Florida Housing Finance Corporation
2026 Housing Credit Geographic RFAs Workshop Agenda

June 17, 2026, 2:00 p.m., Eastern Time

Workshop is held via webinar and in-person at Florida Housing at 227 N. Bronough Street, Tallahassee. To attend the workshop via webinar, registration is required. Registration information available on RFA Webpages*

Overview

1. Introductions

2. Purpose of Workshop

   This workshop is intended to review the unique aspects of this Request for Applications (RFA).

   To become familiar with the general requirements of the RFA process, Florida Housing encourages all attendees to review the PowerPoint presentation called "Walk-through of the RFA Process and Requirements", which is available on the webpage https://www.floridahousing.org/programs/special-needs-housing-overview/education-training-technical-assistance (also available by clicking here), which is also accessible from the RFA Webpage.

3. Purpose of RFA

   The workshop will be held to solicit comments and suggestions from interested persons relative to Florida Housing's proposed RFA 2026-201 Housing Credit Financing For Affordable Housing Developments Located In Small and Medium Counties, RFA 2026-202 Housing Credit Financing For Affordable Housing Developments Located In Broward, Duval, Hillsborough, Lee, Orange, Palm Beach, Pinellas, and Polk Counties, and RFA 2026-203 Housing Credit Financing For Affordable Housing Developments Located In Miami-Dade County.

   *Any reference to the RFA Webpage for RFA 2026-201 (9% HC for Small and Medium Counties) means https://www.floridahousing.org/programs/developers-multifamily-programs/competitive/2026/2026-201

   Any reference to the RFA Webpage for RFA 2026-202 (9% HC for 8 Large Counties) means https://www.floridahousing.org/programs/developers-multifamily-programs/competitive/2026/2026-202

   Any reference to the RFA Webpage for RFA 2026-203 (9% HC for Miami-Dade County) means https://www.floridahousing.org/programs/developers-multifamily-programs/competitive/2026/2026-203

Estimated Funding Available

- $23,449,270 (estimated) in Competitive Housing Credits will be made available to RFA 2026-201 (9% HC for Small and Medium Counties)
  - $1,944,030 in Small County funding
  - $21,505,240 in Medium County funding
- $33,633,880 (estimated) in Competitive Housing Credits will be made available to RFA 2026-202 (9% HC for 8 Large Counties)
- $10,935,850 (estimated) in Competitive Housing Credits will be made available to RFA 2026-203 (9% HC for Miami-Dade County)

Continued Prioritization of Permit Ready Applications

- Permit Ready Applications, Tier 1 Permit Ready Applications and the Ranked Waiting List

  All Applications that meet the qualifications described in (1) below will qualify as a Permit Ready Application. All eligible unfunded Permit Ready Applications will be added to the Ranked Waiting List described in Section Five and Exhibit H of each RFA.

All Permit Ready Applications that meet the qualifications described in (2) below will qualify as a Tier 1 Permit Ready Application. Tier 1 Permit Ready Applications will receive preference within the sorting order.

Principals of Applications in each RFA are limited to a maximum of three Priority 1 Related Application submissions, and all three may be Permit Ready Applications, but a maximum of one Permit Ready Application may be deemed a Tier 1 Permit Ready Application.

All Priority 1 Applications will be considered Tier 2 Applications unless the Priority 1 Application meets the Tier 1 Permit Ready Applications qualifications below.

(1) Permit Ready Application Qualifications

To qualify as a Permit Ready Application, the Application must meet the following requirements:

- The Application must be 100% new construction;
- The Application must be a Priority 1 Application;
- The Application must be designated as a Permit Ready Application in Exhibit A;
- The properly completed Local Government Verification that Development Qualifies as Permit Ready Development form must be submitted demonstrating that the Validity Period on the form does not expire prior to the Application Deadline;
- Within six months from the issuance of the Invitation to Enter Credit Underwriting, the Applicant must (a) close on the limited partnership agreement or limited liability company operating agreement,* (b) have a credit underwriting report submitted to Florida Housing staff by the assigned credit underwriter, and (c) provide a copy of the recorded Notice of Commencement from the Official Records of the applicable jurisdiction to Florida Housing staff.

