

FISCAL

Action

I. FISCAL

A. Request Approval of the Unrestricted Net Position Designations

1. **Background:**

- a) For financial statement presentation purposes, Florida Housing's net position falls into two primary categories: Restricted and Unrestricted. Restricted net position includes those assets on which constraints have been placed by law or external agreements or entities.
- b) Florida Housing's Board may "designate" net position within the Unrestricted Net Position balance for specific purposes. This designation means that the Board has directed the use of these assets for certain purposes.
- c) The designations may be modified by Board action at any time.
- d) There are currently three main categories of designations: demonstration and other initiatives; single family homebuyer loan program; and operating reserve.
- e) Examples of these designations by the Board have included:
 - (1) demonstration loan programs for such categories as victims of domestic violence and persons with special needs;
 - (2) allocation of funds to the SAIL program;
 - (3) funding for Viability Loans;
 - (4) all funds in the Single Family Escrow accounts for the single family homebuyer loan program. These accounts include cash, investments and loans remaining after bonds were fully defeased. Since these funds derive from the single family homebuyer loan program, they have historically been set aside for use within that program; and
 - (5) a housing credit servicing reserve (for future compliance monitoring fees) and budget stabilization. The amount of this designation currently provides for future compliance monitoring fees and approximately two years of operations.

2. **Present Situation:**

- a) Staff is requesting the board approve the following general designations for presentation in the financial statements. The exact amounts for the 2023 financial statements are not final until closer to the end of the audit when the financial statements are prepared; however, estimates are provided.
 - (1) Single Family Homebuyer Loan Programs – approximately \$3.4 million. This includes all funds in the single family escrow and related accounts.
 - (2) Dedicated Reserve for Operations – approximately \$80.6 million. This designation includes a housing credit compliance monitoring reserve and operating budget stabilization.

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- (3) Demonstration and Other Initiatives – approximately \$92.6 million. This includes funds for demonstration programs and to support other programs such as Multifamily Programs. This designation includes all net assets not designated for Single Family or Operations. Included in this projected balance is approximately \$59.5 million that is committed to existing loans and to Requests for Applications.

3. **Recommendation:**

- a) Staff recommends that the Board approve the designation categories of unrestricted net position as follows:
 - (1) Single Family Programs - \$3.4 million
 - (2) Dedicated Reserve for Operations – \$80.6 million
 - (3) Demonstration and Other Initiatives - remaining balance, estimated to be \$92.6 million.

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B. Fiscal Year 2024/2025 Appropriation Allocation

1. Background:

- a) In most state fiscal years, Florida Housing has been appropriated funds from state documentary stamp tax collections in the Housing Trust Funds. Section 420.507, Florida Statutes (F.S.), authorizes Florida Housing to expend such amounts advanced to further its mission. Unless otherwise specified in legislation or proviso, these funds are used for the state programs provided for in Chapter 420, Part V, F.S. such as the State Apartment Incentive Loan (SAIL) program. [Exhibit A](#) shows the historical allocation of funds.
- b) In some years the Legislature specifies where all funding appropriated to Florida Housing will be spent, while in other years, the Legislature appropriates some or all funding in a lump sum for Florida Housing to allocate to state programs. This allows Florida Housing to allocate funding across programs as warranted by real estate and financial markets and housing needs.

2. Present Situation:

- a) Senate Bill 328 included a \$100 million appropriation for Florida Housing for the Hometown Heroes program.
- b) The General Appropriations Act, which has not yet been signed by the Governor, includes \$174 million for the SHIP program. Proviso language in the budget specifies that \$663,600 of this appropriation be used for the Catalyst program.
- c) The appropriations bill also included \$234 million appropriated for Affordable Housing Programs for the state fiscal year 2024/2025. Of this amount, \$150 million is the recurring funding provided by the Live Local Act for innovative projects through the SAIL program.
- d) No program breakdown was provided for the remaining amount of \$150 million. When Florida Housing receives funding with no designated program, the Board allocates the funds to specific programs.
- e) Staff recommends the following allocations:
 - (1) Florida Housing Data Clearinghouse - Up to \$383,000 - Founded in 2000 with support from Florida Housing's Board of Directors, the Clearinghouse provides a free, web-based portal for data and reports on demographics, housing need and supply across local communities and at the state level throughout Florida. The Clearinghouse is managed by the Shimberg Center for Housing Studies at the University of Florida and is heavily used by local planners, state policymakers, non-profit organizations, grant writers and reporters seeking information about Florida's affordable housing needs. Florida Housing regularly uses Clearinghouse data to assist in policy decisions and relies on Clearinghouse staff to run special reports as needed for this purpose (e.g., impacts from natural disasters or COVID-19). The scope of the annual work to keep the Clearinghouse operating is detailed in a contract with the Center. Note that additional support from other sources provided by the Shimberg Center also pays for Clearinghouse activities.

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- (2) SAIL - \$83,617,000 - There remains a shortage of affordable housing in Florida. With \$100 million appropriated to homeownership in SB 328, allocating these remaining funds to the SAIL program ensures that Florida Housing continues to respond to the strong demand for affordable rental housing.

3. **Recommendation:**

- a) Staff recommends that the Board approve the allocation of the Fiscal Year 2024-2025 discretionary appropriation from the State Housing Trust Fund as follows:
 - (1) For the Florida Housing Data Clearinghouse, up to \$383,000, with any funds not used for the Data Clearinghouse going to the SAIL program.
 - (2) For the SAIL Program, \$83,617,000.

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II. LEGAL

A. **SP Pinellas III LLC, Liberty Square Elderly, LLC and ECG Florida 2023, LP v. Florida Housing Finance Corporation, Residences at Marina Village and ECG Florida 2023 IV, LP; FHFC Case No. 2024-003BP; DOAH Case No. 24-0961BID.**

1. **Background:**

- a) This case concerns a protest filed against the preliminary awards for RFA 2023-213, SAIL Funding for Live Local Mixed Income, Mixed-Use, and Urban Infill Developments (the “RFA”). At the February 2, 2024 Board meeting, ten applicants were preliminarily selected for funding, including application number 2024-245BS for Residences at Marina Village Developer, LLC’s Residences at Marina Village development (“Residences”) and application number 2024-279BS for ECG Florida 2023 IV Developer, LLC’s Lenox Avenue Apartments development (“ECG IV”). Application number 2024-255S for SP Pinellas II LLC’s Oakhurst Trace development (“SP Pinellas”), application number 2024-241BS for Liberty Square Elderly, LLC’s Liberty Square Elderly development (“Liberty Square”), and application number 2024-253BS for ECG Florida 2023 Developer, LLC’s Ninth Street Apartment development (“ECG”) were deemed eligible for funding but, according to the funding selection process outlined in the RFA, were not selected for funding.
- b) SP Pinellas timely filed a Formal Written Protest and Petition for Administrative Hearing (the “Petition”) challenging Florida’s Housing scoring and ranking of three RFA applicants. Specifically, SP Pinellas challenged the eligibility of application number 2024-289S submitted by 350 Overtown LLC, application number 2024-287S, submitted by Village of Valor Ltd. and application number 2024-274S, submitted by Avery Place Apartments, LLC.
- c) A Notice to Bidders was issued by Florida Housing informing all bidders that their substantial interests might be affected by the Petition. The intervenors timely filed Notices of Appearance and intervened in the matter. The Petition was referred to the Division of Administrative Hearings (“DOAH”).

2. **Present Situation:**

- a) Based upon the evidence provided during the litigation process, on March 26, 2024, SP Pinellas, Florida Housing, Liberty Square, Residences, ECG IV and ECG entered a Settlement Agreement whereby all parties to the proceedings agreed that SP Pinellas had met its burden to show the applications of 350 Overtown LLC and Village of Valor Ltd. had failed to meet certain eligibility requirements of the RFA and were therefore ineligible under the terms of the RFA. A copy of the Settlement Agreement is attached as [Exhibit A](#).
- b) Attached as [Exhibit B](#) is a spreadsheet listing the applications that will be invited to credit underwriting if the Board adopts the following Recommendations.
- c) The Settlement Agreement results in the applications submitted by SP Pinellas, Liberty Square, and ECG being selected for funding; and the applications submitted by Southward Village Phase 2, LP, Metro Grande II Associates, Ltd., and ECG IV remain eligible but are not selected for funding under the terms of the RFA. Applications submitted and selected for funding as provided on [Exhibit B](#), remain selected and are unaffected by staff’s recommendations.

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3. Recommendation:

- a) Staff recommends the Board adopt the stipulated findings of the Settlement Agreement and issue a Final Order in accordance with the Settlement Agreement.

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B. Ability Pine Hills, LLC v. Florida Housing Finance Corporation and Blue CASL, LLC; FHFC Case No. 24-016BP; DOAH Case No. 24-001524BID.

1. Background:

- a) This case concerns a protest filed against the preliminary awards for RFA 2024-103, Housing Credit and SAIL Funding for Homeless Housing Developments Located in Medium and Large Counties (the “RFA”). At the March 26, 2024, Board meeting, one applicant was preliminarily selected for funding, application number 2024-291CSN for Blue CASL Manatee, LLC’s Cedar Cove development (“CASL”).
- b) Ability Pine Hills LLC (“Ability”) timely filed a Formal Written Protest and Petition for Administrative Hearing (the “Petition”) challenging Florida Housing’s determination that its RFA application number 2024-293CSN was ineligible for funding.
- c) A Notice to Bidders was issued by Florida Housing informing all bidders that their substantial interests might be affected by the Petition. CASL timely intervened in the matter. The Petition was referred to the Division of Administrative Hearings (“DOAH”) on April 22, 2024.

2. Present Situation:

- a) Based upon the evidence provided during the litigation process, on April 24, 2024, Ability, Florida Housing, and CASL entered into a Consent Agreement whereby all parties to the proceedings agreed that Ability’s application was eligible for funding under the terms of the RFA. A copy of the Consent Agreement is attached as [Exhibit C](#).
- b) Attached as [Exhibit D](#) is a spreadsheet listing the applications that will be invited to credit underwriting if the Board adopts the following Recommendations.
- c) The Consent Agreement results in Ability’s application selected for funding. CASL’s application was not affected by staff recommendations and will remain selected for funding.

3. Recommendation:

- a) Staff recommends the Board adopt the stipulated findings of the Consent Agreement and issue a Final Order in accordance with the Consent Agreement.

MULTIFAMILY PROGRAMS - ALLOCATIONS

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III. MULTIFAMILY PROGRAMS - ALLOCATIONS

A. RFA 2024-102 SAIL Financing for Smaller Permanent Supportive Housing Developments for Persons with Special Needs

1. Background:

- a) On December 7, 2023, Florida Housing Finance Corporation (Florida Housing) issued RFA 2024-102 offering \$12,196,235 in SAIL Financing, and \$8,200,000 in forgivable HOME-ARP funding, for Non-Profit Applicants proposing new construction or Substantial Rehabilitation of Permanent Supportive Housing for Persons with Special Needs.
- b) The deadline for receipt of Applications was 3:00 p.m., Eastern Time, March 21, 2024.

2. Present Situation:

- a) Florida Housing received 3 Applications in response to this RFA. The Review Committee members, designated by the Chief Financial Officer, were Freebeau Swindell, Construction Administrator (Chair), Ebony Cargle, Multifamily Programs Manager, Diana Fields, Policy Administrator, Jack Hartsfield, Multifamily Programs Manager, Elaine Roberts, Policy Administrator, and Zach Summerlin, Policy Director. Each member of the Review Committee independently evaluated and scored their assigned portions of the submitted Applications, consulting with non-committee staff and legal counsel as necessary and appropriate.
- b) At its April 25, 2024, Review Committee meeting, the individual committee members presented their scores and the Committee carried out the funding selection process in accordance with Section Five, B. of the RFA. The individual scores are set forth on the RFA webpage and can be accessed here.
- c) The RFA 2024-102 All Applications chart (provided as [Exhibit A](#)) lists the eligible and ineligible Applications. The eligible Applications (i.e., Applications that met all criteria to be eligible to be considered for funding) and the ineligible Applications are listed in assigned Application Number order.
- d) The Review Committee considered the following motions:
 - (1) A motion for the Review Committee to approve the scoring results set out on [Exhibit A](#) and recommendations for funding as set out on [Exhibit B](#); and,
 - (2) A motion to recommend that the Board approve the scoring results set out on [Exhibit A](#) and recommendations for funding as set out on [Exhibit B](#).
- e) The motions passed unanimously.

