

## **High Priority PHA Revitalization Request for Proposals (RFP)**

### **Purpose of the RFP:**

Florida Housing is authorized by section 420.507(48), F.S., to use up to 10 percent of its annual allocation of low-income housing tax credits to allocate by competitive solicitation for high-priority affordable housing developments.

This Request for Proposals (RFP) is open to Applicants proposing the development of affordable, multifamily housing involving Public Housing Authority (PHA) revitalization (consisting of Rehabilitation or Redevelopment) in medium and small counties.

The funding order for the Applications will be based on the Development's leveraging of funding from local or federal government sources and/or PHA resources as well as how the proposed Development ties into the local government's initiative to revitalize the community. Florida Housing expects to have up to an estimated \$2,580,000 of Housing Credit Allocation available for award to proposed Developments under this RFP. Florida Housing is soliciting applications from qualified Applicants that commit to provide housing in accordance with the terms and conditions of this RFP, inclusive of Exhibit C, applicable laws, rules and regulations, and Florida Housing's generally applicable construction and financial standards.

Although the RFP will include additional definitions, some of the key terms used in the RFP are set out below:

- a. ACC or Annual Contributions Contract means a contract between HUD and a Public Housing Authority containing the terms and conditions under which HUD assists in providing for development of housing units, modernization of housing units, operation of housing units, or a combination of the foregoing.
- b. Development Location Point means a single point selected by the Applicant on the proposed Development site that is located within 100 feet of a residential building existing or to be constructed as part of the proposed Development. For a Development which consists of Scattered Sites, this means a single point on the site with the most units that is located within 100 feet of a residential building existing or to be constructed as part of the proposed Development.
- c. PBRA or Project-Based Rental Assistance means a rental subsidy through a contract with HUD or RD for a property.
- d. PHA or Public Housing Authority means a housing authority under Chapter 421, F.S.

- e. Rehabilitation means the alteration, improvement or modification of an existing structure where less than 50 percent of the proposed construction work consists of new construction. Rehabilitation also includes what is stated in Section 42(e) of the IRC, with the exception of Section 42(e)(3)(A)(ii)(II), which, for the purposes of Competitive HC, is changed to read: “II. The requirement of this subclause is met if the qualified basis attributable to such amount, when divided by the number of low-income units, in the building, is \$20,000 or more.”
- d. Redevelopment means demolition of public housing structures currently or previously existing on a site with a Declaration of Trust that were originally built in 1984 or earlier and that are assisted through ACC; and new construction, providing at least 25 percent of the total new units with PBRA, ACC, or both, after Redevelopment.

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**Exhibit A of the RFP will provide an application form to be completed by Applicants and includes the following Threshold and Point items:**

**1. Demographic Commitment (Threshold):**

The Applicant may select either Family or Elderly as the Demographic to be served by the proposed Development. Selection of Elderly (ALF or non-ALF) has the following restrictions:

- a. The total number of units is limited as follows:
  - (1) Non-ALF Developments
    - (a) Redevelopment is limited to 160 total units;
    - (ii) Rehabilitation that does not constitute an existing, occupied housing facility that is operating as an elderly housing facility as set forth in the Federal Fair Housing Act as of the Application deadline is limited to 160 total units; and
    - (iii) There is no total unit limitation for the Rehabilitation of an existing, occupied housing facility that is operating as an elderly housing facility as set forth in the Federal Fair Housing Act as of the Application deadline.
  - (2) ALF Developments may not consist of more than 100 total units.
- b. For all Elderly Developments, the Applicant understands, acknowledges and agrees that it will comply with the Federal Fair Housing Act requirements and rent at least 80 percent of the total units to residents that qualify as Elderly pursuant to that Act. Further,

the Applicant understands, acknowledges and agrees that all such units are subject to the income restrictions committed to in the Set-Aside Commitment section of this Application.