*To meet the limited partnership agreement/limited liability company operating agreement closing requirement as stated above, the following requirements must be met:

  - The limited partnership agreement or limited liability company operating agreement must be executed by all parties on or before the deadline as set forth in the Invitation to Enter Credit Underwriting, calculated based on six months after the issuance of the Invitation to Enter Credit Underwriting.
  - The limited partnership agreement or limited liability company operating agreement must reflect the percentage interest and all capital contributions to be contributed by the Investor Member/Limited Partner.
  - At a minimum the closing of the first mortgage construction financing source must occur prior to or concurrently with the closing of the limited partnership agreement or limited liability company operating agreement.
  - The 15% pay-in requirement as stated in Exhibit D of the RFA must be met. Dry closings or closing in escrow will not satisfy the limited partnership agreement/limited liability company operating agreement closing requirement.

Note: If an Application qualifies as a Permit Ready Application and is selected for funding (even if the Application would have been selected for funding without qualifying as a Permit Ready Application), but cannot meet the deadlines stated above and stated in Section Four, A.3.d. of the RFA, all Principals of the Applicant and Developer(s) of the Application will be prohibited from submitting Priority 1 Applications in any RFA in the RFA cycle effective after the deadlines have passed.

(2) To qualify for the Tier 1 Permit Ready Application Preference, the Permit Ready Application must meet the following requirements:

- The Application must qualify as a Permit Ready Application;
- The Applicant must confirm the desire that this Application is eligible to compete for the Tier 1 Permit Ready Application Preference in Exhibit A; and
- The Applicant must confirm that the Application is the only Application submission within the RFA by any Principal of the Application's Applicant or Developer that is eligible for the Tier 1 Permit Ready Application in each RFA.

If, during scoring, it is determined that the maximum set forth above was exceeded, all Applications in that RFA affiliated with the Principals of the affected Applications will be deemed Tier 2. If, after awards are made, it is determined that the maximum set forth above was exceeded, the award(s) for the affected Applications will be rescinded and all Principals of the affected Applications may be subject to material misrepresentation, even if the Applications were not selected for funding, were deemed ineligible, or were withdrawn.

Funding Selection Process

1. The highest scoring Applications will be determined by first sorting together all eligible Priority 1 Applications from highest score to lowest score, with any scores that are tied separated in the following order:

   a. Used in RFA 2026-201 only! - Applications that submit a Local Government Verification Area of Opportunity Form, Rev. 03-2025, executed by any of the following Local Governments will receive lower preference when selecting Applications to meet the Local Government Areas of Opportunity Funding Goal: City of Fort Pierce; City of Kissimmee; City of Titusville ; Haines City; Osceola County; Brevard County; City of Inverness; City of Melbourne; City of Ocala; Clay County.

   b. Development Category Funding Preference

   c. Leveraging Classification – Calculated using an A/B Leveraging and a 1.05 multiplier. This tie-breaker is not used if selecting Applications for the Local Government Area of Opportunity Goal in RFA 2026-201 or RFA 2026-202)

   d. Proximity Funding Preference (not used if selecting Applications for the Local Government Area of Opportunity Goal in RFA 2026-201 or RFA 2026-202; and not used if selecting Applications for the SunRail Goal in RFA 2026-201)

   e. Permit Ready Tier status

   f. New! – Developer Experience Funding Preference

   g. Florida Job Creation Preference

   h. Lottery

2. Selection Process

   a. RFA 2026-201 Small/Medium County

      (1) Three Medium County Applications that qualify for the Local Government Areas of Opportunity Funding Goal and demonstrate continuous Local Government Areas of Opportunity support

         (a) Two Applications that demonstrate continuous Local Government Area of Opportunity support since 2024 or earlier*

         (b) One Application that demonstrates continuous Local Government Area of Opportunity support since 2025 or earlier*

* Draft of the List of Previously Submitted but Unfunded Developments that qualified as Priority 1 and demonstrate continuous Local Government Area of Opportunity support since 2024 or earlier is available on the RFA Webpage.