MULTIFAMILY PROGRAMS - ALLOCATIONS

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3. **Recommendation:**

- a) Approve the Committee's recommendations that the Board, adopt the scoring results of the 3 Applications and authorize the tentative selection of the 2 Applications (set out on [Exhibit B](#)) for funding.
- b) If no notice of protest or formal written protest is filed in accordance with Section 120.57(3), Fla. Stat., et. al., staff will proceed to issue an invitation to enter credit underwriting to the Applications set out on [Exhibit B](#).
- c) If a notice of protest or formal written protest is filed in accordance with Section 120.57(3), Fla. Stat., et. al., then at the completion of all litigation for those Applicants impacted by litigation, staff will present all Recommended Orders for Board approval prior to issuing invitations to enter credit underwriting to those Applicants in the resulting funding range. For those Applications in the funding range but not impacted by litigation, staff will issue invitations to underwriting as outlined in rule 67-48.0072(1), F.A.C.
- d) There is \$4,065,413 in SAIL funding remaining. As provided in Section Five, B. of the RFA, any remaining funding will be distributed as approved by the Board.

MULTIFAMILY PROGRAMS - ALLOCATIONS

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B. Request to Allocate Additional SAIL and Housing Credit Funding in RFA 2024-106 Financing to Develop Housing For Persons with Disabling Conditions/Developmental Disabilities

1. Background

- a) On November 9, 2023, staff issued RFA 2024-106, offering \$6,000,000 in SAIL funding, \$3,264,800 in Competitive Housing Credits, \$4,600,000 in grant funding and \$5,500,000 in forgivable NHTF or HOME-ARP funding for Non-Profit Applicants proposing the development of independent Permanent Supportive Housing for either (i) persons with a Disabling condition that also includes a portion of units for Homeless Households; or (ii) Persons with Developmental Disabilities.
- b) The Application Deadline was February 15, 2024, and six applications were received.
- c) At the March 26, 2024 Board Meeting, the Board approved the scoring and selection results of the Review Committee, and two Applications were preliminarily awarded.
- d) There was no SAIL, Grant or Housing Credit Funding remaining.
- e) An unfunded eligible Application filed a formal written protest, which was dismissed on April 24, 2024.
- f) Over the past year, there has been a return of \$6,500,000 in SAIL Financing and a return of \$2,026,298 in Housing Credits (that has not been allocated yet). There is also an excess of \$323,644 in Housing Credit funding remaining for 2024 due to actual Housing Credits exceeding initial estimates.

2. Present Situation

- a) The next highest ranking, eligible Application with a demographic of Disabling Conditions in this RFA is Application number 2024-307CSN (Willow Way Village), with a total SAIL request amount of \$6,000,000 and a total Housing Credit request amount of \$2,142,000. This Development consists of 72 units and is located in Okaloosa County.
- b) Staff would like to utilize \$6,000,000 of the returned SAIL funding and \$2,142,000 of the returned/remaining Housing Credit funding to fully fund Application 2024-307CSN.

3. Recommendation

- a) Authorize staff to utilize \$6,000,000 of the returned SAIL funding and \$2,142,000 of the returned/remaining Housing Credit funding and invite Application 2024-307CSN to enter Credit Underwriting.

MULTIFAMILY PROGRAMS - ALLOCATIONS

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C. **Waiver of Closing Deadlines for the Purpose of 2024-2025 Priority I Application Limitation Penalty**

1. **Background:**

- a) In the 2022-2023 RFA funding cycle, the limitation of the number of Priority I Applications an Applicant could submit within a particular RFA was implemented in the following RFAs:
 - (1) RFA 2022-201 Housing Credit Financing for Affordable Housing Developments Located in Medium And Small Counties;
 - (2) RFA 2022-202, Housing Credit Financing for Affordable Housing Developments Located in Broward, Duval, Hillsborough, Orange, Palm Beach, And Pinellas Counties;
 - (3) RFA 2022-203 Housing Credit Financing for Affordable Housing Developments Located in Miami-Dade County;
 - (4) RFA 2022-205 SAIL Financing of Affordable Multifamily Housing Developments to Be Used In Conjunction With Tax-Exempt Bonds And Non-Competitive Housing Credits; and
 - (5) RFA 2023-304 RRLP Financing to be Used for Rental Developments in Hurricane Ian and Hurricane Nicole Impacted Counties
- b) As a condition of funding, the RFA stated that Applicants must close on the limited partnership agreement or limited liability company operating agreement (for Housing Credits), or Corporation funding (for SAIL and RRLP) by the deadlines set forth in the rule.
- c) The RFAs stated that Applicants that do not close by the applicable deadline will be subject to a reduction of one Priority I Application in the 2024/2025 RFA cycle.

2. **Present Situation:**

- a) Due to litigation, closing deadlines for Applicants funded under RFAs 2022-205 and 2023-304 fall after the Application Deadline for the future corresponding RFA (RFA 2024-205 SAIL Financing of Affordable Multifamily Housing Developments to Be Used In Conjunction With Tax-Exempt Bonds And Non-Competitive Housing Credits).
- b) For 2022-205, staff requests Board approval of a waiver of the RFA requirement that the reduction of one Priority I Application be imposed in the 2024/2025 RFA cycle and instead allow the requirement that the reduction of one Priority I Application be implemented in the 2025/2026 RFA cycle.
- c) For 2023-304, due to the nature that this RFA was specifically geared toward disaster recovery efforts, staff requests Board approval of a waiver of the RFA requirement that the reduction of one Priority I Application be imposed in the 2024/2025 RFA cycle.

MULTIFAMILY PROGRAMS - ALLOCATIONS

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- d) The penalty would still be applicable for RFAs 2022-201, 2022-202, and 2022-203 in the 2024/2025 RFA cycle.

3. **Recommendation:**

- a) Approve staff recommendation to waive the requirement that the Priority I Application limitation be imposed in the 2024/2025 RFA cycle for RFA 2022-205 and instead permit the Priority I Application limitation be implemented in the 2025/2026 RFA cycle; and
- b) Approve staff recommendation to waive the requirement that the Priority I Application limitation be imposed in the 2024/2025 RFA cycle for RFA 2023-304.

MULTIFAMILY PROGRAMS - ALLOCATIONS

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D. 2024 Rule Development

1. Background

- a) Staff would like to begin the rule development process by scheduling a rule development workshop to present potential changes to Rule Chapters 67-21 Non-Competitive Affordable Multifamily Rental Housing Programs, 67-48 Competitive Affordable Multifamily Rental Housing Programs, and 67-60 Competitive Solicitation Funding Process, F.A.C.
- b) Staff plans to hold a Rule Development Workshop in May, with the Notice of Proposed Rule presented to the Board at the June 28, 2024, Board meeting.

2. Recommendation

- a) Authorize staff to proceed with the 2024 rule development process.

MULTIFAMILY PROGRAMS - ALLOCATIONS

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E. 2024-2025 Tentative Funding Amounts and Timeline for Request for Applications (RFAs) for Multifamily Developments

1. **Background:**

- a) During the remainder of 2024 and first half of 2025, the Corporation expects to offer the following funding through various RFAs as set forth in a tentative 2024-2025 Funding Amounts/Timeline plan.
- b) Estimated \$125,000,000 in State Apartment Incentive Loan (SAIL) Program funding comprised of \$83,617,000 from 2024 legislative appropriation, and \$41,383,000 in SAIL program income, split by the demographic and geographic categories in accordance with the 2022 Rental Market Needs Study and Sec. 420.5087, Florida Statutes.
 - (1) Demographic
 - 5% Farmworker/Commercial Fishing Worker
 - 10% Homeless Households
 - 11.8% Persons with Special Needs
 - 29.4% Elderly (includes 10% for Elderly Preservation)
 - 43.8% Families
 - (2) Geographic
 - 10% Small Counties
 - 37.7% Medium Counties
 - 52.3% Large Counties
- c) \$150 M in Live Local SAIL funding for implementation of Section 420.50871, F.S., for innovative projects, authorized by the Florida Legislature through the Live Local Act.
- d) \$100 million in Live Local SAIL funding for implementation of Section 420.50872, F.S., \$50 million of this funding will be used for the construction of Large-Scale Developments of Significant Regional Impact. This funding is subject to 2023 Tax Year Contributions received.
- e) Estimated \$6 million in grant funding for Persons with Developmental Disabilities
- f) Estimated \$30 million in HOME Investment Partnerships (HOME)
- g) Estimated \$22.6 million in HOME-American Rescue Plan (HOME-ARP)
- h) Estimated \$13.5 million of National Housing Trust Fund (NHTF); and
- i) Estimated \$69,330,000 in Housing Credit (HC) allocation (anticipated 2025 Annual Allocation of HC, plus remaining 2024 HC), split by the following demographic and geographic categories as set forth in accordance with the 2024 Qualified Allocation Plan.

MULTIFAMILY PROGRAMS - ALLOCATIONS

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- (1) Demographic
 - 5% High Priority as defined by the Board:
 - *Per the Qualified Allocation Plan, 5% of the competitive Housing Credit allocation is designated as High Priority, as defined by the Board. Staff recommends utilizing 2.35% of this funding for Workforce Housing in the Florida Keys in conjunction with Live Local SAIL funding with the remaining to be distributed per the funding splits below.
 - 5% Persons with a Disabling Condition
 - Remaining split by the following geographic areas:
 - 2.61% Small Counties
 - 37.74% Medium Counties (includes one Homeless Demographic Award)
 - 59.65% Large Counties (includes one Homeless Demographic Award)
- (2) The Board approved the Development of the Housing Credit Geographic RFAs at the March 26, 2024 Board of Directors meeting.

2. **Present Situation:**

- a) A summary of the funding available and the awards made for Housing Credits, SAIL and Live Local SAIL for the 2023/2024 RFA Cycle are presented in [Exhibit C](#). The Tentative 2024-2025 Funding Amounts/Timeline plan, outlining the tentative timeframes for the various RFAs for which staff expects to hold workshops and issue through the remainder of 2024 and into the first half of 2025, with the estimated funding amounts reflected above is attached as [Exhibit D](#). In addition, the 2025 Estimated Housing Credit Allocation and the 2024-2025 SAIL Allocation Amounts spreadsheets are attached as [Exhibit E](#).

3. **Recommendation:**

- a) Authorize staff to proceed with the development of various RFAs and authorize the Executive Director or Chief Financial Officer to establish a review committee for each RFA, as each RFA is issued, to make recommendations for award to the Board.

PROFESSIONAL SERVICES SELECTION (PSS)

Action

IV. PROFESSIONAL SERVICES SELECTION (PSS)

A. Request for Proposals (RFP) 2024-06, for a To-Be-Announced Program Administrator for the Homebuyer Loan Program

1. Background:

- a) On March 15, 2024, Florida Housing staff issued a competitive solicitation for a To-Be-Announced Program Administrator for the Homebuyer Loan Program. A review committee was established to make a recommendation to the Board.

2. Present Situation:

- a) The deadline for receipt of responses was 2:00 p.m., April 17, 2024. A copy of the RFP and Addendum #1 are provided as [Exhibit A](#).
- b) Three responsive proposals were received from:
- Hilltop Securities Inc.
 - Lakeview Loan Servicing LLC
 - Raymond James & Associates, Inc.
- c) Members of the review committee were Chip White (Chairperson), Homebuyer Loan Programs Director; Tamara Alford, Mortgage Pipeline Manager; and Sandy Smith, Homebuyer Loan Programs Manager.
- d) Each member of the review committee individually reviewed the proposals prior to convening for the Review Committee meeting which was held at 10:00 a.m., May 1, 2024.
- e) At the May 1st meeting, the review committee provided final scores for the response. The score sheet is provided as [Exhibit B](#).

3. Recommendation:

- a) The review committee recommends that Florida Housing enter into contract negotiations with Hilltop Securities Inc. Should negotiations with that firm fail, the review committee recommends entering into contract negotiations with Lakeview Loan Servicing LLC.