- c. For a non-ALF Development, the following requirements will apply: (i) if the Applicant selects the Development Category of Rehabilitation or Acquisition and Rehabilitation, at least 50 percent of the total units must be comprised of one-bedroom or less (i.e., one-bedroom units or efficiency/studio/zero bedroom units or a combination these types of units), and no more than 15 percent of the total units may be larger than 2 bedroom units; or (ii) if the Applicant selects the Development Category of Redevelopment or Acquisition and Redevelopment, at least 50 percent of the total units must be comprised of one-bedroom units and no more than 15 percent of the total units may be larger than 2 bedroom units.

For an ALF Development, at least 90 percent of the total units must be comprised of units no larger than one-bedroom and the sharing of a unit by two or more unaffiliated residents cannot be a condition of occupancy.

- d. For all Elderly Developments, the Applicant must provide a market analysis, dated within nine (9) months of the Application deadline, that demonstrates a local need for the low-income Elderly housing that is the subject of this Application (non-ALF or ALF).
- e. For all Elderly Developments, a minimum of one elevator per residential building must be provided for all Redevelopment Developments that consist of more than one story if any of the Elderly set-aside units will be located on a floor higher than the first floor.
- f. For all Elderly Developments, the Applicant must provide additional features in the new construction units and rehabilitation units, as outlined in 6.c.(2) below.

## **2. Applicant Information (Threshold):**

Applicants must demonstrate that the Applicant entity is a legally formed limited partnership or limited liability company qualified to do business in the state of Florida as of the due date of the RFP.

## **3. Development Team Information**

- a. Developer:

- (1) Applicants must demonstrate that each Developer entity that is not a natural person is legally formed and qualified to do business in the state of Florida as of the due date of the RFP. **(Threshold)**

- (2) General Developer Experience with Affordable Housing

Applicants must demonstrate that a Principal of the Developer entity has, since January 1, 1991, completed at least three (3) affordable rental housing developments, at least one (1) of which was a Housing Credit development completed since January 1, 2001. At least one (1) of the three (3) completed developments must consist of a total number of units no less than 50 percent of the total number of units in the proposed Development. For purposes of this provision, completed for each of the three (3) developments means (i) that the temporary or final certificate of occupancy has been issued for at least one (1) unit in one of the residential apartment buildings within the development, or (ii) that at least one (1) IRS Form 8609 has been issued for one of the residential apartment buildings within the development. As used in this section, an affordable rental housing development, including a Housing Credit development, that contains multiple buildings is a single development regardless of the number of buildings within the development for which an IRS Form 8609 has been issued. **(Threshold)**

- b. If selected for funding, the Applicant must identify the remaining members of the Development Team (General Contractor, architect, attorney, accountant, and service provider) during the credit underwriting process. All Development Team members, and any future replacement thereof, must be acceptable to the Corporation and the Credit Underwriter.

**4. General Development Information (Threshold):**

- a. Identify the location (county and street address/city)
- b.. Select the Development Category (Rehabilitation or Redevelopment)
- c. Select the Development Type (Garden, Townhouses, Duplexes, Quadraplexes, or 4 to 6 Story Mid-Rise with elevator)
- d. Indicate the Number of Total Units (minimum requirement is 30 total units; Elderly Demographic has specific maximum requirements)
- e. Site(s) with a Declaration of Trust (DOT) -

All units in the proposed Development must be located on a site(s) that has an existing DOT. This includes all parcels if proposed Development site consists of multiple parcels and all Scattered Sites if proposed Development meets definition of Scattered Sites.

- f. Development Location Point –

The Applicant will be required to provide a Development Location Point (latitude and longitude coordinate) on the proposed Development site. The Development Location Point will be used to verify the proposed Development's location within an LDA Area when only a portion(s) of the county is included on the LDA chart.

