

April 13, 2021 Document reflecting updates to 2021/2022 RFA Cycle

This document is intended to provide clarification and additional updates to the March 12, 2021 document regarding updates to the three 2021 Geographic RFAs (RFAs 2021-201, 2021-202, and 2021-203). Florida Housing is still developing an approach on Preservation Developments. Further announcements on the proposed approach will be forthcoming.

The information presented in the March 12, 2021 document and the February 3, 2021 Workshop is still current unless it is addressed below. Anything that is not addressed in this document, the March 12, 2021 document, or the February 3, 2021 Workshop is expected to be treated in the same manner as what was done in the RFA issued in 2020. The RFAs are still subject to further edits and will be addressed in the RFA Workshops and RFA drafts, although, as always, Florida Housing will use the listserv notices to provide as much advance notice as possible.

“RFA 2021-201” means RFA 2021-201 Housing Credit Financing for Affordable Housing Developments Located in Medium and Small Counties

“RFA 2021-202” means RFA ~~2020~~2021-202 Housing Credit Financing for Affordable Housing Developments Located in Broward, Duval, Hillsborough, Orange, Palm Beach, and Pinellas Counties

“RFA 2021-203” means RFA ~~2020~~2021-203 Housing Credit Financing for Affordable Housing Developments Located in Miami-Dade County

1. A/B Leveraging

A/B Leveraging will be assigned to all Applications in RFAs 2021-201, 2021-202 and 2021-203.

2. Proximity

- a. As stated in the March 12, 2021 update document, the Grocery Store Preference, Community Service Preference, and Transit Score Preference will be removed from the Sorting Order across all RFAs.

In addition, Florida Housing announced a change to the number of points required to qualify for the Proximity Funding Preference. The chart below reflects further updates to those numbers, which ~~is~~ will be used in all 9% Housing Credit and SAIL general occupancy RFAs. Note: In RFA 2021-201, the Proximity Funding Preference will be used after selecting Applications for the Local Government Area of Opportunity Goal, SunRail Goal and Revitalization Goal (see 3.a. and 4.a. below for more detailed information). In RFA 2021-202, the Proximity Funding Preference will be used after selecting Applications for the Local Government Area of Opportunity Goal. These numbers have been reduced further to align with the numbers used in 2019.

Application Qualifications	If Eligible for PHA or RD Proximity Point Boost, Required Minimum Transit Service Points that Must be Achieved to be Eligible for Funding	If NOT Eligible for PHA or RD Proximity Point Boost, Required Minimum Transit Service Points that Must be Achieved to be Eligible for Funding	Required Minimum Total Proximity Points that Must be Achieved to be Eligible for Funding	Minimum Total Proximity Points that Must be Achieved to Receive the Proximity Funding Preference
If a Large County Application that does not qualify for the Local Government Area of Opportunity Goal	1.5	2.0	10.5	12.5 or more
If a Large County Application AND qualifies for the Local Government Area of Opportunity Goal	Qualifies automatically	Qualifies automatically	Qualifies automatically	12.5 or more
If a Medium County Application that does not qualify for the Local Government Area of Opportunity, SunRail or Revitalization Goal	N/A	N/A	7.0	9.0 or more
If a Medium County Application AND qualifies for the Local Government Area of Opportunity, SunRail or Revitalization Goal	N/A	N/A	Qualifies automatically	9.0 or more
If a Small County Application that does not qualify for the Revitalization Goal	N/A	N/A	4.0	6.0 or more
If a Small County Application AND qualifies for the Revitalization Goal	N/A	N/A	Qualifies automatically	6.0 or more

- b. Number of Community Services that can be used in all RFAs

Up to three Community Services may be selected, with a maximum 4 points for each service, regardless of Demographic Commitment of the Application.

- c. SunRail

- (1) Eligibility Requirements

Applications that qualify for the SunRail Goal will automatically meet the RECAP, Mandatory Distance and Proximity eligibility requirements outlined in this RFA.

- (2) Sorting Order

Applications selected for the SunRail Goal will be sorted using the sorting order that is described in 3.a.(2) below.

- (3) If an Application that was selected to meet the Local Government Areas of Opportunity Goal also qualifies for the SunRail Goal, the SunRail Goal will be considered met.

3. RFA 2021-201

a. Sorting Order RFA 2021-201

As stated in the March 12, 2021 Update document, the Proximity Levels, Grocery Store Preference and Community Service Preference will be removed from the Sorting Order in RFA 2021-201. The Sorting Order used when selecting Applications for the Local Government Area of Opportunity Goal and Revitalization Goal is expected to be similar to RFA 2020-201. There are some exceptions, stated below. Additionally, Applications selected for the SunRail Goal will also be sorted using a unique sorting order that is described below. After selecting Applications for the Local Government Area of Opportunity Goal, SunRail Goal and Revitalization Goal, the Sorting Order used to determine the highest-ranking Applications for the remainder of the selection process will use the Proximity Funding Preference instead of Proximity Levels.

(1) Local Government Area of Opportunity Goal Sorting Order changes

In RFA 2020-201, one tie-breaker gave lower funding preference for the counties of the Applications that qualified for the goal and were awarded funding in RFA 2019-113. In RFA 2021-201, this will be updated to give a lower funding preference for the counties of the Applications that qualified for the goal and were awarded funding in RFA 2020-201.