Documentary Stamp Tax & Other Program Appropriations
1992/1993 through 2022/2023

PROGRAM NAME	1992 / 1993 to 2006 / 2007 & reallocations	2007 / 2008	2008 / 2009 (incl. SB 2A & shortfall)	2009 / 2010	2010 / 2011	2011 / 2012	2012 / 2013	2013 / 2014	2014 / 2015
State Housing Trust Fund									
State Apartment Incentive Loan (SAIL)	\$ 425,051,302	\$ 115,000,000	\$ (38,220,580)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 57,660,000
Homeownership Assistance / Hometown Heroes	143,310,900	18,087,200	-	-	37,500,000	-	-	-	-
HOME Investment Partnerships (HOME)	19,683,000	-	-	-	-	-	-	-	-
Predevelopment Loan (PLP)	13,288,200	-	-	-	-	-	-	-	-
ELI & Special Needs	43,000,000	15,000,000	4,619,790	-	-	-	10,000,000	-	10,000,000
Hurricane Funding	91,500,000	-	(26,216,829)	-	-	-	-	-	-
Farmworker & Special Needs (SHADP)	15,000,000	-	(9,846,695)	-	-	-	-	-	-
Catalyst Program	2,018,400	672,800	826,200	-	-	-	-	-	-
Housing Data Clearinghouse	897,938	165,000	330,000	-	-	-	-	-	-
Affordable Housing Study Commission / Task Force	451,153	175,000	175,000	-	-	-	-	-	-
Project Independence & Soldiers to Scholars	1,050,000	-	-	-	-	-	-	-	-
Guarantee Fund Debt Service	49,140,269	6,400,000	17,609,940	-	-	-	-	-	-
State Housing Initiatives Partnership (SHIP)	-	-	33,244,086	-	-	-	-	-	-
Technical Assistance	100,000	-	-	-	-	-	-	-	-
Guarantee Program Feasibility Study	100,000	-	-	-	-	-	-	-	-
Transfer to Community Contribution Tax Credit	-	-	2,330,011	169,989	-	-	-	-	-
SHIP Compliance Monitoring	200,000	-	-	-	-	-	-	-	-
Administration	13,310,958	-	-	-	-	-	-	-	-
TOTAL SHTF Appropriations	\$ 818,102,120	\$ 155,500,000	\$ (15,149,077)	\$ 169,989	\$ 37,500,000	\$ -	\$ 10,000,000	\$ -	\$ 67,660,000
Sweeps to General Revenue	\$ 117,082,937	\$ -	\$ 120,528,123	\$ 36,830,000	\$ 25,921,198	\$ 56,343,754	\$ 29,815,000	\$ 52,730,000	\$ 14,298,030
Local Government Housing Trust Fund									
State Housing Initiatives Partnership (SHIP)	\$ 1,575,256,538	\$ 166,018,500	\$ 158,040,024	\$ 30,110,000	\$ -	\$ -	\$ -	\$ -	\$ 96,000,000
Hurricane Funding	253,150,000	-	-	-	-	-	-	-	-
Homeless Programs - DCF & DEO	41,900,000	5,900,000	5,436,805	-	-	-	-	-	4,000,000
SHIP Compliance Monitoring	1,800,000	416,500	383,802	-	-	-	-	-	-
Housing Data Clearinghouse	692,950	165,000	165,000	-	-	-	-	-	-
Preservation Pilot Program	-	-	4,899,900	-	-	-	-	-	-
Community Workforce Housing Innovation Pilot	36,944,769	62,400,000	(84,471,877)	-	-	-	-	-	-
State Apartment Incentive Loan (SAIL)	13,055,231	-	-	-	-	-	-	-	-
Public Housing Mitigation Initiative	-	-	-	1,000,000	-	-	-	-	-
TOTAL LGHTF Appropriations	\$ 1,922,799,488	\$ 234,900,000	\$ 84,453,654	\$ 31,110,000	\$ -	\$ -	\$ -	\$ -	\$ 100,000,000
Sweeps to General Revenue	\$ 236,614,000	\$ -	\$ 319,471,877	\$ 55,070,000	\$ 148,388,802	\$ 133,187,355	\$ 66,845,000	\$ 151,400,000	\$ 91,853,337
Total SHTF & LGHTF Appropriations	\$ 2,740,901,608	\$ 390,400,000	\$ 69,304,577	\$ 31,279,989	\$ 37,500,000	\$ -	\$ 10,000,000	\$ -	\$ 167,660,000
Total Sweeps to General Revenue	\$ 353,696,937	\$ -	\$ 440,000,000	\$ 91,900,000	\$ 174,310,000	\$ 189,531,109	\$ 96,660,000	\$ 204,130,000	\$ 106,151,367

Documentary Stamp Tax & Other Program Appropriations
1992/1993 through 2022/2023

PROGRAM NAME	2015 / 2016	2016 / 2017	2017 / 2018	2018 / 2019	2019 / 2020	2020 / 2021	2021 / 2022	2022 / 2023	2023 / 2024
State Housing Trust Fund									
State Apartment Incentive Loan (SAIL)	\$ 59,300,000	\$ 54,315,000	\$ 9,500,000	\$ 36,465,000	\$ 27,621,000	\$ 102,925,000	\$ 62,165,000	\$ 52,904,000	\$ 257,960,000
Homeownership Assistance / Hometown Heroes	-	-	8,085,000	-	-	-	-	75,000,000	-
ELI & Special Needs	10,000,000	10,000,000	10,000,000	-	3,104,000	11,500,000	-	-	-
Hurricane Funding	-	-	-	-	50,000,000	-	-	-	-
Catalyst Program	400,000	-	-	-	-	250,000	-	-	660,000
Housing Data Clearinghouse	300,000	285,000	315,000	300,000	315,000	325,000	335,000	346,000	380,000
Affordable Housing Study Commission / Task Force	-	-	100,000	-	-	-	-	-	-
TOTAL SHTF Appropriations	\$ 70,000,000	\$ 64,600,000	\$ 28,000,000	\$ 36,765,000	\$ 81,040,000	\$ 115,000,000	\$ 62,500,000	\$ 128,250,000	\$ 259,000,000
Sweeps to General Revenue	\$ 6,000,000	\$ 30,414,438	\$ 59,270,000	\$ 54,600,000	\$ 10,000,000	\$ -	\$ -	\$ -	\$ -
Local Government Housing Trust Fund									
State Housing Initiatives Partnership (SHIP)	\$ 101,000,000	\$ 129,800,000	\$ 94,225,000	\$ 43,950,000	\$ 45,060,000	\$ -	\$ 146,136,400	\$ 208,911,400	\$ 252,000,000
Hurricane Funding	-	-	-	-	65,000,000	30,000,000	-	-	25,000,000
Catalyst Program	-	500,000	500,000	500,000	500,000	-	563,600	563,600	-
State Apartment Incentive Loan (SAIL)	-	-	9,000,000	42,390,000	-	-	-	-	-
Homeless Programs - DCF & DEO	4,000,000	5,200,000	5,200,000	-	-	-	-	-	-
Veterans Grants	-	-	-	-	1,000,000	-	-	-	-
Florida Supportive Housing Coalition	-	-	75,000	-	-	-	-	-	-
TOTAL LGHTF Appropriations	\$ 105,000,000	\$ 135,500,000	\$ 109,000,000	\$ 86,840,000	\$ 111,560,000	\$ 30,000,000	\$ 146,700,000	\$ 209,475,000	\$ 277,000,000
Sweeps to General Revenue	\$ 75,000,000	\$ 86,500,000	\$ 95,130,000	\$ 127,400,000	\$ 115,000,000	\$ 322,450,000	\$ -	\$ -	\$ -
Total SHTF & LGHTF Appropriations	\$ 175,000,000	\$ 200,100,000	\$ 137,000,000	\$ 123,605,000	\$ 192,600,000	\$ 145,000,000	\$ 209,200,000	\$ 337,725,000	\$ 536,000,000
Total Sweeps to General Revenue	\$ 81,000,000	\$ 116,914,438	\$ 154,400,000	\$ 182,000,000	\$ 125,000,000	\$ 322,450,000	\$ -	\$ -	\$ -

Additional Appropriations

Attorney General Settlement Funds ¹	2012 / 2013
State Apartment Incentive Loan (SAIL) Elder, ELI, DD	\$ 60,000,000
State Housing Initiatives Partnership (SHIP)	40,000,000
Homeownership Assistance (HAP)	35,000,000
Homeless Grant	10,000,000
DD Grant	10,000,000
Foreclosure Counseling	10,000,000
Total Attorney General Settlement Funds	\$ 165,000,000

Guarantee Fund (back of the bill appropriations) ²	2016 / 2017	2017 / 2018
State Apartment Incentive Loan (SAIL) Elder, ELI, DD	\$ 38,850,000	\$ 73,000,000
State Apartment Incentive Loan (SAIL) Workforce	-	40,000,000
Total Guarantee Fund	\$ 38,850,000	\$ 113,000,000

General Revenue	2022 / 2023	2023 / 2024
Homeownership Assistance / Hometown Heroes	\$ 25,000,000	\$ 100,000,000
Hurricane Funding	\$ 150,000,000	\$ -
Total General Revenue	\$ 175,000,000	\$ 100,000,000

¹ LBC amendment - 01/2013; SB 1852 - signed 06/2013

² 16/17 appropriation did not include a dollar amount. Amount listed is the amount actually available and used.

STATE OF FLORIDA
DIVISION OF ADMINISTRATIVE HEARINGS

SP PINELLAS III LLC,

DOAH Case No. 24-0961BID
FHFC Case No. 2024-003BP

Petitioner,

and

LIBERTY SQUARE ELDERLY, LLC, AND
ECG FLORIDA 2023, LP,

Intervenors,

vs.

FLORIDA HOUSING FINANCE CORPORATION,

Respondent,

and

SOUTHWARD VILLAGE PHASE 2, LP;¹
RESIDENCES AT MARINA VILLAGE,
LLC; METRO GRANDE II ASSOCIATES,
LTD.; AND ECG FLORIDA 2023 IV, LP,

Intervenors.

_____ /

SETTLEMENT AGREEMENT

Petitioner, SP Pinellas III LLC ("SP Pinellas"), Intervenors, Liberty Square Elderly, LLC, ECG Florida 2023, LP, Residences at Marina Village LLC, and ECG Florida 2023 IV LP (collectively, "Intervenors"), and Respondent, Florida Housing Finance Corporation ("Florida Housing") (collectively, the "Parties"), by and through undersigned counsel, hereby present the following Settlement Agreement in accordance with Section 120.57(4), Florida Statutes.

¹ Southward Village Phase 2, LP and Metro Grande II Associates, Ltd. have filed notices of voluntary dismissal. As such, they are not parties to this Settlement Agreement. All remaining parties are signatories to this Settlement Agreement.

PRELIMINARY STATEMENT

1. On November 20, 2023, Florida Housing issued RFA 2023-213, *SAIL Funding for Live Local Mixed Income, Mixed-Use, and Urban Infill Developments* (the "RFA").
2. SP Pinellas submitted an application for the Oakhurst Trace development, Application No. 2024-255S, in response to the RFA. All of the Intervenors also submitted applications in response to the RFA.
3. Florida Housing received 71 applications in response to the RFA.
4. The designated Review Committee recommended that Florida Housing's Board of Directors (the "Board") find certain applications eligible including those submitted by Petitioner SP Pinellas and all of the Intervenors. The Review Committee further recommended that the Board select certain applications for funding, including those applications submitted by Southward Village Phase 2, LP, Residences at Marina Village LLC, Metro Grande II Associates, Ltd., and ECG Florida 2023 IV LP.
5. At the February 2, 2024, Board meeting, the Board approved the preliminarily funding recommendations from the Review Committee.
6. SP Pinellas timely filed its Notice of Intent to Protest followed by a Formal Written Protest and Petition for Administrative Hearing (the "Petition") challenging the eligibility of the applications submitted by: 350 Overtown LLC (App. No. 2024-255S), Village of Valor Ltd. (App. No. 2024-287S), and Avery Place Apartments LLC (App. No. 2024-274S). None of these applications were selected for funding. The Petition was forwarded to the Division of Administrative Hearings ("DOAH") and a formal administrative hearing is scheduled to commence on March 28, 2024.

7. On February 22, 2024, Florida Housing issued a Notice to All Bidders on RFA 2023-213, including the applicants for each of the challenged applications listed in Paragraph 6. The Notice informed all bidders that their substantial interests might be affected by the disposition of SP Pinellas' Petition and advised bidders of their opportunity to intervene. On March 12, 2024, Florida Housing also distributed to all bidders a copy of the Petition, the Notice of Hearing and the Order of Pre-Hearing Instructions.

8. Each of the Intervenors filed a motion to intervene or notice of intent to participate as a specifically-named party. None of the challenged applicants listed in Paragraph 6 sought to intervene or to participate in these proceedings.

STIPULATED FINDINGS

9. Florida Housing is a public corporation authorized by the Florida Legislature to allocate and distribute state and federal resources toward the financing of affordable housing in the State of Florida.

10. Chapter 67-60, Florida Administrative Code, establishes the procedures by which Florida Housing administers the competitive solicitation funding process for the allocation of funding.

11. The RFA was issued pursuant to and in accordance with Rule 67-60.003, Florida Administrative Code, and is adopted and incorporated by reference.

12. As a result of discovery in this proceeding, the Parties agree that SP Pinellas has met its burden to show the applications of 350 Overtown LLC and Village of Valor Ltd are each ineligible for failing to meet certain eligibility requirements of the RFA.

