/or which services/programs will be provided on-site. If the description of how the intended

residents will access the services includes public transportation, such as bus or rail, state the exact measurement of walking distance to the current bus or rail stop from the proposed Development. State how frequently the bus or rail stop may be accessed by the residents of the proposed Development. Include the cost to the tenant of all public and/or private transportation options listed;

- (2) All key supportive services and programs that will be provided directly through the Applicant, community partnership or other providers to assist the intended residents, and the benefits of offering these services/programs; and
- (3) ~~The nature of any partnerships with the Local Homeless Assistance Continuum of Care lead agency and members as well as other relevant linkages with lead agencies or services providers that are key to helping the intended households maintain stability in the community. These descriptions should describe how the provision of the services is funded; and~~
- (4) — If the intended residents are those who are transitioning from an institution or community residential care, in addition to the above information, describe how the transitioning residents' preferences and continued support and healthcare needs will be met through access to community-based resources now that the individual will be living in the independent Permanent Supportive Housing Development. This includes physical, medical, behavioral, functional, and social preferences and needs, as applicable. Explain how these will be identified and how the determination will be made that the services, supports and resources needed to live independently are available at the proposed Development. Explain how the Resident Services Coordination Plan service plan is supported at the proposed Development. Examples would be 24-hour staff, capacity for specialized medical equipment, and/or partnerships with a Managing Entity, as defined by the Agency for Healthcare Administration or Medicaid Managed Care organization, as defined by the Department of Children and Families. (Up to 35 Points)

Applicants that are proposing Developments serving the Persons with Disabling Conditions Demographic Commitment should also include the following in the description provided:

The nature of any partnerships with the Local Homeless Assistance Continuum of Care lead agency and members as well as other relevant linkages with lead agencies or services providers that are key to helping the intended households maintain stability in the community. These descriptions should describe how the provision of the services is funded.

The Applicant's description(s) is limited to no more than three (3) typed pages within the text box at question C.2b. of Exhibit A. Note: Although the online Application system allows for more than three (3) pages, any portion of the description that is beyond three (3) pages will not be considered. If the Applicant is awarded funding but unable to fulfill some or all of the commitments stated, the funding may be rescinded.

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

1. Determining Eligibility

Only Applications that meet all of the following Eligibility Items will be eligible for funding and considered for funding selection.

| Eligibility Items |
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| Submission Requirements met* |
| Demographic Commitment selected |
| At least one (1) persons with a Disabling Condition population selected, if applicable |
| Demographic Commitment description provided |
| Authorized Principal Representative provided |
| Name of Applicant provided |
| Evidence Applicant is a legally formed entity provided |
| Evidence that Applicant qualifies as a Non-Profit Applicant provided |
| Documentation that the Applicant informed the jurisdiction’s Local Continuum of Care lead agency head of its intent to apply for funding to develop housing provided |
| Name of Each Developer provided |
| Evidence that each Developer entity is a legally formed entity provided |
| General Development Experience Requirement met |
| Principals for Applicant and Developer(s) Disclosure Form provided |
| Name of Management Company provided |
| Prior General Management Company Experience requirement met |
| Name of Proposed Development provided |
| Development Category selected |
| Development Category Qualifying Conditions met |
| Development Type provided |
| County identified |
| Address of Development Site provided |
| Question whether a Scattered Sites Development answered |
| Development Location Point provided |
| Latitude and Longitude Coordinates for any Scattered Sites provided, if applicable |
| Total Number of Units, prior to any IRO designation, provided and within limits |
| Number of IRO Units provided |
| Number of new construction units and rehabilitation units provided |
| Occupancy status of any existing units provided |
| Minimum Set-Aside election provided |
| Total Set-Aside Breakdown Chart properly completed |
| Unit Mix provided |
| Evidence of Site Control provided |
| Status of Site Plan/Plat Approval demonstrated |

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| Appropriate Zoning demonstrated |
| Availability of Electricity demonstrated |
| Availability of Water demonstrated |
| Availability of Sewer demonstrated |
| Availability of Roads demonstrated |
| Minimum Additional Green Building Features selected |
| Applicant's Housing Credit Request Amount provided |
| Applicant's SAIL or Grant Request Amount provided |
| Development Cost Pro Forma provided (listing expenses or uses) and Construction/Rehab analysis and Permanent analysis (listing sources) – Sources must equal or exceed uses |
| Financial Arrearage Requirements met** |
| Total Development Cost Per Unit Limitation met*** |
| Minimum of 91 points awarded |

* Submission Requirement

To be eligible for funding, the following submission requirements must be met: (i) the Application must be submitted online by the Application Deadline, (ii) the required number of hard copies must be submitted by the Application Deadline, (iii) the Applicant's hard copy submission must be contained in a sealed package, (iv) the required Application fee must be submitted as of the Application Deadline, ~~(v) the Application Withdrawal Cash Deposit or the Letter of Credit, as selected by the Applicant, must be submitted as of Application Deadline,~~ and (vi) the Applicant Certification and Acknowledgement form, containing an original signature, must be included in the Application labeled "Original Hard Copy" as of the Application Deadline.

** Financial Arrearage Requirement

An Application will be deemed ineligible for funding if, as of close of business the day before the Committee meets to make a recommendation to the Board, there remains 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.