(2) 1 Application that qualifies for the SunRail Goal, with a preference for a Level 1 SunRail Station;

(3) Eligible Small County Applications that can be fully funded from the Small County funding available;

(4) 1 Family Development in Medium County that qualifies as either Geographic Area of Opportunity Developments or SADDA Developments that can be fully funded;

(5) If funding remains, up to two additional Medium County Applications that qualify for the Local Government Areas of Opportunity Funding Goal or Applications that qualify for the GAO/SADDA Goal that can be fully funded;

(6) If funding remains, the next Applications selected for funding will be the highest ranking eligible unfunded Priority 1 Medium County Applications that can be fully funded, regardless of the Goal qualifications.

b. RFA 2026-202 Large County

Discussion – Proposed LGAO County Rotation and Alternative Concepts

Note: Applications will <u>not</u> be limited to selecting one goal in which to compete; however, Applicants selected to meet one goal will not count towards meeting a second goal, even if the Application meets all qualifications for multiple goals.

(1) Applications that meet the Geographic Area of Opportunity / SADDA Goal located in the following counties: (i) Pinellas County; and (ii) Broward County, with a preference that it is a Priority 1 Application that also qualifies for the Local Government Areas of Opportunity Designation

(2) Applications that meet the Local Government Areas of Opportunity Goal located in Broward, Duval, Hillsborough, Orange, Palm Beach, and Polk County

(3) Remaining Funding

(a) Additional awards in Hillsborough, Orange, and Palm Beach County* that qualifies for either the Local Government Areas of Opportunity Goal or Geographic Areas of Opportunity / SADDA that meet the Funding Test

(b) Additional awards in Broward, Duval, and Pinellas County* that qualifies for either the Local Government Areas of Opportunity Goal or Geographic Areas of Opportunity / SADDA that meet the Funding Test

* Of the counties eligible for funding in this RFA, Broward, Hillsborough, Orange, and Palm Beach Counties have the highest need in Florida. Florida Housing recognizes that Broward County has the highest need among these counties, but because Broward County was awarded an additional Application in RFA 2025-202 and because there's a goal to fund two awards in Broward County in RFA 2026-202, Florida Housing will prioritize the remaining funding for Hillsborough, Orange, or Palm Beach Counties.

c. RFA 2026-203 Miami-Dade Large County

(1) The Corporation has a goal to fund one Family Application that qualifies for the Geographic Areas of Opportunity/SADDA Goal

(2) The Corporation has a goal to fund one Application that qualifies for the Urban Center/MetroRail Station Designation, with a preference for a Priority 1, Level 1 Urban Center/MetroRail Station.

(3) The Corporation has a goal to fund one Elderly, Non-ALF Application.

(4) Additional Applications, if necessary, ensuring three Applications are selected in Funding Selection Process

Each selected Application may meet multiple goals. If all goals were met and less than 3 total Applications were selected, then the Corporation will continue to select Applications that qualify as a Tier 1 Permit Ready Development that also meet at least one other goal until a maximum of three Applications are selected in this RFA. If there are no such remaining Applications and less than 3 total Applications have been selected, the Corporation will continue to select Applications that qualify as a Tier 1 Permit Ready Development but don't also qualify for any additional goals until a maximum of three Applications are selected in this RFA. If none, then the highest-ranking Tier 2 Application that meets any goal will be selected for funding until a maximum of three Applications are selected in this RFA.