**5. Set-Aside Commitments (Threshold):**

- a. Elect a minimum set-aside commitment per Section 42 of the IRC (20% of the units at 50% or less of the AMI or 40% of the units at 60% or less of the AMI)

- b. Limited Development Area (LDA) –

If the proposed Development is located in a County or an area of a County that has been designated by Florida Housing as an LDA area and the Applicant selected the applicable Demographic Commitment (Elderly or Family) that is associated with the LDA area, the Application will be designated to be an LDA Development and will be ineligible for funding unless it meets all of the following LDA exceptions:

- The Applicant selected and qualified for the Development Category of Redevelopment or Acquisition and Redevelopment; and
- The Applicant demonstrated its commitment to set aside at least 20 percent of the total units for ELI on the Total Set-Aside Breakdown Chart; and
- The proposed Development is classified as RA Level 1 or RA Level 2; and
- The Percentage of Total Units that have Rental Assistance is greater than 75 percent; and
- The proposed Development consists of a total of 250 units or less, which is further restricted by the Elderly Demographic provisions if the Applicant selected the Elderly Demographic commitment.

- c. Set-Aside Breakdown Chart reflecting the percentage of total units to be set aside as indicated below:

- (1) ELI units –

(a) If the proposed Developments not located in an LDA Area, the Applicant must set aside at least 20 percent of the total units at the ELI AMI level for the county where the proposed Development is located;

(b) If the proposed Development is an LDA Development and the Application meets the LDA exceptions to be eligible for funding, the Applicant must set aside at least 30 percent of the total units at the ELI AMI level for the county where the proposed Development is located; and

- (c) ELI Units for Special Needs Households:

For proposed Developments with the Development Category of Family or Elderly Non-ALF, the Applicant must set aside at least 50 percent of the ELI units for

Special Needs Households and develop and execute a Memorandum of Understanding with at least one designated Special Needs Household Referral Agency for the county where the proposed Development will be located.

(2) Total Set-Aside – total number of set-aside units (at least 80% of the total units at 60% AMI or less).

d. Affordability Period – Applicant irrevocably commits to set aside units in the Development for a total of 50 years.

## 6. Construction Features and Amenities:

a. Required features and amenities (**Threshold**):

(1) All Applicants will be required to provide the following features and amenities:

(a) All Developments must provide termite prevention and pest control throughout entire affordability period

(b) All new construction units must include the following General, Green Building and Universal Design and Visitability Features:

(i) General Features:

- Window covering for each window and glass door inside each unit;
- Elderly Demographic only - On-site laundry facility with a minimum of 1 Energy Star qualified washer and 1 dryer for every 20 units (if washers and dryers are not provided in all units);
- Family Demographic only - On-site laundry facility with a minimum of 1 Energy Star qualified washer and 1 dryer for every 10 units (if washers and dryers are not provided in all units).

(ii) Green Building Features:

- Low or No-VOC paint for all interior walls (Low-VOC means 50 grams per liter or less for flat; 150 grams per liter or less for non-flat paint);
- Low-flow water fixtures in bathrooms—WaterSense labeled products or the following specifications:
  - Toilets: 1.6 gallons/flush or less,
  - Faucets: 1.5 gallons/minute or less,
  - Showerheads: 2.2 gallons/minute or less;
- Energy Star qualified refrigerator;
- Energy Star qualified dishwasher; and
- Minimum SEER of 14 for unit air conditioners (excluding buildings with a central chiller system).

(c) Accessibility, Universal Design and Visitability Features

All units of the proposed Development must meet all federal requirements and state building code requirements, including the following:

- 2012 Florida Accessibility Code for Building Construction as adopted pursuant to Section 553.503, Florida Statutes;
- The Fair Housing Act as implemented by 24 CFR 100;
- Section 504 of the Rehabilitation Act of 1973; and
- Titles II and III of the Americans with Disabilities Act of 1990 as implemented by 28 CFR 35, incorporating the most recent amendments, regulations and rules.

For purposes of the Housing Credit Program, a Housing Credit allocation shall be deemed “Federal financial assistance” within the meaning of that term as used in Section 504 of the Rehabilitation Act of 1973 as implemented by 24 CFR Part 8 for all Housing Credit Developments.

