

**From:** Angela Hatcher [mailto:ahatcher@flynnmanagement.com]  
**Sent:** Wednesday, April 08, 2015 4:38 PM  
**To:** Ken Reecy; Nancy Muller; Candice Allbaugh; Gayle White  
**Cc:** 'Tom Flynn'; 'Kevin Flynn'  
**Subject:** Draft Preservation RFA 2015-104 -- Scattered Sites

Please revise the language regarding Scattered Sites to match the 2014 Preservation RFA.

The language in the draft version released yesterday is the same language that was included in the GEO RFAs which is rational for new construction developments due to potential marketing issues.

See attached for last year's language.

Thank you!

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Indicate (i) the address number, street name, and name of city, and/or (ii) the street name, closest designated intersection, and either name of city or unincorporated area of county.

If the proposed Development consists of Scattered Sites, during the credit underwriting process the Applicant must demonstrate that the Development meets the requirements of this RFA and Section 42 of the IRC. However, if the proposed Development consists of Scattered Sites, site control must be demonstrated in the Application for all of the Scattered Sites, as outlined in Section Four A.7. of the RFA.

c. Preservation Development Category / Rental Assistance (RA) Level / Concrete Construction:

(1) Preservation Development Category:

To verify that the proposed Development is eligible to be considered for funding under this RFA, the Applicant must meet the following criteria and provide the required information:

(a) At question 4.c.(1) of Exhibit A, the Applicant must indicate the applicable Preservation Development Category that best describes the proposed Development:

- Preservation (where less than 50% of the units are new construction); or
- Acquisition and Preservation (acquisition and less than 50% of the units are new construction)

(b) The proposed Development must meet the definition of Preservation stated in Section 67-48.002, F.A.C.;

(c) The proposed Development must also meet the definition of Rehabilitation stated in Sections 67-48.002 and 67-48.0075, F.A.C.;

(d) The existing development must be at least 75 percent occupied as of the Application Deadline. To meet this qualification, the Applicant's answer to question 4.c.(2) of Exhibit A must be "Yes".

(e) The Applicant must provide, as **Attachment 5** to Exhibit A, a letter\* from HUD or RD, dated within 12 months of the Application Deadline, which includes the following information:

- (i) Name of the Development\*\*;
- (ii) Address of the Development;
- (iii) Year built;
- (iv) Total number of units that **currently** receive PBRA and/or ACC;
- (v) Total number of units that **will** receive PBRA and/or ACC if the proposed Development is funded;
- (vi) All HUD or RD financing programs **currently** associated with the existing development;
- (vii) The type of HUD or RD rental assistance that **will be** associated with the proposed Development;
- (viii) All HUD or RD financing programs that **will be** associated with the proposed Development; and
- (ix) Confirmation that the Development has not received financing from HUD or RD after 1994 where the rehabilitation budget was at least \$10,000 per unit in any year.

- (1) The Applicant must indicate the county in which the proposed Development will be located.

**Large, Medium and Small County Categories**

Large	Medium		Small	
Broward	Alachua	Manatee	Baker	Holmes
Duval	Bay	Marion	Bradford	Jackson
Hillsborough	Brevard	Martin	Calhoun	Jefferson
Miami-Dade	Charlotte	Okaloosa	Columbia	Lafayette
Orange	Citrus	Osceola	De Soto	Levy
Palm Beach	Clay	Pasco	Dixie	Liberty
Pinellas	Collier	Polk	Flagler	Madison
	Escambia	St. Johns	Franklin	Monroe
	Hernando	St. Lucie	Gadsden	Nassau
	Indian River	Santa Rosa	Gilchrist	Okeechobee
	Lake	Sarasota	Glades	Putnam
	Lee	Seminole	Gulf	Suwannee
	Leon	Sumter	Hamilton	Taylor
		Volusia	Hardee	Union
			Hendry	Wakulla
			Highlands	Walton
				Washington

- (2) The Applicant must provide the Address of the Development Site.

Indicate the address number, street name, and name of city, and/or the street name, closest designated intersection, and either name of city or unincorporated area of county.

- (a) For proposed Developments with the Development Category of Family, Elderly (ALF or Non-ALF) or Person with a Disability, if the proposed Development meets the definition of Scattered Sites:

- (i) For Developments located in all Counties except Monroe County, a part of the boundary of each Scattered Site must be located within ½ mile of the Scattered Site with the most units. For Developments located in Monroe County, a part of the boundary of each Scattered Site must be located within 20 miles of the Scattered Site with the most units;
- (ii) Site control must be demonstrated in the Application for all of the Scattered Sites, as outlined in Section Four A.6. of the RFA; and
- (iii) During the credit underwriting process, the Applicant must demonstrate that the Development meets the requirements of this RFA and Section 42 of the IRC.

- (b) For proposed Developments with the Development Category of Elderly Transformative Preservation, Scattered Sites is not permitted.

c. Development Category / Concrete Construction:

- (1) The Applicant must indicate the Development Category that best describes the proposed Development:

- (a) Applicants who select the Demographic Commitment of Family, Elderly (ALF or Non-ALF) or Person with a Disability at question 2.a., 2.b., or 2.c. of Exhibit A must select one (1) of the following Development Categories:

- Preservation (where less than 50% of the units are new construction); or