*** Total Development Cost Per Unit Limitation

By submitting its Application, the Applicant agrees and acknowledges that the Application will be subject to the Total Development Cost Per Unit Limitation

during the scoring, credit underwriting, and final Housing Credit allocation process.

The Corporation shall limit the Total Development Cost (TDC) per unit for all Developments categorized by the construction type of the units as indicated below and this limit is referred to as the TDC Per Unit Limitation. It is a limit based on TDC, but exclusive of land costs and exclusive of any operating deficit reserves that are part of the permanent phase (i.e., non-construction) financing for the Development which have not been included within the Developer fee, applying any applicable TDC multiplier and/or TDC add-on. The proposed Development's TDC will be tested against the TDC Per Unit Limitation during the scoring of the RFA, utilizing the Development Type, Development Category and concrete determination made by the Applicant in the RFA and it will apply to all units in the proposed Development. During the credit underwriting process, and during the final allocation process, the maximum TDC per unit will be recalculated for each unit type as described in Item 1 of Exhibit C, with consideration given to whether the Development consists one or more Development Types, a mix of both new construction and rehabilitation units, or a mix of wood and concrete units.

Any Application that has an amount that exceeds these limitations during scoring will not be eligible for funding. These TDC Per Unit Base Limitation amounts, inclusive of any applicable TDC multiplier and/or TDC add-on, are effective during the scoring process. Item 1 of Exhibit C provides the TDC Per Unit Base Limitation amounts that account for an escalation factor to be incorporated for the credit underwriting process and final allocation process, as explained in the exhibit.

Total Development Cost Per Unit Base Limitations to be used during the scoring process

| Measure | New Construction Units | | | | | Rehabilitation Units | |
|---|------------------------|------------------|----------------|--------------------|------------|----------------------|-------------|
| | Garden Wood* | Garden Concrete* | Mid-Rise-Wood* | Mid-Rise-Concrete* | High-Rise* | Garden* | Non-Garden* |
| Maximum TDC Per Unit Limitation ** for all counties except Broward and Miami-Dade | \$188,800 | \$227,000 | \$227,000 | \$250,300 | \$298,800 | \$158,700 | \$223,600 |
| Maximum TDC Per Unit Limitation ** for Broward and Miami-Dade counties | \$198,100 | \$238,100 | \$238,100 | \$262,400 | \$313,300 | \$166,400 | \$234,500 |
| Applicable TDC Multipliers (to be applied against the Development's TDC) and TDC Add-Ons (to be added to the Maximum TDC Per Unit Limitation) | | | | | | | |
| Demographic Commitment of either persons with a Disabling Condition or Persons with Developmental Disabilities (all Applicants in this RFA) | | | | | 90% | | |
| TDC Multiplier for all Developments that consist of 50 total units or less and not located in the Florida Keys Area | | | | | 90% | | |
| TDC Multiplier for all Developments that consist of more than 50 total units, but not more than 80 total units and not located in the Florida Keys Area | | | | | 95% | | |
| TDC Multiplier for Florida Keys Area for all areas north of Plantation Key (i.e., north of Tavernier Creek) | | | | | 65% | | |

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|---|---|
| TDC Multiplier for Florida Keys Area for all areas located on or south of Plantation Key (i.e., south of Tavernier Creek) | 50%*** |
| TDC Add-On for Applicants that have a PHA as a Principal | \$5,000 of additional per unit costs will be added to the above Maximum TDC Per Unit Limitation |

* Garden includes all Development Types other than Mid-Rise and High-Rise; Non-Garden includes Development Types of Mid-Rise with elevator (4 stories, 5 stories, or 6 stories) and High-Rise (7 or more stories); Mid-Rise includes Development Types of Mid-Rise with elevator (4 stories, 5 stories, or 6 stories); and High-Rise includes Development Type of High Rise (7 or more stories)

** Exclusive of land costs and exclusive of any approved operating deficit reserves that are part of the permanent phase (i.e., non-construction) financing for the Development which have not been included within the Developer fee. When the term of operating deficit reserves (ODR) is mentioned in this TDC Per Unit Limitation section, the term shall refer to these particular operating deficit reserves. For purposes of land valuation (as with all property acquisition valuation), the Corporation uses the lesser of the appraised value, or the actual acquisition cost. If the Applicant has entered into a lease for the development site and a sublease or intermediate lease is involved, the lease payments recognized by the Corporation to identify development costs cannot exceed the lesser of market value or the actual capitalized amount of the master lease. When land costs are referenced in this TDC Per Unit Limitation section, the reference shall be limited to the amount of the land cost or capitalized lease cost approved by the Corporation to be provided in the final cost certification under the land owned or land lease cost line item. Any amounts in excess of these limits would be considered as a subset of developer’s fee. When the term of TDC Per Unit Base Limitation is mentioned below in the compliance determination sections, it is implied to be inclusive of any applicable escalation factor, TDC Multiplier, and/or TDC Add-On.

*** If the proposed Development consists of Scattered Sites, the 50% TDC Multiplier applies only if all of the sites are located south of Tavernier Creek.

Pursuant to Rule 67-60.005, F.A.C., Modification of Terms of Competitive Solicitations, Florida Housing hereby modifies the Item 19 of the Applicant Certification and Acknowledgement Form to read as follows:

19. Applicants that commit to serve the Persons with a Disabling Condition Demographic must be a housing provider in the Continuum of Care’s Homeless Coordinated Entry system as required by the U.S. Department of Housing and Urban Development.

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