All units that are located on an accessible route must have the following features:

- Primary entrance door shall have a threshold with no more than a ½-inch rise;
- All door handles on primary entrance door and interior doors must have lever handles;
- Lever handles on all bathroom faucets and kitchen sink faucets;
- Anti-scald controls on all bathroom and kitchen faucets;
- Toilets must be 17 inches to 19 inches in height as measured from the finished floor to the top of the toilet seat;
- Mid-point on lights and thermostats shall not be more than 48 inches above finished floor level; and
- Cabinet drawer handles and cabinet door handles in bathroom and kitchen shall be lever or D-pull type that operate easily using a single closed fist.

(2) All Applications with the Elderly Demographic must provide the following in all new construction units:

(a) Fifteen (15) percent of the new construction units must have roll-in showers. Five percent of the overall requirement for roll-in showers may be met with walk-in type shower stalls with permanently affixed seats which meet or exceed the federal 2010 ADA Standards for Accessible Design.

(b) In 100% of the new construction units:

- Horizontal grab bars in place around each tub and/or shower, the installation of which meets or exceeds 2010 ADA Standards for Accessible Design, Section 609. In addition, the following standards for grab bars are required:
    - If a bathtub/shower combination with a permanent seat is provided, grab bars shall be installed to meet or exceed 2010 ADA Standards for Accessible Design, Section 607.4.1.
    - If a bathtub/shower combination without a permanent seat is provided, grab bars shall be installed to meet or exceed 2010 ADA Standards for Accessible Design, Section 607.4.2.
    - If a roll-in shower is provided, grab bars shall be installed to meet or exceed 2010 ADA Standards for Accessible Design, Section 608.3.2.
  - Reinforced walls for future installation of horizontal grab bars in place around each toilet, the installation of which meets or exceeds 2010 ADA Standards for Accessible Design, Section 604.5.1 (Side Wall).
  - Roll-out shelving or drawers in all bottom bathroom vanity cabinets.
  - Adjustable shelving in master bedroom closets (must be adjustable by resident).
  - In at least one of the kitchen's bottom or base cabinets, there shall be a large drawer that has full extension drawer slides.
- (3) All rehabilitation units must include as many of the General, Green Building, Accessibility, Universal Design and Visitability Features listed in 6.a.(1) above as are structurally and financially feasible within the scope of the rehabilitation work based on a capital needs assessment performed during the credit underwriting process.

b. Optional features and amenities (**Maximum 25 Points**):

Applicants may be awarded points for providing one or more of the following:

- (1) Green Building/Energy Efficiency – green building features (in addition to the required features) that promote energy efficiency, occupant health and resource conservation. (**Up to 10 Points** for Applicants choosing to serve the Family demographic. **Up to 5 Points** for Applicants choosing to serve the Elderly demographic).
- (2) Accessibility and Universal Design – accessibility, universal design or visitability features (in addition to the required features) that promote accessible and/or adaptable design elements that benefit the target households and people of all ages, sizes, and abilities throughout the life of the property. (**Up to 10 Points** for Applicants choosing to serve the Family demographic. **Up to 15 Points** for Applicants choosing to serve the Elderly demographic).



- (3) Other Features and Amenities – any other innovative and best practices for features and amenities that will be included in the proposed Development. **(Up to 5 Points)**

## 7. Resident Services

a. Required resident services **(Threshold)**:

- (1) All Applicants must provide the following service:

Approaches to Assist Households with Problem Credit and/or Other Problems Affecting Housing - The Applicant may propose innovative and best practices that enable households with problem credit histories and/or other issues that affect their abilities to obtain decent rental housing to live in the proposed Development. The innovative and best practices may include practices in assisting households to improve their credit histories, enhance money management skills and/or other related matters.

- (2) Applications with the Family Demographic must commit to provide at least three (3) of the following services outlined below. The Applicant will make the actual selection of the specific services during the Credit Underwriting process.