STIPULATED CONCLUSIONS OF LAW

13. Pursuant to the funding and selection process outlined in the RFA, certain changes to the preliminary recommendations for funding occur as a result of these proceedings: (A) the applications submitted by SP Pinellas III LLC (App. No. 2024-255S), Liberty Square Elderly, LLC (App. No. 2024-241BS), and ECG Florida 2023, LP (App. No. 2024-253BS) are selected for funding; and (B) the applications submitted by Southward Village Phase 2, LP (App. No. 2024-225BS), Metro Grande II Associates, Ltd. (App. No. 2024-252S), and ECG Florida 2023 IV, LP (App. No. 2024-279BS), are not selected for funding. No other preliminarily funded applicants are affected by this Settlement Agreement. In addition, none of the three challenged applications listed in Paragraph 6 are affected, as they were not initially recommended for funding.

14. The undersigned attorneys represent that they have the authority to execute this Settlement Agreement on behalf of their respective clients.

15. Pursuant to Sections 120.569 and 120.57(3), Florida Statutes, and Chapter 67-60, Florida Administrative Code, the Florida Housing Board has jurisdiction over the parties to this proceeding.

16. With the execution of this Settlement Agreement, the Parties will file a joint motion requesting that the assigned Administrative Law Judge relinquish jurisdiction of this proceeding to allow the Board to consider this Settlement Agreement. Florida Housing shall recommend that the Board enter a Final Order approving and adopting the changes to the funding selection described in Paragraph 13. Following the Board's decision to adopt this Settlement Agreement, Petitioner agrees to voluntarily dismiss its Petition; provided, however, that such dismissal shall have no effect on the Final Order adopting the Settlement Agreement.

17. This Settlement Agreement is subject to approval of the Board. If the Board does not approve this Settlement Agreement, no Final Order will be issued, and this Settlement Agreement shall be null and void as if it were never executed.

18. The parties waive all rights to appeal this Settlement Agreement and Florida Housing's Final Order adopting this Settlement Agreement. Each party shall bear its own costs and attorney's fees.

Dated this 26th day of March 2024.

/s/Lawrence E. Sellers, Jr.

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RFA 2023-213 – List of Funded Applications if Recommendations are Adopted

Total Live Local SAIL Funding	100,000,000
Total Live Local SAIL Allocated	99,610,021
Total Live Local SAIL Remaining	389,979

To ensure an appropriate amount of funding is available for future RFAs that will fund additional projects meeting the criteria outlined in s. 420.50871(1)(a)-(d), the Corporation will award a maximum of \$62,000,000 to Applications that do not qualify for any of the following: the Elderly Mixed-Use Development Goal; the Public Lands Development Goal; or the Youth Aging Out of Foster Care Goal.

Total Live Local SAIL Funding allocated to Developments that do not qualify for these goals:	\$ 51,852,021.00
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Application Number	Name of Development	County	County Size	Authorized Principal Representative	Name of Developer	Demo	Units	Total Live Local SAIL Request Amount (SAIL plus EU)	Total Points	Mixed-Use Development	Youth Aging Out of Foster Care Goal	Publicly Owned Lands Development Goal	Elderly, Mixed-Use Development	Urban In-Fill Development	A/B/C Leveraging	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
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Goal to fund one Elderly, Mixed-Use Development

2024-248S	Ekos Pembroke Park	Broward	L	Christopher L. Shear	Magellan Housing, LLC; MJHS Broward I Developer, LLC ; MHP Broward I Developer, LLC	E, Non-ALF	150	9,995,000	15	Y	N	N	Y	N	A	Y	Y	5
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Goal to fund one Public Lands Development

2024-245BS	Residences at Marina Village	Palm Beach	L	Alberto Milo, Jr.	Residences at Marina Village Developer, LLC	F	148	16,203,000	15	N	N	Y	N	Y	A	Y	Y	17
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Goal to fund one Family Development that qualifies for the Youth Aging Out of Foster Care Goal

2024-271BS	Ivey Apartments	Orange	L	C. Hunter Nelson	ECG South Ivey Developer, LLC	F	131	7,860,000	15	N	Y	N	N	Y	A	Y	Y	4
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Goal to fund at least one Urban Infill Development, if not met above
met above

Goal to fund at least one Mixed-Use Development, if not met above
met above

Remaining Funding

2024-249S	Ekos on Collier	Collier	M	Christopher L. Shear	MHP Collier II Developer, LLC; Magellan Housing, LLC	F	160	11,995,000	15	N	N	N	N	Y	A	Y	Y	1
2024-264BS	Urick Street Apartments	Lake	M	C. Hunter Nelson	ECG Florida 2023 III Developer, LLC	F	150	10,750,000	15	N	N	N	N	Y	A	Y	Y	6
2024-229BS	Capri Place	Miami-Dade	L	William T Fabbri	The Richman Group of Florida, Inc.	F	180	15,165,500	15	Y	N	N	N	Y	A	Y	Y	7
2024-237S	Riverbend Landings - Phase II	Seminole	M	Jay P. Brock	Atlantic Housing Partners, L.L.P.	F	50	4,441,521	15	Y	N	N	N	N	A	Y	Y	8
2024-253BS	Ninth Street Apartments	Manatee	M	C. Hunter Nelson	ECG Florida 2023 Developer, LLC	F	134	9,500,000	15	N	N	N	N	Y	A	Y	Y	20
2024-255S	Oakhurst Trace	Pinellas	L	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.; Woda Southport Developer Inc.	F	225	11,200,000	15	N	Y	N	N	Y	A	Y	Y	28

At the February 2, 2024 Board Meeting, the Board voted to approve one additional Elderly Development for funding, subject to Funding Test

2024-241BS	Liberty Square Elderly	Miami-Dade	L	Alberto Milo, Jr.	Liberty Square Elderly Developer, LLC	E, Non-ALF	132	2,500,000	15	Y	N	Y	Y	N	A	Y	Y	60
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STATE OF FLORIDA
DIVISION OF ADMINISTRATIVE HEARINGS

ABILITY PINE HILLS, LLC

Petitioner,

v.

DOAH Case No. 24-001524BID

FLORIDA HOUSING
FINANCE CORPORATION

Respondent.

_____ /

CONSENT AGREEMENT

Petitioner, Ability Pine Hills, LLC (“Ability”), Movant for Intervention Blue CASL Manatee, LLC (“Blue CASL”), and Respondent Florida Housing Finance Corporation (“Florida Housing”) by and through undersigned counsel, hereby present the following Consent Agreement in accordance with Section 120.57(4), Florida Statutes.

PRELIMINARY STATEMENT

1. On November 7, 2023, Florida Housing issued *RFA 2024-103 Housing Credit and SAIL Financing to Develop Housing for Homeless Persons* (the “RFA”). The RFA was subsequently modified on January 24, 2024.
2. Four applications were received in response to the RFA, including Ability’s Village of Pine Hills’ Application No. 2024-293CSN and Blue CASL’s Cedar Cove Application No. 2024-291CSN.
3. The designated Review Committee recommended that Florida Housing’s Board of Directors (the “Board”) find three of the Applications, including Ability’s Village of Pine Hills application, ineligible for consideration for funding; and find Blue CASL’s Cedar Cove application eligible for consideration for funding and select Cedar Cove for funding.

4. At its Tuesday, March 26, 2024, meeting, Florida Housing's Board of Directors approved the preliminarily eligibility determinations and funding recommendations from the Review Committee, including ineligibility of Ability's application (and two other applications), and the selection of Blue CASL's application for funding, subject to the satisfactory completion of credit underwriting. Notice of the Board's action was posted to Florida Housing's website on Wednesday, April 27.

5. Ability timely filed its Notice of Intent to Protest on Monday, April 1, followed by a Formal Written Protest and Petition for Administrative Hearing (the "Petition") on Friday, April 5. Ability's Petition challenged the determination of ineligibility of its own application, but expressly did not challenge the funding of Blue CASL's Cedar Cove application. A settlement conference was held on April 19. The matter was referred to the Division of Administrative Hearings ("DOAH") on April 22, 2024, but it has not yet been set for hearing.

6. On April 15, 2024, Florida Housing issued a Notice to All Bidders on the RFA. The Notice informed all bidders that their substantial interests might be affected by the disposition of Ability's Petition and advised bidders of their opportunity to intervene. Blue CASL had already filed a Notice of Appearance/Motion to Intervene in the proceeding on April 10. No other applicants sought to intervene.

STIPULATED FINDINGS

7. Florida Housing is a public corporation that is organized to provide welfare by administering the governmental function of financing and refinancing housing and related facilities in the State of Florida.

8. Chapter 67-60, Florida Administrative Code, establishes the procedures by which Florida Housing administers the competitive solicitation funding process for the allocation of

funding.

9. The RFA was issued pursuant to and in accordance with Rule 67-60.003, Florida Administrative Code, and is adopted and incorporated by reference.

10. In reviewing the Applications, the requirements of the RFA, issues raised in the Petition, discovery conducted to date and these stipulated facts, Ability, Florida Housing, and Blue CASL agree that the Ability's application should be deemed eligible for consideration for funding, and should be selected for funding to satisfy the Central Florida and Large County funding goals in the RFA. Ability, Florida Housing, and Blue CASL further agree that Blue CASL's application continues to be funded to satisfy the Tampa Bay Region and Medium County funding goals.

STIPULATED CONCLUSIONS OF LAW

11. Considering the foregoing stipulated facts and to avoid the time, expense, and uncertainty of litigation, the parties agree that Ability's Village of Pine Hills Application No. 2024-293CSN should be deemed eligible for consideration for funding. The Parties further agree that pursuant to the funding and selection process outlined in the RFA, both Ability's Application No. 2024-293CSN and Blue CASL's Cedar Cove Application No. 2024-291CSN should be selected for funding subject to Credit Underwriting requirements.

12. The undersigned attorneys represent that they have the authority to execute this Consent Agreement on behalf of their respective clients.

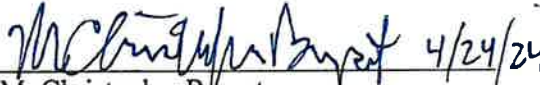
13. Pursuant to Sections 120.569 and 120.57 (3), Florida Statutes, and Chapter 67-60, Florida Administrative Code, the Florida Housing Board has jurisdiction over the parties to this proceeding.


14. With the execution of this Agreement the Parties will file a Joint Motion to Relinquish jurisdiction of this proceeding at DOAH to allow the Board to take final agency action.


15. This Consent Agreement is subject to approval of the Board. If the Board approves the Consent Agreement, Ability will immediately file a voluntary dismissal of its Formal Written Protest. If the Board does not approve this Consent Agreement, no Final Order will be issued, and this Consent Agreement shall be null and void as if it were never executed. The Parties agree that in the event the Board does not approve this Agreement, Ability shall be entitled to demand referral of its Formal Protest to the Division of Administrative Hearings.

16. Further, if the Board approves this Consent Agreement, the parties waive all rights to appeal this Consent Agreement and the Final Order to be issued in this case. Each party shall bear its own costs and attorney's fees.

SIGNED this 24 day of April, 2024.


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Attorneys for Respondent, Florida Housing
Finance Corporation

RFA 2024-103 – List of Funded Applications if Recommendations are Adopted

Total HC Available for RFA	5,134,500
Total HC Allocated	4,842,000
Total HC Remaining	292,500

Total SAIL Available for RFA	15,420,538
Total SAIL Allocated	15,382,300
Total SAIL Remaining	38,238

Application Number	Name of Development	County	County Size	Region	Demographic	Total Units	Name of Principal Representative	Developer	HC Request Amount	Total SAIL Request (SAIL plus ELI)	Eligible For Funding?	Priority Level	Total Points	Operating/ Managing Experience Points Preference	Involvement in the Local Homeless Resources Network Points Preference	Accessibility Preference	A/B Leveraging
2024-291CSN	Cedar Cove	Manatee	M	Tampa Bay	Homeless - less than 80%	80	Julian S Eller	Blue CC Developer,	\$2,142,000	7,682,300	Y	1	157	N	Y	Y	A
2024-293CSN	Village of Pine Hills	Orange	L	Central Florida	Homeless - less than 80%	96	Shannon L Nazworth	Ability Housing, Inc.	\$2,700,000	7,700,000	N	1	153	Y	Y	Y	A

RFA 2024-102 - All Applications

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developer	Dev Category	Dev Type	Demo	Units	Eligible SAIL Request Amount	Eligible HOME ARP Request Amount	Eligible For Funding?	Priority Status	Tier level	Qualifies for the Youth Aging Out of Foster Care Goal	Operating/ Managing Permanent Supportive Housing Experience	Accessibility Preference	Qualifying Financial Assistance Preference	SAIL Request Per Unit	Eligible SAIL Request Amount as % of TDC Preference	Florida Job Creation Preference	Lottery Number
Eligible Application																						
2024-310SA	The Point	Pinellas	L	Jack D Humburg	Pinellas Affordable Living, Inc.; Boley Centers, Inc.	NC	G	PSN	17	\$4,065,411	\$2,067,000	Y	1	1	N	Y	Y	Y	\$239,141.82	Y	Y	1
2024-312SA	Vincentian Villas	Charlotte	M	Michael Raposa	Society of St. Vincent dePaul South Pinellas Inc.	NC	G	PSN	15	\$4,065,411	\$1,781,700	Y	1	1	N	Y	N	N	\$271,027.40	Y	Y	3
Ineligible Application																						
2024-311SA	The Egret	Miami-Dade	L	Miguell Del Campillo	Housing Authority of the City of Miami Beach; Miami Beach Housing Initiatives, Inc.	NC	G	PSN	10	\$4,065,411	\$783,800	N	1	1	N	N	Y	Y	\$406,541.10	Y	Y	2