Reminder – Proposed Change in 2027-203 - Goal to fund one Family Application that (1) qualifies for the GAO/SADDA Goal, (2) is not located within a QCT and (3) is located within the northern portion of the county, originally proposed to be north of SW 8th Street

Point Items

1. Bookmarking the "All Attachments" document (5 Points)
2. Advance Review Process of Principal Disclosure Form (5 Points)
3. Local Government Contribution Points in RFAs 2026-202 and 2026-203 (5 Points)

   As a reminder, the 03-2025 form will be required for the 2026/2027 RFA Cycle and the 2022 forms will no longer be accepted. The Local Government Verification of Contribution form (Form 03-2025) is available on the RFA Webpage.

Review of New or Unique Aspects of RFA

1. Applicant and Developer

   a. Applicant Information

   b. Developer Information

      (1) Revised! - Required Developer Experience

      A natural person Principal of at least one experienced Developer entity, which must be disclosed as a Principal of the Developer on the Principals of the Applicant and Developer(s) Disclosure Form, Rev. 05-2019, ("Principals Disclosure Form"), must have, since January 1, 2006 Completed at least one Affordable Rental Housing Development that consists of a total number of units no less than 50% of the total number of units in the proposed Development.

      The individual meeting the Developer Experience requirements must be disclosed as a Principal of the Developer on the Principals Disclosure Form and must also remain with the Development for three years following the issuance of a final certificate of occupancy or, in the event a final certificate of occupancy is not routinely provided by the applicable jurisdiction, such other information evidencing completion of the Development which is deemed acceptable to the Corporation.

      Provide the information in Exhibit A to meet the required Developer experience.

      (2) New! Developer Experience Funding Preference

      Applications that achieve 20 Developer Experience Points as outlined below will qualify for the Developer Experience Funding Preference.

      Developer Experience points will not be applied towards the total score. Developer Experience points will only be used to determine whether the Application meets the Developer Experience Funding Preference. Applications can achieve 20 points by meeting a combination of the criteria in (i), (ii), and (iii) below; however, Applications must achieve a minimum of 5 points in criteria (i) and a minimum of 5 points in criteria (ii) to be eligible for the Preference.

Developer Experience Funding Preference must be met using either (A) the natural person Principal that meets the required Developer Experience described in (1) above and can meet all of the criteria; or (B) the natural person Principal that meets the required Developer Experience described in (1) above plus one additional natural person Principal of at least one experienced Developer entity that, between the two of them can meet all of the criteria.

If a second natural person Principal is used to meet the Developer Experience Funding Preference, that individual must also be disclosed as a Principal of the Developer on the Principals Disclosure Form and must also remain with the Development for three years following the issuance of a final certificate of occupancy or, in the event a final certificate of occupancy is not routinely provided by the applicable jurisdiction, such other information evidencing completion of the Development which is deemed acceptable to the Corporation.

(i) Demonstration of successful completion of Affordable Rental Housing Developments

The Application will receive the points reflected in the chart below for the number of Affordable Rental Housing Developments that the Principal(s) has Completed since January 1, 2006:

1-2 Developments	5 Points*
3-4 Developments	10 Points
5 or More Developments	15 Points

(ii) Demonstration of ownership in Affordable Rental Housing Developments

The Application will receive the points reflected in the chart below for the number of Completed and Stabilized Affordable Rental Housing Developments in which, since January 1, 2006, the Principal(s) participated in ownership of other developments by serving as a Principal of the Applicant for the respective development:

1-2 Developments	5 Points*
3-4 Developments	10 Points
5 or More Developments	15 Points

*To be eligible for this preference, the Applications must achieve a minimum of 5 points in criteria (i) and a minimum of 5 points in criteria (ii), plus at least 10 additional points using any other criteria described in this section (2).

(iii) Demonstration of Developer financial liquidity/capacity
The Application will receive the points reflected in the chart below for the amount of liquidity the Principal(s) represents it has at the time of Application. Evidence of liquidity must be provided within 21 days after the issuance of the Invitation to Enter Credit Underwriting. Evidence of liquidity of the Principal(s) will be verified by the credit underwriter and may include a copy of the most current bank statement(s) of the Principal(s) or other appropriate documentation as determined by the credit underwriter.