The counties affected by this are: Bay, Clay, Manatee, Polk, Saint Johns, Saint Lucie.

Note: There is pending litigation that may affect the list of Applications awarded funding in RFA 2020-201, which may also change the list of counties.

(2) Sorting Order when selecting Applications to meet the SunRail Goal

When selecting Applications to meet the SunRail Goal, the highest scoring Priority I Applications will be determined by first sorting together all eligible Applications from highest score to lowest score, with any scores that are tied separated in the following order. This will then be repeated for Priority II Applications:

- (a) First, by the Application's eligibility for the Per Unit Construction Funding Preference;
- (b) Next, by the Application's eligibility for the Development Category Funding Preference;
- (c) Next, by the Application's Leveraging Classification;
- (d) Next, by the Application's eligibility for the Florida Job Creation Funding Preference;
- (e) And finally, by lottery number.

(3) Revitalization Goal Sorting Order expected change

In RFA 2020-201, one tie-breaker gave lower funding preference for the counties of the Applications that qualified for the goal and were awarded funding in RFA 2019-113. In RFA 2021-201, this will be updated to give a lower funding preference for the counties of the Applications that qualified for the goal and were awarded funding in RFA 2020-201.

The counties affected by this are: Escambia, Manatee, Pasco, Saint Johns, and Seminole.

Note: There is pending litigation that may affect the list of Applications awarded funding in RFA 2020-201, which may also change the list of counties.

After the Local Government Area of Opportunity Goal, SunRail Goal, and Revitalization Goal are met, all unfunded eligible Applications that qualify for these goals will continue to be eligible for funding, but the sorting order is expected to include all tie-breakers, including the Proximity Funding Preference.

b. Changes to the Goals in RFA 2021-201

(1) Local Government Area of Opportunity Goal changes reflected below

Six Medium County Local Government Area of Opportunity Applications, with the following preferences:

- Two of the Applications had been previously submitted in ~~all three of~~ the past two RFAs for 9% HC in Small/Medium Counties (RFAs ~~2018-110 AND~~ 2019-113 AND 2020-201) but not funded AND the Application submitted in RFA 2020-201 was submitted as a Priority 1 Application. The previously submitted Application submitted in RFA 2019-113 and RFA 2020-201 must have provided a Local Government Verification of Contribution – Loan or Grant form demonstrating the minimum Local Government Areas of Opportunity Funding Amount outlined in the applicable RFA;
- Two of the Applications had been previously submitted as Priority 1 Applications in RFA 2020-201 (and may or may not have also been previously submitted in other RFAs) but not funded. The previously submitted Application submitted in RFA 2020-201 must have provided a Local Government Verification of Contribution – Loan or Grant form demonstrating the minimum Local Government Areas of Opportunity Funding Amount outlined in that RFA;
- ~~Two of the Applications were not previously submitted in RFA 2019-113 or RFA 2020-201~~ additional Applications that qualify for the Local Government Area of Opportunity Goal, regardless of whether the Applications were previously submitted.

In RFA 2021-201, previously submitted means the Development submitted has the same location, demographic and at least the same number of units as the previously submitted Application AND at least one of the Principals of the Applicant for RFA 2021-201 is identical to the previous submission(s).

b. Revitalization Goal Changes

- (1) Selection of Applications to meet the Revitalization Goal will occur after the selection of Applications to meet the Local Government Area of Opportunity Goal and the SunRail Goal.

- (2) If an Application that was selected to meet the Local Government Area of Opportunity Goal or SunRail Goal also qualified for the Revitalization Goal, the Revitalization Goal will be considered met.

4. RFA 2021-202

a. Sorting Order for RFA 2021-202

The Local Government Area of Opportunity Goal sorting order described in RFA 2020-202 is expected to be continued in RFA 2021-202.

With the exception of the previously stated changes to remove the Grocery Store Preference, Community Service Preference, and Transit Score Preference, the sorting order used in the selection process after selecting Applications to meet the Local Government Area of Opportunity goal described in RFA 2020-202 is expected to be continued in RFA 2021-202.

b. Updates on the goals for RFA 2021-202 reflected below

- One Application in each of the six counties that qualifies as a Local Government Area of Opportunity;
- One additional Application in Broward County that either (i) qualifies as a Local Government Area of Opportunity, with a preference that the Application was previously submitted, but not awarded, in RFA 2020-202 or RFA 2019-114; or (ii) a Family Application that qualifies as a Geographic Area of Opportunity/Small Area Difficult Development Area (SADDA), with a preference that the Application was previously submitted and qualified as a Geographic Area of Opportunity/SADDA in RFA 2020-202, but not awarded, and continues to be a Geographic Area of Opportunity/SADDA; and
- One additional Family Application that qualifies as a Geographic Area of Opportunity/SADDA in any of the six counties, subject to County Award Tally.

In RFA 2021-202, previously submitted means the Development submitted has the same location, demographic and at least the same number of units as the previously submitted Application AND at least one of the Principals of the Applicant for RFA 2021-202 is identical to the previous submission(s).