RFA 2024-102 – Review Committee Recommendations

Total SAIL Funding	12,196,235
Total SAIL Allocated	8,130,822
Total SAIL Remaining	4,065,413

Total HOME-ARP Funding	8,200,000
Total HOME-ARP Allocated	3,848,700
Total HOME-ARP Remaining	4,351,300

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developer	Dev Category	Dev Type	Demo	Units	Eligible SAIL Request Amount	Eligible HOME ARP Request Amount	Eligible For Funding?	Priority Status	Tier level	Qualifies for the Youth Aging Out of Foster Care Goal	Operating/Managing Permanent Supportive Housing Experience	Accessibility Preference	Qualifying Financial Assistance Preference	SAIL Request Per Unit	Eligible SAIL Request Amount as % of TDC Preference	Florida Job Creation Preference	Lottery Number
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Youth Aging Out of Foster Care Goal, with a preference for a Tier 1 Application
None

Small or Medium County Application, with a preference for a Tier 1 Application

2024-312SA	Vincentian Villas	Charlotte	M	Michael Raposa	Society of St. Vincent dePaul South Pinellas Inc.	NC	G	PSN	15	\$4,065,411	\$1,781,700	Y	1	1	N	Y	N	N	\$271,027.40	Y	Y	3
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Large County Application, with a preference for a Tier 1 Application

2024-310SA	The Point	Pinellas	L	Jack D Humburg	Pinellas Affordable Living, Inc.; Boley Centers, Inc.	NC	G	PSN	17	\$4,065,411	\$2,067,000	Y	1	1	N	Y	Y	Y	\$239,141.82	Y	Y	1
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Additional PSN Applications

none

2024 Housing Credit Allocation
2023/2024 RFA Cycle

RFA Number	RFA Title	Housing Credit Funding Made Available	Housing Credit Funding Awarded	Housing Credit Funding Remaining
2023-201	Housing Credit Financing for Affordable Housing Developments Located in Small and Medium Counties	\$22,538,230.00	\$22,531,420.00	\$6,810.00
2023-202	Housing Credit Financing for Affordable Housing Developments Located in Broward, Duval, Hillsborough, Orange, Palm Beach, and Pinellas Counties	\$24,011,240.00	\$21,830,390.00	\$2,180,850.00
2023-203	Housing Credit Financing for Affordable Housing Developments Located in Miami-Dade County	\$9,481,390.00	\$10,375,200.00	(\$893,810.00)
2023-212	Housing Credit Viability Funding for Developments located in Monroe County that have an Active Award of SAIL Financing and 9 Percent Housing Credits	\$865,809.00	\$840,809.00	\$25,000.00
2024-103	Housing Credit and SAIL Financing to Develop Housing for Homeless Persons	\$5,134,500.00	\$2,142,000.00	\$2,992,500.00
2024-106	Financing to Develop Housing for Persons with Disabling Conditions / Developmental Disabilities	\$4,450,000.00*	\$4,450,000.00	\$0.00
Totals		\$66,481,169.00	\$62,169,819.00	\$4,311,350.00
*Included \$1,185,200 in returned funding				
Remaining 2024 Housing Credit Allocation				
Plus Returned Funding Not Allocated Yet				\$2,026,298.00
Plus 2023 Carryforward Less Outstanding CHIRP Allocations				\$48,508.00
Plus Difference Between 2024 Estimated Funding and Actual Funding				\$275,136.00
Less Board-Approved Funding From May Board Meeting				
Consent Agreement for RFA 2024-103 Funding Application #2024-293CSN				(\$2,700,000.00)
Recommendation to Fund Application #2024-307CSN from RFA 2024-106				(\$2,142,000.00)
Total Housing Credits Remaining to Allocate*				\$1,819,292.00
*Recommend to utilize the remaining \$1,819,292 in allocation in Separate Revitalization RFA				

2023 SAIL Funding
2023/2024 RFA Cycle

RFA Number	RFA Title	SAIL Funding Made Available	SAIL Funding Awarded	SAIL Funding Remaining
2023-204	SAIL Financing for the Preservation of Elderly Developments	\$4,627,212.00*	\$4,627,212.00	\$0.00
2023-205	SAIL Financing of Affordable Multifamily Housing Developments	\$115,124,680.00**	\$115,124,680.00	\$0.00
2024-102	SAIL Financing for Smaller Permanent Supportive Housing Developments for Persons with Special Needs	\$12,196,235.00	\$8,130,822.00***	\$4,065,413.00
2024-103	Housing Credit and SAIL Financing to Develop Housing for Homeless Persons	\$15,420,538.00	\$7,682,300.00	\$7,738,238.00
2024-104	SAIL Financing Farmworker and Commercial Fishing Worker Housing	\$7,710,269.00	\$0.00	\$7,710,269.00
2024-106	Financing to Develop Housing for Persons with Disabling Conditions / Developmental Disabilities	\$6,000,000.00	\$6,000,000.00	\$0.00
Totals		\$161,078,934.00	\$141,565,014.00	\$19,513,920.00
*Added \$93,574 in program income				
**Added \$1,372,477 in program income				
***Assumes awards for 2024-102 are approved				
Remaining 2023 SAIL Funding				
Returned Funding				\$6,500,000.00
Less Recommendations for Funding Made at May Board Meeting				
Settlement Agreement for RFA 2024-103 Funding Application #2024-293CSN				(\$7,700,000.00)
Recommendation to Fund Application #2024-307CSN from RFA 2024-106				(\$6,000,000.00)
Less Funding Amount for RFA 2024-104 (Applications due May 16th)				(\$7,710,269.00)
Total SAIL Remaining*				\$4,603,651.00

Recommend to move remaining \$538,240 into 2024 SAIL splits and allow for litigation period for remaining \$4,065,413 in RFA 2024-102

Live Local SAIL Funding
2023/2024 RFA Cycle

RFA Number	RFA Title	Live Local SAIL Funding Made Available	Live Local SAIL Funding Awarded	Live Local SAIL Funding Remaining
2023-211	Construction Inflation Response Viability Funding	\$167,900,000.00	\$121,654,617.00	\$46,245,383.00
2023-213	SAIL Funding for Live Local Mixed Income, Mixed-Use and Urban Infill Developments	\$100,000,000.00	\$99,610,021.00*	\$389,979.00
2024-206	HOME and Live Local SAILI Financing to be Used for Rental Developments in Certain Hurricane Idalia Impacted Counties	\$7,000,000.00	To Be Sized in UW	-
2024-214	Live Local SAIL Financing to be Used for Developing and Reconstructing Affordable Multifamily Housing Developments	\$40,000,000.00		\$40,000,000.00
2024-215	SAIL Funding for development near Military Installations pursuant to The Live Local Act; 420.50871, F.S.	\$46,000,000.00		\$46,000,000.00
2024-216	SAIL Funding for Large Scale Developments of Significant Regional Impact	\$50,000,000.00		\$50,000,000.00
Totals		\$410,900,000.00	\$221,264,638.00	\$189,635,362.00
*Amount dependent on Board's Approval of Settlement Agreement at May Board Meeting				
Remaining Live Local SAIL Funding				
Board Approved Moving Remaining Funding in 2023-211 into the 2023-2024 SAIL Allocation Splits				(\$46,245,383.00)
Less Amount in RFA 2024-206 to be Sized in Underwriting				(\$7,000,000.00)
Less Funding Amount for RFA 2024-214 (Applications due July 16th)				(\$40,000,000.00)
Less Funding Amount for RFA 2024-215 (RFA to be issued in July/August)				(\$46,000,000.00)
Less Funding Amount for RFA 2024-216 (RFA to be issued in July)				(\$50,000,000.00)
Total Live Local SAIL Funding*				\$389,979.00
*Recommend to utilize remaining \$389,878 in Live Local SAIL Funding in 2024-213				

FLORIDA HOUSING FINANCE CORPORATION - Tentative RFA 2024-2025 Funding Amounts/Time Lines
(All Information Subject to Change)

DRAFT

Assigned RFA Number	Subject of RFA	2024-2025 Program Funding and <u>ESTIMATED</u> Funding Amount Available	Board Approval for funding designation	RFA Workshop	RFA Issue Date	RFA Due Date	Review Committee (make recommendations to Board)	Request Board Approval of Recommendations (at scheduled Board Meeting - all dates are tentative)
2024								
2024-201	Housing Credit Financing for Affordable Housing Developments Located in Small and Medium Counties	\$1,676,520 - 9% HC - (Estimated) Small County \$22,100,000 - 9% HC (Estimated) - Medium County	03/26/2024	5/21/2024 2:00 p.m.	6/18/2024	7/9/2024	8/7/2024 10:00 a.m.	8/23/2024
2024-202	Housing Credit Financing for Affordable Housing Developments Located in Broward, Duval, Hillsborough, Orange, Palm Beach, and Pinellas Counties	\$25,366,110 - 9% HC - (Estimated)	03/26/2024	5/21/2024 2:00 p.m.	6/18/2024	7/18/2024	8/8/2024 2:00 p.m.	8/23/2024
2024-203	Housing Credit Financing for Affordable Housing Developments Located in Miami-Dade County	\$9,957,110 - 9% HC - (Estimated)	03/26/2024	5/21/2024 2:00 p.m.	6/18/2024	7/11/2024	8/7/2024 2:00 p.m.	8/23/2024
2024-204	SAIL Financing for the Preservation of Elderly Developments	\$3,675,000 SAIL *In conjunction with Tax-Exempt Bonds and Non-Competitive Housing Credits		October 2024	November 2024	December 2024	January 2025	Spring 2025
2024-205	SAIL Financing of Affordable Multifamily Housing Developments	\$33,075,000- Elderly \$54,750,000 SAIL - Family \$TBD M - NHTF or HOME-ARP (if available) *In conjunction with Tax-Exempt Bonds and Non-Competitive Housing Credits		7/17/2024 2:00 p.m.	8/20/2024	9/12/2024	10/3/2024	10/22/2024
2024-213	Live Local SAIL Financing for Mixed Income, Mixed-Use, and Urban Infill Developments	\$100 M - SAIL *in conjunction with Tax-Exempt Bonds and Non-Competitive Housing Credits *Anticipate allocating an estimated \$1,629,260 in 9% HC for Development in Monroe County		October 2024	early November 2024	early December 2024	early January 2025	January 2025
2024-214	Live Local SAIL Financing to be Used for Developing and Reconstructing Affordable Multifamily Housing Developments	\$40 M* - Live Local SAIL (estimated) in conjunction with Tax-Exempt Bonds and Non-Competitive Housing Credits *comprised of 2023 and 2024 Live Local SAIL Allocation	06/09/2023	12/05/2024 2:00 p.m. 1/30/2024 2:00 p.m. 3/20/2024 2:00 p.m. 4/16/2024 2:00 p.m.	4/30/2024	7/16/2024	8/8/2024 10:00 a.m.	8/23/2024

Assigned RFA Number	Subject of RFA	2024-2025 Program Funding and <u>ESTIMATED</u> Funding Amount Available	Board Approval for funding designation	RFA Workshop	RFA Issue Date	RFA Due Date	Review Committee (make recommendations to Board)	Request Board Approval of Recommendations (at scheduled Board Meeting - all dates are tentative)	
2024-215	SAIL Funding for development near Military Installations pursuant to The Live Local Act, 420.50871, F.S.	\$46 M - Live Local SAIL* in conjunction with Tax-Exempt Bonds and Non-Competitive Housing Credits *comprised of 2023 and 2024 Live Local SAIL Allocation	6/9/2023	01/18/2024 2:00 p.m. 04/16/2024 2:00 p.m. 06/04/2024 2:00 p.m.	July/August	August/September	10/1/2024 2:00 p.m.	10/22/2024	
2024-216	Live Local SAIL Financing for the Construction of Large-Scale Developments of Significant Regional Impact	Up to \$50 M - Live Local SAIL* *Provided through expected eligible contributions through DOR by Florida Corporations for 2023 Tax Year.		04/4/2024 2:00 p.m. Conceptual Workshop 06/05/2024 2:00 p.m.	7/1/2024	7/17/2024	8/6/2024 2:00 p.m.	8/23/2024	
2025									
2025-102	SAIL Financing for Smaller Permanent Supportive Housing Developments for Persons with Special Needs	\$8,750,000 SAIL \$TBD HOME-ARP			November 2024	December 2024	March 2025	April 2025	Spring 2025
2025-103	Housing Credit and SAIL Financing to Develop Housing for Homeless Persons	\$12,500,000 SAIL \$2,142,000 HC -Medium county (Estimated) \$2,992,500 HC - Large county (Estimated) \$TBD - NHTF / HOME-ARP			October 2024	November 2024	February 2024	March 2025	Spring 2025
2025-104	SAIL Financing Farmworker and Commercial Fishing Worker Housing	\$6,250,000 - SAIL			March 2025	April 2025	May 2025	June 2025	Summer 2025
2025-106	Financing to Develop Housing for Persons with Disabling Conditions / Developmental Disabilities	\$3,466,500 9% HC (Estimated) \$6,000,000 SAIL for Disabling Conditions \$TBD Grant funding for Developmental Disabilities \$TBD NHTF/HOME-ARP			October 2024	November 2024	February 2024	March 2025	Spring 2025
2025-206	HOME and Live Local SAIL Financing to be used for Rental Developments in Rural Areas of Opportunity	\$30 M - HOME (Estimated) \$7,000,000 - Live Local SAIL			TBD	TBD	TBD	TBD	TBD