$2,500,000 or more	5 Points

Note: Liquidity is one measure of financial capacity; at the time of underwriting, the credit underwriter will analyze the complete financial strength of the Principals of the Application. The credit underwriter may require a different level of liquidity and the above requirement in no way implies underwriting criteria. The above figure is an initial, minimum threshold and in no way binds the credit underwriter from requiring more stringent liquidity needs based on their analysis.

Provide the information in Exhibit A to meet the Developer Experience Funding Preference, if applicable.

If the experience of a natural person Principal for a Developer entity listed in this Application was acquired from a previous affordable housing Developer entity, the natural person Principal must have also been a Principal of that previous Developer entity.

(3) Potential Award Limits for Applicants, Developers, and Principals of Applicants and Developers

Applicants, Developers, and Principals of Applicants and Developers applying in this RFA are limited to a maximum of up to three Priority 1 Related Application submissions in this RFA, subject to the "2026-2027 Priority 1 Application Submission Tracking for 2026-201, 2026-202, and 2026-203" spreadsheet.

If the Affordable Rental Housing Development listed to meet the Required Developer Experience in (1) is either (i) not located in Florida; or (ii) was not Completed since January 1, 2016, then the Applicants, Developers and Principals of Applicants and Developers of those Applications will be limited to an award of one Priority 1 Application.

(4) Requests for additional Corporation Funding for a recently funded Development

c. Principals of the Applicant and Developer(s) Disclosure Form

(1) Eligibility

(2) Approval during Advance Review Process (5 Points)

(3) Designation of Priority and Tier of Applications

(a) Identifying up to three Priority 1 Applications in Exhibit A

(b) Identifying up to one Priority 1 Application that is a Tier 1 Permit Ready Application, if applicable

d. Closing Deadlines and Future Funding Opportunity Implications

Applications That Do Not Qualify as a Permit Ready Application

(1) Deadlines for Applications that do not qualify as a Permit Ready Application

(2) Prohibition on Submitting Priority 1 Applications in Future Corresponding RFA

Applications That Qualify as a Permit Ready Application

(1) Deadlines for Applications that qualify as a Permit Ready Application

(2) Prohibition on Submitting Priority 1 Applications in Future RFA Cycle

e. Management Company Information

Identify the Management Company and complete the prior experience section of Exhibit A for the Management Company demonstrating experience in the management of at least two Stabilized Affordable Rental Housing Developments for at least two years each, at least one of which consists of a total number of units no less than 50% of the total number of units in the proposed Development.

f. New! Terms Used in this Section

(1) Affordable Rental Housing Development

Affordable Rental Housing Development means that at least at least 50% of the total residential units in the development must be income and rent restricted at 120% AMI or below, which must be memorialized by a recorded Land Use Restriction Agreement, Extended Use Agreement, or other equivalent document.

(2) Completed

Completed development means (i) that the temporary or final certificate of occupancy has been issued for at least one unit in one of the residential apartment buildings within the development, or (ii) if applicable, that at least one IRS Form 8609 has been issued for one of the residential apartment buildings within the development.

A Housing Credit development that contains multiple buildings is a single development regardless of the number of buildings within the development for which an IRS Form 8609 has been issued.

(3) Stabilized

Stabilized development means (i) that the development is Completed and (ii) that the development has reached and operated at an occupancy rate of 85% or more for at least three months.

2. Withdrawing Applications and Ranked Waiting List

a. Withdrawing Applications that did not apply as Permit Ready Applications

Applications that did not apply as Permit Ready Applications may be withdrawn at any time up to 180 Calendar Days after the date of the Invitation to Enter Credit Underwriting without incurring penalties for missed closing deadlines.