- (a) Homeownership Opportunity Program - Applicant commits to provide a financial incentive which includes the following provisions:

- The incentive must be applicable to the home selected by the resident and may not be restricted to or enhanced by the purchase of homes in which the Applicant, Developer, or other related party has an interest;
- The incentive must be not less than 5 percent of the rent for the resident's unit during the resident's entire occupancy (Note: Resident will receive the incentive for all months for which the resident is in compliance with the terms and conditions of the lease. Damages to the unit in excess of the security deposit will be deducted from the incentive.);
- The benefit must be in the form of a gift or grant and may not be a loan of any nature;
- The benefits of the incentive must accrue from the beginning of occupancy;
- The vesting period can be no longer than 2 years of continuous residency; and
- No fee, deposit or any other such charge can be levied against the resident as a condition of participation in this program.

- (b) After School Program for Children - This program requires the Applicant or its Management Company to provide supervised, structured, age-appropriate activities for children during after school hours, Monday through Friday. Activities must be on-site.

- (c) First Time Homebuyer Seminars - Applicant or its Management Company must arrange for and provide, at no cost to the resident, in conjunction with local

realtors or lending institutions, semiannual on-site seminars for residents interested in becoming homeowners. Electronic media, if used, must be used in conjunction with live instruction. If the Development consists of Scattered Sites, this resident program must be provided on the Scattered Site with the most units.

- (d) Literacy Training - Applicant or its Management Company must make available, at no cost to the resident, literacy tutor(s) who will provide weekly literacy lessons to residents in private space on-site. Electronic media, if used, must be used in conjunction with live instruction. If the Development consists of Scattered Sites, this resident program must be provided on the Scattered Site with the most units.
- (e) Employment Assistance Program - Applicant or its Management Company must provide, at no cost to the resident, a minimum of quarterly scheduled Employment Assistance Program workshops/meetings offering employment counseling by a knowledgeable employment counselor. Such a program includes employability skills workshops providing instruction in the basic skills necessary for getting, keeping, and doing well in a job. The instruction must include, but not be limited to, the following:
- Evaluation of current job skills;
  - Assistance in setting job goals;
  - Assistance in development of and regular review/update of individualized plan for each participating resident;
  - Resume assistance;
  - Interview preparation; and
  - Placement and follow-up services.

(3) Applications with the Elderly Demographic:

- (a) All Applicants with the Elderly Demographic must commit to provide the following resident service:

Private Transportation – The Applicant or its Management Company must make available a safe and serviceable vehicle that can transport residents to off-site locations for such things as medical appointments, public service facilities, and/or educational or social activities, at no cost to the resident. A nearby bus stop or access to programs such as “Dial-A-Ride” will not be acceptable for purposes of this program.

- (b) All Non-ALF Developments must commit to provide the following resident service:

Manager On-Site 24 Hours Per Day – Applicant must provide management personnel on the Development’s premises at all times who will be available and accessible to the residents 24 hours per day, seven days per week, at no cost to the resident. The on-site management personnel shall be available at all times to receive calls from residents and help determine the approach to address the issue. The Development’s owner or designated manager shall develop and implement policies and procedures for receiving a resident call and how to assess and manage the call based on a resident’s request and/or need. At a minimum, residents shall be informed of the Resident Program at move-in and via a written notice(s) clearly displayed in the Development’s common or public spaces. If the Development consists of Scattered Sites, management personnel must, at a minimum, be on the Scattered Site with the most units 24 hours a day, 7 days a week. Although the Scattered Sites Development management personnel may be located only on the Scattered Site with the most units, they must be available to and provide the same resident program services to all the Development’s residents.