2025 Estimated Housing Credit Allocation
2024/2025 RFA Cycle

Housing Credit Allocation			
Estimated Total 2025 Competitive Housing Credit Allocation			\$69,330,000.00
Plus Unused 2024 Competitive Housing Credit Allocation			\$0.00
Less Estimated Bindings for 2025 Competitive Housing Credits			\$0.00
Remaining Allocation Available for Distribution			\$69,330,000.00
High Priority Affordable Housing Projects	2.35%		\$1,629,260.00
Affordable Housing Projects that Target Persons who have a Disabling Condition	5%		\$3,466,500.00
Remaining Allocation Subject to Further Categorization			\$64,234,240.00
Small County Geographic Allocation Authority	2.61%		\$1,676,520.00
Medium County Geographic Allocation Authority*	37.74%		\$24,242,000.00
Large County Geographic Allocation Authority*	59.65%		\$38,315,720.00
*Includes 1 Homeless Demographic Award in a Medium County and Large County			

2024 – 2025 SAIL Allocation
2024/2025 RFA Cycle

SAIL Funding Splits			
State Housing Trust Fund			\$84,000,000.00
Less Data Clearinghouse			\$383,000.00
Less Catalyst Program			\$0.00
Total for Appropriation			\$83,617,000.00
Total Program Income Added			\$41,383,000.00
Total Appropriation and Program Income			\$125,000,000.00
Farm/Fish	5.00%		\$6,250,000.00
Homeless	10.00%		\$12,500,000.00
Special Needs	11.80%		\$14,750,000.00
Total Elderly	29.40%		\$36,750,000.00
Elderly Preservation (10% of Elderly Funding)		\$3,675,000.00	
Elderly Non-Preservation (90% of Elderly Funding)		\$33,075,000.00	
Family	43.80%		\$54,750,000.00
Self-Sourced Family		\$27,375,000.00	
Non-Self-Sourced Family		\$27,375,000.00	
County Splits			
Small Counties	10.00%	\$12,500,000.00	
Medium Counties	37.70%	\$47,125,000.00	
Large Counties	52.30%	\$65,375,000.00	

REQUEST FOR PROPOSALS (RFP) 2024-06

**TO-BE-ANNOUNCED PROGRAM ADMINISTRATOR
FOR THE HOMEBUYER LOAN PROGRAM**

for

FLORIDA HOUSING FINANCE CORPORATION

March 15, 2024

SECTION ONE
INTRODUCTION

Florida Housing Finance Corporation (“Florida Housing”) is soliciting competitive, sealed responses from qualified firms to serve as the To-Be-Announced (“TBA”) Program Administrator (“Administrator”) for the Homebuyer Loan Program in accordance with the terms and conditions set forth in this Request for Proposals (RFP), and any other term and condition in any contract subsequently awarded. Respondents will be selected and determined through Florida Housing’s review of each response, considering the factors identified in this RFP. Florida Housing expects to select a Respondent that proposes to provide all of the services specified in this RFP. The TBA Program Administrator will provide a range of services which include, but will not be limited to: agreeing to purchase Mortgage Backed Securities (“MBS”) backed by single family mortgage loans at predetermined prices, managing and hedging Florida Housing’s mortgage loan pipeline, monitoring the mortgage loan pipeline and fallout, providing information to Florida Housing staff on the means to manage, hedge and monitor Florida Housing’s mortgage loan pipeline, and selling and arranging delivery of MBS to investors. The Administrator will bear the financial risks and costs associated with timely mortgage loan deliveries and pipeline fallout.

SECTION TWO
DEFINITIONS

For purposes of this document, the following terms will be defined as follows:

“Administrator”	The firm hired pursuant to this RFP to administer Florida Housing’s TBA Program.
“Board”	The Board of Directors of Florida Housing Finance Corporation.
“Committee”	The review committee composed only of employees of Florida Housing that is established pursuant to Rule 67-49.007, Fla. Admin. Code.
“Contractor”	A person or entity providing the professional services described in Section Four of this RFP.
“Days”	Calendar days, unless otherwise specified.
“DPA”	Down payment and closing cost assistance.
“Effective Date”	The date the last party signs the contract that is awarded as a result of this RFP.
“Fannie Mae”	The Federal National Mortgage Association or any successor thereto.

“FHA”	The Federal Housing Administration.
“Florida Housing”	Florida Housing Finance Corporation, a public corporation and public body corporate and politic created by Section 420.504, Fla. Stat.
“Freddie Mac”	The Federal Home Loan Mortgage Corporation or any successor thereto.
“Ginnie Mae”	The Government National Mortgage Association.
“HFA”	Housing Finance Agency
“Homebuyer Loan Program” or “HLP”	Florida Housing’s Single Family Loan Program which offers qualified homebuyers fixed-rate 30-year first mortgage financing options along with down payment and closing cost assistance products through a network of approved and trained lending partners.
HLP Compliance Administrator	eHousingPlus, or any successor thereto.
“Master Servicer”	Lakeview Loan Servicing, LLC, or any successor thereto.
“MBS”	Mortgage-Backed Securities
“RD”	The United States Department of Agriculture Rural Development loan program.
“Respondent”	Any person or entity who has the capability in all respects to perform fully the requirements contained in this RFP and submits a response to this RFP.
“Response”	The written submission by a Respondent to this RFP.
“RFP”	This RFP, including all exhibits referenced in this document and all other documents incorporated by reference.
“SRP”	Service Release Premium.
“TBA Program”	To-Be-Announced Program.
“VA”	The U.S. Department of Veterans Affairs loan program.
“Website”	The Florida Housing Finance Corporation website, the URL of which is www.floridahousing.org .

SECTION THREE
PROCEDURES AND PROVISIONS

A. Respondents will submit their Response to:

<https://www.floridahousing.org/legal/procurements/RFP-2024-06-Document-Upload>

Florida Housing must receive the entire Response on or before 2:00 p.m., Eastern Time, on April 17, 2024, as Responses will be opened at that time. Any Responses received after the deadline will be considered non-responsive. One complete copy of the response in PDF format is preferred, unless specified otherwise in Section Six below, and the file name ought to contain a reference to both the solicitation number (RFQ 2024-06) and the name of the Respondent. Please note that the site will ask for the Respondent's contact information and the solicitation number prior to being able to upload the Response. Florida Housing will not accept a mailed or faxed Response.

B. This RFP does not commit Florida Housing to award a contract to any Respondent or to pay any costs incurred in the preparation or mailing of a Response.

C. All services under the contract awarded are to be performed solely by the Contractor, unless subcontracted or assigned with the prior written approval and consent of Florida Housing.

D. Florida Housing reserves the right to:

1. Waive minor deficiencies and informalities;
2. Accept or reject any or all Responses received as a result of this RFP;
3. Obtain information concerning any or all Respondents from any source;
4. Request an oral interview before the Board from any or all Respondents;
5. Select for contract negotiation or for award a Response other than (or in addition to) that with the highest score in order to serve the best interests of Florida Housing and the public; and
6. Negotiate with the successful Respondent with respect to any additional terms or conditions of the contract.

E. Any interested party may submit any question regarding this RFP in writing via e-mail to the Contract Administrator at Contract.Admin@floridahousing.org. All questions must be submitted no later than 2:00 p.m., Eastern Time, on March 27, 2024. Phone calls will not be accepted. Florida Housing expects to respond to all questions in writing by 5:00 p.m., Eastern Time, on April 2, 2024. Florida Housing will post a copy of all questions received and the corresponding answers on Florida Housing's website at:

<http://www.floridahousing.org/legal/procurements/request-for-proposals>.

Only written responses or statements from the Contract Administrator that are posted on our website will bind Florida Housing. No other means of communication, whether oral or written, may be construed as an official response or statement from Florida Housing.

F. Between the release of the solicitation and the end of the 72-hour period following the posting of the notice of intended award, respondents to this solicitation or persons acting on their behalf may not contact any member of Florida Housing’s Board of Directors or any Florida Housing employee concerning any aspect of this solicitation, except in writing to the Contract Administrator. Violation of this provision may be grounds for rejecting a response.

G. Any person who wishes to protest the specifications of this RFP must file a protest in compliance with Section 120.57(3), Fla. Stat., and Rule Chapter 28-110, Fla. Admin. Code. Failure to file a protest within the time prescribed in Section 120.57(3), Fla. Stat., will constitute a waiver of proceedings under Chapter 120, Fla. Stat.

H. The term of the contract will be for three years, subject to satisfactory performance at the sole discretion of Florida Housing. If the parties mutually agree in writing, the contract may be renewed once for an additional three years.

I. Florida Housing is not required to use the services of any selected Contractor or to assign any work to such provider, and may terminate the contract with any selected Contractor without cause and without penalty.

J. Pursuant to Rule 67-49.004, Fla. Admin. Code, Florida Housing may modify the terms of the RFP at any point prior to the due date for Responses. A notice of such modification will be posted on Florida Housing’s Website. Any Respondent will have at least seven days from the date of the posting of the notice of the modification to submit or modify its Response.

K. The terms of this RFP, and any modifications thereto, will be incorporated into any contract offered as a result of this RFP. Failure of a successful Respondent to accept these obligations in the final contract may result in cancellation of the award.

L. By submitting a Response to this RFP, the Respondent agrees that any resulting contracts or agreements (and any attachments, exhibits, and amendments) may be executed and delivered by electronic signatures. As used herein, the term “electronic signatures” shall have the meaning in Section 668.50, Fla. Stat.

SECTION FOUR

SCOPE OF SERVICES

A. TBA Program Description

Florida Housing seeks to engage an Administrator to administer a TBA Program for mortgage loans eligible for Ginnie Mae, Fannie Mae, and Freddie Mac securitization, and sold at a to-be-

announced price in the secondary market. Florida Housing reserves the right to, at a future date, use alternate approaches to fund the TBA Program, including issuing debt, if it is in Florida Housing's best interest. At its sole discretion, Florida Housing may elect not to hedge loans using the Administrator.

B. Anticipated TBA Program Offerings

1. Ginnie Mae Program. – Florida Housing is permitted to provide DPA to homebuyers using FHA, VA and USDA-RD mortgage loans. These mortgage loans will be underwritten and serviced in conformance with all applicable guidelines and will be pooled and certificated as Ginnie Mae securities.

2. Conventional Program. – Florida Housing is permitted to provide DPA to homebuyers using both Fannie Mae and Freddie Mac mortgage loans. These mortgage loans will be underwritten and serviced in conformance with all applicable guidelines and will be pooled and certificated as UMBS securities. Florida Housing has used the TBA Program for the substantial majority of its conventional loans over the past five years.

C. Origination and Servicing

Mortgage loans will be originated by Florida Housing's participating lenders and sold to Florida Housing's Master Servicer, in accordance with the Master Servicer's mortgage loan delivery requirements at rates established by Florida Housing based upon the rates and prices provided by the Administrator. The Master Servicer will pool and securitize the mortgage loans into the appropriate MBS that are sold at Florida Housing's direction in conjunction with the Administrator. The Master Servicer will service the mortgage loans.

D. Program Administration

Under the TBA Program, mortgage loan purchase and servicing functions will be in accordance with a mortgage purchase and servicing agreement between Florida Housing and the Master Servicer.

E. Program Compliance

Florida Housing's HLP Compliance Administrator maintains the online program reservation system and website, posts program guidelines, program forms and training materials, provides training on compliance issues and system, answers Program compliance questions, receives compliance files, and accomplishes other services pursuant to an agreement with Florida Housing.