After 180 Calendar Days of the date of the Invitation to Enter Credit Underwriting, the withdrawal will cause the Application to be considered to not meet any closing deadlines. Any penalties within the RFA or Rules that are associated with missed closing deadlines, such as a prohibition in number of Priority 1 Application submissions allowed in Future Corresponding RFA Cycle, will apply.

b. Withdrawing Applications that qualified as a Permit Ready Application

If an Application that qualified as a Permit Ready Application is withdrawn at any time, the withdrawal will cause the Application to be considered to not meet any closing deadlines and the Principals of both the Applicant and the Developer will be prohibited from submitting any Priority 1 Applications in the following RFA cycle.

c. Ranked Waiting List

(a) Within each RFA, all eligible Applications that qualified as Permit Ready Applications but were not selected for funding will be added to a Ranked Waiting List for that RFA. The Applications on the list will be sorted using the order described in the applicable RFA's Section Five.

(b) Returned Funding within the Ranked Waiting List Effective Dates described in Exhibit H of the RFA would be applied towards the Ranked Waiting List, and fund Applications that can be fully funded using the Reallocation Methodology described in Exhibit H of the RFA.

3. Development Category

   a. New Construction and Development Subcategory of Redevelopment qualifications

   b. Rehabilitation (with or without Acquisition)

4. Proximity

   Applicants may select one of the following: Transit Services: Private Transportation (if Elderly), Public Bus Stop, Public Bus Rapid Transit Stop, Public Bus Transfer Stop, and Public Rail Station. The Community Services that are available are Grocery Store, Medical Facility, Pharmacy, and Public School; however, **only three of the four Community Services may be selected for each Application**, for a maximum 4 Points for each service.

   Proximity points will not be applied towards the total score. Proximity points will only be used to determine whether the Applicant meets the required minimum proximity eligibility requirements and the preferences outlined in the chart below.

Application Qualifications	**If Eligible for PHA or RD Proximity Point Boost, Required Minimum Transit Service Points that Must be Achieved to be Eligible for Funding**	**If NOT Eligible for PHA or RD Proximity Point Boost, Required Minimum Transit Service Points that Must be Achieved to be Eligible for Funding**	**Required Minimum Total Proximity Points that Must be Achieved to be Eligible for Funding**	**Minimum Total Proximity Points that Must be Achieved to Receive the Proximity Funding Preference**
Lee and Polk County Applications that do not qualify for the Local Government Areas of Opportunity Designation	1.5	2.0	7.0	9.0 or more
Lee and Polk County Applications that qualify for the Local Government Areas of Opportunity Designation	Qualifies automatically	Qualifies automatically	Qualifies automatically	Qualifies automatically
All other Large County Applications that do not qualify for the Local Government Area of Opportunity	1.5	2.0	10.5	12.5 or more
All other Large County Applications that qualify for the Local Government Area of Opportunity	Qualifies automatically	Qualifies automatically	Qualifies automatically	12.5 or more
Medium County Applications that do not qualify for the Local Government Area of Opportunity or SunRail Goal	Qualifies automatically	Qualifies automatically	7.0	9.0 or more
Medium County Applications that qualify for the Local Government Area of Opportunity or SunRail Goal	Qualifies automatically	Qualifies automatically	Qualifies automatically	9.0 or more
Small County Applications	Qualifies automatically	Qualifies automatically	4.0	6.0 or more

f. Mandatory Distance Requirement affects proposed Developments in Small and Medium Counties.

Applications that are not eligible for the automatic qualification will only meet the Mandatory Distance Requirement if the distance between the Development Location Point, and the latitude and longitude coordinates provided for any Scattered Sites, if applicable, to the coordinates for the other properties identified on the 2026 FHFC Development Proximity List* that serve the same demographic group as the proposed Development meets the Mandatory Distance Requirement.