- (c) Non-ALF Developments must select at least two (2) of the following resident services:
- (1) Literacy Training - Applicant or its Management Company must make available, at no cost to the resident, literacy tutor(s) who will provide weekly literacy lessons to residents in private space on-site. Training must be held between the hours of 8:00 a.m. and 7:00 p.m. and electronic media, if used, must be used in conjunction with live instruction. If the Development consists of Scattered Sites, this resident program must be provided on the Scattered Site with the most units.
  - (2) Computer Training – The Applicant or its Management Company shall make available computer and internet training classes (basic and/or advanced level depending on the needs and requests of the residents). The training classes must be provided at least once a week, at no cost to the resident, in a dedicated space on site. Training must be held between the hours of 8:00 a.m. and 7:00 p.m. and electronic media, if used, must be used in conjunction with live instruction. If the Development consists of Scattered Sites, this resident program must be provided on the Scattered Site with the most units.
  - (3) Daily Activities – Applicant or its Management Company must provide on-site supervised, structured activities, at no cost to the resident, at least five days per week which must be offered between the hours of 8:00 a.m. and 7:00 p.m. If the Development consists of Scattered Sites, this resident program must be provided on the Scattered Site with the most units.
  - (4) Assistance with Light Housekeeping, Grocery Shopping and/or Laundry - The Applicant or its Management Company must provide residents with a list of

qualified service providers for (a) light housekeeping, and/or (b) grocery shopping, and/or (c) laundry and will coordinate, at no cost to the resident, the scheduling of services. The Developer or Management Company shall verify that the services referral information is accurate and up-to-date at least once every six (6) months.

(5) Resident Assurance Check-In Program – Applicant commits to provide and use an established system for checking in with each resident on a pre-determined basis not less than once per day, at no cost to the resident. Residents may opt out of this program with a written certification that they choose not to participate.

(d) ALF Developments must provide the following services:

(1) Medication Administration – The Applicant or its Management Company shall provide, pursuant to ALF licensure requirements, staff to administer medications in accordance with a health care provider’s order or prescription label.

(2) Services for Persons with Alzheimer’s Disease and Other Related Disorders – The Applicant or its Management Company shall advertise and provide supervision and services to persons with Alzheimer’s disease and other related disorders that are specific to each affected resident and pursuant to ALF licensure requirements.

b. Optional resident services **(Maximum 10 Points)**:

(1) Family Developments (Applicant selected Family Demographic Commitment):

The Application may be awarded points based on the Applicant’s description(s) of how the proposed Development will incorporate innovative or best practice resident programs and delivery models. Such services might include, but are not limited to, education and/or skills training, transportation, health care services, emergency assistance funds, employment, homeownership counseling, meals programs, or after school care. The Applicant shall describe how the programs are to be administered, who will administer them, and where they will be administered. **(Up to 10 Points)**

(2) Elderly Developments (Applicant selected Elderly Demographic):

The Application may be awarded points based on the Applicant’s description(s) of the resident programs to be provided that will address the needs of the residents of the proposed Development. Applicants are encouraged to provide resident programs that are innovative and are based on best practices in the field of elderly permanent supportive housing. Such programs may include co-location of services, telehealth and other technology-based programs, and any programs that encourage residents to

age in place. The Applicant shall describe how the programs are to be administered, who will administer them, and where they will be administered. **(Up to 10 Points)**

**8. Ability to Proceed (Threshold):**

- a. Demonstrate site control with an eligible contract for purchase, a lease, and/or a deed
- b. If selected for funding, the Application will be required to demonstrate the following: site plan approval, infrastructure availability (electricity, water, sewer, and roads), appropriate zoning, Phase I environmental site assessment, and if applicable Phase II environmental site assessment during the credit underwriting process.

**9. Leveraging with non-FHFC Resources (Up to 35 Points):**

Provide a listing of permanent funding resources that are included in the Development Cost Pro Forma other than syndication/investor equity, traditional first mortgage loans (such as a loan from a regulated financial institution), and purchase money mortgages. The listed items must include the amount and source for each of the qualifying funding as well as the calculations used to determine their values as prescribed in 9.b. below. The financing proposal documentation provided in 11.c. below will be reviewed for financing terms. Any financing identified in this section must be utilized as presented in the RFP if the Applicant is awarded funding under this RFP.