F. Scope of Work

The Administrator will be required to assist Florida Housing in establishing the necessary procedures and guidelines to efficiently and effectively operate the TBA Program. Florida Housing will require, at a minimum, the following services:

1. Consult on all aspects of program development and continuous program evaluation to create impactful and heavily utilized homeownership programs funded under the TBA Program.
2. Publish mortgage rate sheets as often as necessary based on a pricing structure previously agreed to by Florida Housing, so that the Administrator will take all interest rate and financial risk inherent in the making of reservations and the future delivery of MBS. Florida Housing prefers limiting the publishing of rate sheets to once per day.
3. Purchase at prices set in mortgage rate sheets all respective mortgage loans reserved pursuant to the Administrator's rate sheet and delivered by lenders and pooled into MBS securities for timely delivery by the Master Servicer, subject only to offset in the amounts of lender extension fees, when appropriate.
4. Bear the cost, expense and risk that mortgage loans reserved pursuant to the Administrator's rate sheet are not delivered for any reason without cost, expense or risk to Florida Housing, provided that the Florida Housing will agree that any mortgage loan reserved pursuant to the Administrator's rate sheet timely delivered to it as a part of an MBS will be delivered to the Administrator.
5. Monitor reservations, manage hedges, and recommend the process and timing for the pooling, sale and deliveries of MBS.
6. Commit and adjust hedges and manage extensions, as necessary.
7. Coordinate with Florida Housing and Master Servicer to maintain compliance with loan delivery guidelines and expected level of service.
8. Identify pipeline management issues and notify Florida Housing as to recommended programmatic changes to maximize utilization and impact for program and product in alignment with Florida Housing priorities.
9. Submit reports to Florida Housing detailing pool purchase commitment and deliveries and any additional information that may be required in a format and timeframe prescribed by Florida Housing. These reports should include information regarding the current status of the pipeline, the amount of mortgage loans expected for delivery as MBS on or before each settlement or delivery date for forward commitment MBS, any pair-off receipts and expenditures in connection with forward commitment MBS subject to pair-off, current and historic pull-through rate for reserved mortgage loans, an accounting of current and historic receipts from sale of MBS, prices paid for the MBS, fees received by the Administrator and all other profits, losses and receipts retained by the Administrator in compliance with the terms of the agreement and performance will be assessed from submitted reports.
10. Maintain transaction records, and prepare and present detailed monthly status reports to Florida Housing regarding TBA Program performance including:

- a. The number and dollar amount of MBS pooled and purchased to date: and
- b. Additional information or analysis deemed necessary by Florida Housing.

All information shall be submitted in a form and timeframe designated by Florida Housing.

11. Prior to securitization, allow Florida Housing to buy back loans previously hedged by the Administrator.
12. Perform all other duties as set forth in the TBA Program agreement.
13. From time-to-time, upon request, provide support material evidencing the pay-ups quoted in rate sheets including, but not limited to, bids received and/or trade confirmation.

SECTION FIVE **CERTIFICATION**

Do not reproduce the language of Section Five in the Response. By inclusion and execution of the statement provided in Section Six of this RFP, each Respondent certifies that:

A. The Respondent submits this Response without prior understanding, agreement, or connection with any person or entity submitting a separate Response for the same services. However, any agreement with a person or entity with whom the Response is jointly filed and such joint filing is made clear on the face of the Response will be an exception so long as the Response is in all respects fair and without collusion or fraud.

B. Any material submitted in response to this RFP is a public record pursuant to Chapter 119, Fla. Stat., and subject to examination upon request, but only after Florida Housing provides a notice of decision pursuant to Section 120.57(3), Fla. Stat., or within 30 days after the Response is opened, whichever is earlier.

C. The Respondent, if awarded a contract under this RFP, will comply with Section 420.512(5), Fla. Stat. For the purpose of Section 420.512(5), Fla. Stat., “Prohibited Business Solicitation Communications” is defined by Section 420.503(34), Fla. Stat.

D. The Respondent further affirms it is in compliance with Section 420.512(5)(c), Fla. Stat.

E. The Respondent is in compliance with Section 287.133(2)(a), Fla. Stat.

F. The Respondent is in compliance with Section 448.095, Fla. Stat.

G. The Respondent understands and agrees to cooperate with any audits conducted in accordance with the provisions set forth in Section 20.055(5), Fla. Stat.

H. The Respondent attests, under penalty of perjury, that it does not meet any of the criteria in Section 287.138(2)(a) – (c), Fla. Stat.

I. Pursuant to Section 119.0701(2)(b), Fla. Stat., the Respondent, if awarded a contract under this RFQ, will be required to comply with public records laws, specifically to:

1. Keep and maintain public records required by Florida Housing to perform the service.
2. Upon request from Florida Housing’s custodian of public records, provide Florida Housing with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in this chapter or as otherwise provided by law.
3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the contractor does not transfer the records to Florida Housing.
4. Upon completion of the contract, transfer, at no cost, to Florida Housing all public records in possession of the contractor or keep and maintain public records required by Florida Housing to perform the service. If the contractor transfers all public records to Florida Housing upon completion of the contract, the contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the contractor keeps and maintains public records upon completion of the contract, the contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to Florida Housing, upon request from Florida Housing’s custodian of public records, in a format that is compatible with Florida Housing’s information technology systems.

If the Contractor has questions regarding the application of Chapter 119, Florida Statutes, to the Contractor’s duty to provide public records relating to this contract, contact the Corporation Clerk at:

Corporation Clerk
227 N. Bronough Street, Suite 5000
Tallahassee, Florida 32301-1329
Phone: 850.488.4197
E-mail: Corporation.Clerk@floridahousing.org

Notwithstanding anything contained herein to the contrary, the provisions and requirements of this paragraph will only apply if and when the Contractor is acting on behalf of Florida Housing.

J. The Respondent acknowledges that if awarded a contract it will be prohibited from engaging in activities in connection with services related to Florida Housing transactions that

produce direct or indirect financial gain for the Respondent other than for the compensation agreed upon in the contract that results from this RFP, unless that Respondent has Florida Housing's written consent after Florida Housing has been fully informed of such activities in writing.

K. The Respondent acknowledges that if awarded a contract it will be prohibited from engaging in any actual, apparent, or potential conflict of interest. Should any such actual, apparent, or potential conflict of interest come into being subsequent to the effective date of the contract and prior to the conclusion of the contract, the Respondent will provide written notification (Notice of Conflict of Interest) to Florida Housing's Contract Administrator within 10 working days for review by Florida Housing's Executive Director in consultation with the Ethics Officer. If the Respondent is found to be in non-compliance with this provision, any compensation received in connection with this contract will be subject to forfeiture to Florida Housing.

L. The Respondent, in submitting this Response, acknowledges and agrees that the terms and conditions of this RFP, as well as any modifications thereto, will be incorporated into any contract offered as a result of this RFP.

M. CERTIFICATION STATEMENT:

FAILURE TO INCLUDE THE CERTIFICATION STATEMENT LOCATED IN SECTION SIX OF THIS RFP BEARING AN ORIGINAL SIGNATURE WILL RESULT IN REJECTION OF THE RESPONSE.

SECTION SIX INFORMATION TO BE PROVIDED IN RESPONSE

In providing the following information, restate each item and sub-item (with its letter and number), and limit your Response to one PDF to be uploaded. Responses to the items must be included immediately after the restated items without any reference to any appendix or exhibits unless such items are explicitly requested within this section. Any information provided in an appendix or exhibit that has not been explicitly requested separately in that format will not be reviewed or scored.

A. COVER LETTER

Each proposal must be accompanied by a cover letter that contains a general statement of the purpose of submission and includes the following information.

1. State full name and address of your firm and identify the parent company if you are a subsidiary. Specify the office that will perform, or assist in performing, the work. Indicate whether you operate as a partnership, corporation, or sole proprietorship. Indicate where your company is headquartered and where it is incorporated as applicable.

2. The name, job title, address, office and cellular telephone numbers, and e-mail address of a primary contact person, who will be responsible for day-to-day contact with Florida Housing, and any backup personnel who would be accessible if the primary contact

cannot be reached.

B. GENERAL INFORMATION

1. Qualifications and Experience. Provide evidence of qualifications and experience in MBS programs, FHA, VA, RD, and conventional mortgages, and homebuyer programs operated by housing finance agencies. Include the HFAs the Respondent currently works with and the volume of mortgage loans purchased using your TBA Program with HFAs during each of the past three calendar years.

2. Experience with Master Servicer. Describe the Respondent's experience providing a market rate and hedging program with Florida Housing's Master Servicer. Are there any unique characteristics or considerations of the Master Servicer as it relates to the Administrator's market rate and hedging program that Florida Housing should consider?

3. Experience with HLP Compliance Administrator. Describe the Respondent's experience providing a market rate and hedging program with Florida Housing's HLP Compliance Administrator and their online system for managing reservations and processing mortgage loans. Are there any unique characteristics or considerations of the HLP Compliance Administrator as it relates to the Administrator's market rate and hedging program that Florida Housing should consider?

4. Capital Adequacy. Describe the assets, liabilities and net asset position of the Respondent's firm and the nature of any capital arrangements available to the firm. Because Florida Housing is relying on the Administrator to take all interest rate and financial risk inherent in the making of loan reservations respective to mortgage loans reserved pursuant to the Administrator's rate sheet and delivered by lenders and pooled into MBS securities for timely delivery by the Master Servicer, describe the source of financial assurance to Florida Housing that your firm can honor its obligations to Florida Housing. Specify the amount of the firm's capital position, the amount of hedges obligated for its loan pipeline for similar programs, the amount of capital pledged to counterparties for those hedges and the total amount of loans reserved or otherwise obligated within its loan pipeline, all as of December 31, 2023. Describe the amount of capital available at any one time to hedge the firm's entire loan pipeline for all its clients. Assuming market prices move down seven points on the hedges for the firm's entire loan pipeline at one time, what is the maximum size of the pipeline your firm can hedge with the available capital as described above? What is the largest pipeline your firm has managed to date?

5. Litigation, Investigations and Regulatory Proceedings. Provide a summary of all inquiries, investigations or civil litigation initiated, in progress or closed by any federal or Florida agency during the past three years regarding the conduct of the Respondent's firm, the firm's management or personnel, and that of any guarantor or affiliate, and management and personnel of any guarantor or affiliate. Describe with specificity those actions taken against the Respondent's firm, any guarantor, or any affiliate or any employees of the firm, any guarantor, or any affiliate resulting in fines, suspensions, censure, or similar resolution. Provide a summary of the firm's self-reporting in accordance with the SEC's Municipalities Continuing

Disclosure Cooperation (MCDC) initiative, including any related settlements. Provide a summary of any criminal inquiries, investigations, indictments or convictions against your firm or any employee of your firm (in connection with the employee's work responsibilities for the firm) initiated, in progress or closed during the past four years. Provide a summary of any civil litigation initiated, in progress or closed during the past three years involving the firm or any employee's work responsibilities for the firm. Failure to respond fully to this question or to refer to public filings rather than provide the information directly may result in disqualification. If necessary, responses to this question may be included in a separate appendix to the proposal.

6. Sample Reports. Provide copies or samples of all reports the Respondent's firm would provide to Florida Housing. Provide copies of a reconciliation report the firm would provide Florida Housing each month showing the amounts received by and paid by the Administrator and payments to Florida Housing.

7. Eligibility to do Business in Florida. Provide documentation to show that the Respondent is authorized to do business in the State of Florida, and provide the location(s), extent and capabilities of the firm's offices and employees in Florida.

8. Recent and Upcoming Changes. Discuss any substantive changes in the Respondent's organization or ownership within the last three years, and any changes anticipated in the next year in firm organization or ownership.