Applications that are not LDA Developments that qualify for the Local Government Areas of Opportunity Designation or SunRail Goal, and Applications that select the Development Category of Rehabilitation (with or without Acquisition) or qualify for the Development subcategory of Redevelopment may also meet this eligibility requirement automatically if the Application also meets other criteria outlined in each RFA.

*The draft FHFC Development Proximity List will be available on the RFA Webpage. Florida Housing expects this to be finalized by June 30, 2026.

g. Limited Development Areas (LDA)

Limited Development Area (LDA) Chart

County	Demographic Category	Area
Bradford	Family and Elderly	Entire County*
Franklin	Family and Elderly	Entire County*
Hamilton	Family and Elderly	Entire County*

* A link to the Multifamily Mapping Application reflecting this can be found on RFA Webpage.

For an LDA Development to be deemed eligible for funding, it must meet all of the LDA Development Conditions in the RFA.

h. Racially and Ethnically Concentrated Areas of Poverty (RECAP)

Applications for proposed Developments that are located in a RECAP designated area or that fail to answer this question will be ineligible for funding unless the Development qualifies for the Development Subcategory of Redevelopment.

i. SunRail Goal in RFA 2026-201, with a preference for a Level 1 SunRail Station

To qualify for the goal, the Application must be a Priority 1 Application, commit to 100% new construction, and the Development Location Point must be within 0.5 miles of a SunRail Station. The following SunRail Stations will be deemed Level 1:

Osceola County: Tupperware and Kissimmee Stations

Seminole County: Lake Mary, Longwood, Sanford Stations

Volusia County: DeBary and Deland/Amtrak Stations

The following SunRail stations will be deemed Level 2:

Osceola County: Poinciana Station

Seminole County: Altamonte Springs Station

j. Urban Center/MetroRail Station Goal in RFA 2026-203, with a preference for a Level 1 Urban Center or MetroRail Station

To qualify for the Urban Center Designation, all of the following qualifications must be met:

- Question 5.h.(1) of Exhibit A must reflect "Yes", and the named Urban Center must reflect one of the named Level 1 or Level 2 Urban Centers listed below;
- The entire proposed Development, including all Scattered Sites, if applicable, is located within the Urban Center zoning designation*; and
- The Application must achieve a minimum of 5 Proximity Points for Transit Services.

* Mapping software displaying the Urban Centers described below is available on the RFA Webpage. Florida Housing is not responsible for errors or omissions in the designations. The Miami-Dade Urban Center boundaries are available on the Miami-Dade Land Management webpage https://gisweb.miamidade.gov/landmanagement/ (also available by clicking here).

To qualify for the Level 1 Urban Center Designation Preference, the Development must be located in one of the following Urban Centers: Cutler Ridge, Downtown Kendall, Goulds, Model City, Ojus, Perrine, Princeton or, if proposing an Elderly Development, Leisure City, Naranja, North Central.

If proposing a Family Development, Leisure City, Naranja, North Central will be considered a Level 2 Urban Center.

To qualify for the MetroRail Station Designation, all of the following qualifications must be met:

- Question 5.h.(3) of Exhibit A must reflect "Yes"; and
- The name of the MetroRail Station must be provided; and
- The Development Location Point must be within 0.50 miles of one of the following MetroRail Stations: Allapattah; Brickell; Brownsville; Civic Center; Coconut Grove; Culmer; Dadeland North; Dadeland South; Douglas Road; Dr. Martin Luther King Jr. Plaza; Earlington Heights; Government Center; Hialeah; Historic Overtown/Lyric Theatre; Miami International Airport; Northside; Okeechobee; Palmetto; Santa Clara; South Miami; Tri-Rail; University; or Vizcaya

All MetroRail Stations will qualify for the Level 1 MetroRail Designation Preference.