- a. The total amount of qualifying financial assistance provided by the funding resources identified above will be scored relative to the Total Development Cost. For instance, if a proposed Development lists \$2,000,000 of qualified financial assistance and the Total Development Cost is \$20,000,000, then a score would be based on an amount of 10%. **(Up to 25 Points)**
- b. The terms of the qualifying financial assistance shall be used to determine the value of the assistance relative to market pricing which will be scored relative to the Total Development Cost. For instance, if a proposed Development provides a value of all qualifying financial assistance of \$500,000 and the Total Development Cost is \$20,000,000, then a score would be based on an amount of 2.5%. **(Up to 10 Points)**

The value of the qualifying financial assistance that is provided in the form of a loan shall be calculated by first determining the net present value of any loan payments due to the funding source including any balloon payment of principal due on a non-amortizing or non-fully amortizing loan, using a discount rate of 4.89%. The resulting net present value of the loan payments shall be subtracted from the original loan principal amount. The remaining amount is the value of the qualifying financial assistance that was provided in the form of a loan.

If the qualifying financial assistance was provided in the form of a grant, then the amount of the grant shall be the value of the qualifying financial assistance.

The sum of all calculated values from the qualifying financial assistance will be used to determine a score.

**10. How the Proposed Development Aligns with Local, State and/or Federal Government Initiatives (Up to 15 Points):**

To receive points under this section, the Applicant must describe any Local, State or Federal Government initiatives or community redevelopment plans recently completed and adopted in the community where the proposed Development is located which target or align with the proposed Development. Initiatives described might include broader community plans in which the proposed Development is featured, including other residential and commercial real estate development, infrastructure improvements, community services, financial incentives, and/or any other related activities undertaken, sponsored or encouraged by the unit of government to improve the community.

**11. Funding (Threshold):**

a.. Indicate Housing Credit request amount. The maximum HC Request Amounts are:

County Group Maximum Competitive HC Request Limits		
Applicant's County Group*	If Development is not located in a DDA or if the Application does not meet the RFP requirements to qualify as a QCT	DDA/QCT Bonus – If Development is located in a DDA; and/or if the Application meets the RFP requirements to qualify as QCT
ML Counties	\$1,155,000	\$1,510,000
MS Counties	\$980,000	\$1,275,000
Small Counties	\$825,000	\$1,070,000

- b. Complete the Development Cost Pro Forma detailing the anticipated expenses and sources of funding. To meet threshold, sources must equal or exceed uses.
- c. Provide documentation to demonstrate all non-Corporation funding proposals and HC equity proposals.

**11. Applicant Certification and Acknowledgement (Threshold):**

The certification portion of Exhibit A of the RFP is where the Applicant certifies its understanding of the requirements of the Housing Credit Program and its commitments and responsibilities as an Applicant under this RFP, including its commitment to provide additional required information during the credit underwriting process. The printed copy of Exhibit A must include an Applicant Certification and Acknowledgement containing an original signature (blue ink preferred).

**Exhibit B of the RFP will include the following:**

1. Description of the Required Features and Amenities
2. Description of the Required Resident Services
3. ELI County Chart

**Exhibit C (see separate document):**

1. Credit Underwriting Procedures
2. Housing Credit Program Procedures and Requirements

**Funding Selection:**

Applications must pass threshold and achieve at least 60% of the total points to be eligible to be considered for funding. All eligible Applications will be sorted from highest score to lowest score, with any scores that are tied separated by lottery number, resulting in the lowest lottery number receiving preference. The highest scoring eligible Application(s) will be selected for funding.

Funding will be limited to 1 Application per county (county test), unless funding remains and there are no other eligible Applications located in a county that has not already been selected for funding.

If there is not enough funding available to fully fund the Application's Housing Credit request amount (funding test), that Application will not be selected for funding.

If an Application cannot meet the funding test, the next lower ranked Application will be considered (subject to the funding test and the county test). If no unfunded eligible Applications meet the funding test and funding remains, Florida Housing will offer the remaining funding to the highest scoring eligible unfunded Application regardless of the funding test and the county test.