C. WORK PLAN AND APPROACH

1. Pooling Process and Hedging

a. Outline and explain the process from loan reservation to the purchase of the loans and issuance of the MBS. Describe how you would propose to hedge Florida Housing's mortgage loan rates under the TBA Program. Describe any provisions for extensions. Please provide two detailed examples of mortgage rate sheet pricing (Conventional and FHA/VA/RD loans) your firm would provide as of 10:00 a.m. Eastern Time on April 3, 2024, for 30-year mortgage loans to be included in the TBA Program using the templates provided and assuming the following two DPA scenarios:

i. \$10,000 in DPA to homebuyers in the form of a 30-year, 0% interest, non-amortizing second mortgage loan that is due on sale, refinance or non-owner occupancy. (PRICING TEMPLATE 1)

ii. 3%, 4%, and 5% in DPA to homebuyers in the form of a 5-year forgivable second mortgage loan that is forgiven 20% each year. (PRICING TEMPLATE 2)

b. For conventional loans, note that there are separate rate sheets for both Fannie Mae and Freddie Mac loans at 80% AMI or below and for above 80% AMI. Please make the following assumptions:

- i. A 1.0% origination fee paid by the borrower and retained by the originating lender,
- ii. SRP fees paid by the Master Servicer as provided in the template,
- iii. For buyup/buydown, use the Fannie Mae and Freddie Mac grids provided. (PRICING TEMPLATE 3)
- iv. An additional 1.5% lender fee (2.5% total, including origination fee described above) to be paid from the SRP/MBS sale premium, and
- v. The proposed fee for your firm detailed in Section D, Fees, below, showing:
 - 1) The proposed price to be received by Florida Housing for such mortgage loans securitized and delivered pursuant to the mortgage rate chart, including a breakdown of the disbursement related to that price with respect to the assumptions above,
 - 2) The mortgage rate the homebuyer will receive,
 - 3) The timeframe within which any mortgage loans securitized and delivered pursuant to the mortgage rate chart must be delivered in order to obtain the pricing,
 - 4) All applicable delivery dates, purchase dates, underwriter certification dates, and any other timing provisions applicable to the mortgage loan reservation and delivery process applicable to the borrower, the lender, Florida Housing, or any other party,
 - 5) All specified pool pay-ups available to be retained by Florida Housing,
 - 6) Any proposed extension fees and the related extension periods, and
 - 7) All other information needed to determine such price and restrictions applicable to the reservations and mortgage loan delivery process.
- v. Provide a copy of the computer screen or other pricing source confirming the prices upon which the mortgage rate chart for April 3, 2024, is based. Indicate how you will determine, and Florida Housing will evaluate, pricing on future dates to assume the premium is as attractive to Florida Housing as possible, given market changes for the illustrative date.
- vi. Provide a copy of the computer screen or other pricing source confirming the prices upon which the mortgage rate chart for April 3, 2024, is based. Indicate how you will determine, and Florida Housing will evaluate, pricing on future dates to

assume the premium is as attractive to Florida Housing as possible, given market changes for the illustrative date.

vii. Provide a copy of bids received and/or trade confirmations evidencing the pay-ups quoted in the sample rate sheets/pricing templates submitted in response to this RFP.

viii. Indicate the date each month that the pricing for the daily mortgage rate chart shifts one month further into the future.

2. Risks and Responsibilities

Based on the Respondent's proposal, describe in detail all risks and responsibilities from the proposed transactions that will remain with Florida Housing under the Program. What risks does the Respondent propose to take? Describe any guarantees the Respondent's firm will be providing.

3. Technology

Provide a description of the Respondent's organizational and technological approach to performing responsibilities as Administrator. Identify the software used to manage and monitor the Respondent's total pipeline and the pipeline applicable to Florida Housing. How does the Respondent's firm interface with the HLP Compliance Administrator software utilized by Florida Housing to monitor loan reservations, loan closings, cancellations and other activities related to the mortgage loans?

Provide information regarding the Respondent's approach to data security, safeguards for protecting personally identifiable information (PII) and overall cyber security, including any cyber liability insurance coverage your organization has in place.

4. Subcontracting

If the Respondent plans to subcontract any of the services required to be provided as an Administrator, indicate which, if any, will be subcontracted and to whom.

5. Contingencies

Describe any contingencies in the Respondent's ability to fully perform all the services set forth for an Administrator in this RFP.

D. FEES

1. Itemized Costs. Provide a proposed itemized cost schedule for the services described in this RFP. Fees proposed must include all charges relating to the services required under the contract and all out-of-pocket expenses, such as telephone, postage and shipping, printing and/or copy costs, and travel, if any. No costs will be reimbursed under the contract.

2. Administrator Service Fees. Provide a fee proposal for the Respondent’s TBA Program Administrator services which would be netted out of the TBA prices and reflected on the daily rate sheet. Under the fee proposal, will the Administrator receive, potentially receive, or have the opportunity to receive, or otherwise obtain any other revenues, profits, or assets through its services to Florida Housing? Describe in detail. To the extent the Administrator may realize additional revenues from early delivery of mortgage loans or securitization into custom pools or other structures with above-market value, what portion, if any, of those additional revenues will the firm share with Florida Housing?

3. Other Fees.

State, describe, and estimate any other fees, reimbursable expenses and any up-front charges the Respondent will require to act as Administrator.

4. Other Compensation and Potential Conflicts of Interest.

Indicate any other forms or amount of compensation or profit the Respondent will or may receive from any other party in conjunction with the services hereunder and the sale of the MBS, including from the investor, Master Servicer, Florida Housing, or any other party. Indicate any potential actual or perceived conflicts of interest that may occur as a result of the Respondent serving as Administrator.

FINAL FEE SCHEDULE WILL BE SUBJECT TO NEGOTIATION.

E. DRUG-FREE WORKPLACE

If the Respondent has implemented a drug-free workplace program, the Respondent must submit the following certification indicating that it meets all of the requirements of Section 287.087, Fla. Stat.:

I hereby certify on behalf of the Respondent, under the terms of RFP 2024-06, that the Respondent has implemented a drug-free workplace program pursuant to Section 287.087, Fla. Stat.

Authorized Signature: _____

Print Name: _____

Print Title: _____

F. MINORITY BUSINESS ENTERPRISE

If the Respondent is a minority business enterprise as defined in Section 288.703, Fla. Stat., the Respondent must submit the following certification:

I hereby certify on behalf of the Respondent, under the terms of RFP 2024-06, that the Respondent is a “minority business enterprise” as defined in Section 288.703(3), Fla. Stat.

Authorized Signature: _____

Print Name: _____

Print Title: _____

G. CERTIFICATION (Mandatory Item)

THE FOLLOWING WILL BE REPEATED IN THE RESPONDENT’S RESPONSE AND SIGNED BY AN INDIVIDUAL AUTHORIZED TO BIND THE RESPONDENT. THIS IS A MANDATORY ITEM. FAILURE TO INCLUDE THE CERTIFICATION STATEMENT BEARING AN ORIGINAL SIGNATURE, EXACTLY AS STATED AND WITHOUT ANY ADDITIONS, DELETIONS OR CAVEAT LANGUAGE, WILL RESULT IN REJECTION OF THE RESPONSE.

“I agree to abide by all conditions of RFP 2024-06 and certify that all information provided in this Response is true and correct, that I am authorized to sign this Response as the Respondent and that I am in compliance with all requirements of the RFP, including but not limited to, the certification requirements stated in Section Five of this RFP.”

Authorized Signature (Original)

Print Name and Title

**SECTION SEVEN
EVALUATION PROCESS**

The individual Committee members will independently evaluate the Responses by reviewing the answers to each of the items identified in Section Six of this RFP and assigning points up to the maximum points allowed for each item. The points available for items in Section Six are to be evaluated are as follows:

<u>Item Reference</u>	<u>Maximum Points</u>
B. General Information, Items (1) – (3) Experience.....	25
B. General Information, Items (4) – (8) Resources and Reporting.....	15
C. Work Plan and Approach, Item (1) Sample Mortgage Rate Sheet	30
C. Work Plan and Approach, Items (2) – (5).....	20
D. Fees	10
Total Points Available.....	100

In the event of a tie, Florida Housing will give preference in the award process to the Response certifying a drug-free workplace has been implemented in accordance with Section 287.087, Fla. Stat. If a tie continues to exist, Florida Housing will give preference to minority business enterprises as defined in Section 288.703, Fla. Stat.

The Committee will conduct one or more public meetings during which members will discuss their evaluations and develop a recommendation or series of recommendations to the Board. The Committee's recommendation will be based on the cumulative scoring and information gathered from the non-scored items. The Board may use the Responses, the Committee's scoring, the non-scored items in the Responses, any other information or recommendation provided by the Committee or staff, and any other information the Board deems relevant in its selection of Respondents to whom to award a contract.¹

SECTION EIGHT

AWARD PROCESS

Florida Housing will provide notice of its decision, or intended decision, for this RFP on Florida Housing's Website the next business day after the applicable Board vote. After posting, an unsuccessful applicant may file a notice of protest and a formal written protest in accordance with Section 120.57(3), Fla. Stat. Failure to file a protest within the time prescribed in Section 120.57(3), Fla. Stat. or failure to post the bond or other security required by law within the time allowed for filing a bond will constitute a waiver of proceedings under Chapter 120, Fla. Stat.

¹ Pursuant to s. 287.05701 Fla. Stat., Florida Housing may not request documentation of or consider a vendor's social, political, or ideological interest when determining if the vendor is a responsible vendor. Additionally, Florida Housing may not give preference to a vendor based on the vendor's social, political, or ideological interests.

ADDENDUM #1

REQUEST FOR PROPOSALS (RFP) 2024-06

**TO-BE-ANNOUNCED PROGRAM ADMINISTRATOR
FOR THE HOMEBUYER LOAN PROGRAM**

FOR

FLORIDA HOUSING FINANCE CORPORATION

March 27, 2024

Item #1

Section Six, Item C. 1., is hereby deleted in its entirety and replaced with the following:

1. Pooling Process and Hedging

a. Outline and explain the process from loan reservation to the purchase of the loans and issuance of the MBS. Describe how you would propose to hedge Florida Housing's mortgage loan rates under the TBA Program. Describe any provisions for extensions. Please provide two detailed examples of mortgage rate sheet pricing (Conventional and FHA/VA/RD loans) your firm would provide as of 10:00 a.m. Eastern Time on April 3, 2024, for 30-year mortgage loans to be included in the TBA Program using the templates provided and assuming the following two DPA scenarios:

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ii. 3%, 4%, and 5% in DPA to homebuyers in the form of a 5-year forgivable second mortgage loan that is forgiven 20% each year. (PRICING TEMPLATE 2)

b. For conventional loans, note that there are separate rate sheets for both Fannie Mae and Freddie Mac loans at 80% AMI or below and for above 80% AMI. Please make the following assumptions:

i. A 1.0% origination fee paid by the borrower and retained by the originating lender,

ii. SRP fees paid by the Master Servicer as provided in the template,

iii. For buyup/buydown, use the Fannie Mae and Freddie Mac grids provided. (PRICING TEMPLATE 3)

iv. An additional 1.5% lender fee (2.5% total, including origination fee described above) to be paid from the SRP/MBS sale premium, and

v. The proposed fee for your firm detailed in Section D, Fees, below, showing:

1) The proposed price to be received by Florida Housing for such mortgage loans securitized and delivered pursuant to the mortgage rate chart, including a breakdown of the disbursement related to that price with respect to the assumptions above,

2) The mortgage rate the homebuyer will receive,

3) The timeframe within which any mortgage loans securitized and delivered pursuant to the mortgage rate chart must be delivered in order to obtain the pricing,

4) All applicable delivery dates, purchase dates, underwriter certification dates, and any other timing provisions applicable to the mortgage loan reservation and delivery process applicable to the borrower, the lender, Florida Housing, or any other party,

5) All specified pool pay-ups available to be retained by Florida Housing,

6) Any proposed extension fees and the related extension periods, and

7) All other information needed to determine such price and restrictions applicable to the reservations and mortgage loan delivery process.

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vii. Provide a copy of bids received and/or trade confirmations evidencing the pay-ups quoted in the sample rate sheets/pricing templates submitted in response to this RFP.

viii. Indicate the date each month that the pricing for the daily mortgage rate chart shifts one month further into the future.

All other terms and conditions of RFP 2024-06 remain the same.

To the extent that this Addendum gives rise to a protest, failure to file a protest within the time prescribed in Section 120.57(3), Florida Statutes, shall constitute a waiver of proceedings under Chapter 120, Florida Statutes.

RFP 2024-06 - TBA Program Administrator for the Homebuyer Loan Program

		Hilltop Securities Inc. ★				Lakeview Loan Servicing, LLC				Raymond James & Associates, Inc.			
SECTION SIX ITEM REFERENCE	Max Score	Chip	Tamara	Sandy	Total	Chip	Tamara	Sandy	Total	Chip	Tamara	Sandy	Total
B. General Information (Items 1 -3)	25	25	25	23	73	22	24	20	66	22	23	22	67
B. General Information (Items 4 - 8)	15	14	15	13	42	15	13	13	41	14	14	12	40
C. Work Plan and Approach (Item 1)	30	30	28	28	86	27	29	26	82	25	27	24	76
C. Work Plan and Approach (Items 2 - 5)	20	19	20	18	57	18	18	16	52	18	19	16	53
D. Fees	10	8	9	8	25	10	10	6	26	9	8	4	21
TOTAL POINTS	100	96	97	90	283	92	94	81	267	88	91	78	257
A. Cover Letter	Y/N	Y	Y	Y		Y	Y	Y		Y	Y	Y	
E. Drug-Free Workplace	Y/N	Y	Y	Y		Y	Y	Y		Y	Y	Y	
F. Minority Business Enterprise	Y/N	N	N	N		N	N	N		N	N	N	
G. Certification	Y/N	Y	Y	Y		Y	Y	Y		Y	Y	Y	