5. Number of units

a. Number of Units

(1) Minimum number of Set-Aside Units and Total Units

RFA 2026-201 (9% HC for Small and Medium Counties)

All proposed Developments in Small Counties must consist of a minimum of 30 **total** units and all proposed Developments in Medium Counties must consist of a minimum of 50 **total** units; however, if the Applicant is a for profit Applicant proposing a Family or Elderly Non-ALF Development with a total set aside commitment that is less than 80% of the total units, the Development must have a minimum of 75 **Set-Aside** Units.

RFA 2026-202 (9% HC for 8 Large Counties) Minimum number of Set-Aside Units and Total Units

All proposed Developments in Pinellas County must consist of a minimum of 50 **total** units and all proposed Developments in other counties must consist of a minimum of 75 **total** units; however, if the Applicant is a for profit Applicant proposing a Family and Elderly Non-ALF Developments with a total set aside commitment that is less than 80% of the total units, the Development must have a minimum of 75 **Set-Aside** Units.

RFA 2026-203 (9% HC for Miami-Dade County) Minimum number of Set-Aside Units and Total Units

All proposed Developments located in all areas of Miami-Dade County south of SW 224th Street must consist of a minimum of 100 **total** units.

All proposed Developments located in all areas of Miami-Dade County north of SW 224th Street must consist of a minimum of 75 **total** units.

In addition, if the Applicant is a for profit Applicant proposing a Family and Elderly Non-ALF Developments with a total set aside commitment that is less than 80% of the total units, the Development must have a minimum of 75 **Set-Aside** Units.

(2) Maximum number of Total Units for all three RFA's

The maximum total number of units, if applicable, is limited as follows:

(a) Elderly Non-ALF Developments

(i) There is no total unit limitation for proposed Developments with the Development Category of Rehabilitation, with or without Acquisition, of an existing, occupied housing facility that is operating as housing for older persons as set forth in the Federal Fair Housing Act as of the Application Deadline.

(ii) Proposed Developments that do not meet the conditions in (i) above that are located in Broward County or Miami-Dade County may consist of up to 200 total units. Proposed Developments that do not meet the conditions in (i) above that are located in all other counties may consist of up to 160 total units.

(b) All Elderly ALF Developments may consist of up to 125 **total** units.

(c) Family Developments

If the Development is deemed an LDA Development, the limit is 250 **total** units. For all other Developments, there is no total unit limitation for Family Developments.

b. Corporation Considerations regarding the Set-Aside Requirements

(1) Minimum Set-Aside Commitments per Section 42 of the IRC

(2) Required Income Set-Aside Units

(3) Extremely Low-Income Units (ELI Units)

c. New! - Unit Mix

Limit on the number of bedrooms per Unit

Units may have no more than four bedrooms unless all of the following criteria are met:

- The number of units with more than four bedrooms is limited to 10% of the units in the proposed Development, up to a maximum of 10 units; and
- The Application qualifies for the Development Subcategory of Redevelopment; and
- The existing property to be redeveloped is subject to HUD restrictions that require units with more than four bedrooms; and
- The proposed Development has a PHA/instrumentality of a PHA as a Principal, as disclosed on the Principals Disclosure Form submitted with the Application.

6. Readiness to Proceed

a. Site control documentation must be submitted with the Application.

Applicants must demonstrate site control as of Application Deadline by providing an eligible contract effective at least through November 30, 2026), a deed, and/or a lease. Developments with an existing Declaration of Trust between a Public Housing Authority and HUD may provide an Option to Enter into a Ground Lease Agreement ("eligible agreement") between the Applicant and the owner of the property.

Discussion – Site identification in site control documentation

b. Ability to Proceed forms

All successful Applications will be required to demonstrate zoning, infrastructure (water, sewer, electricity and roads), and Environmental Site Assessment within 21 Calendar Days of the issuance of the Invitation to Enter Credit Underwriting for the entire proposed Development site, including all Scattered Sites, if applicable.

7. Required Construction Features

All units must meet all requirements as outlined in the RFA.

a. Federal Requirements and State Building Code Requirements

b. General Features

c. Accessibility, Adaptability, Universal Design and Visitability Features

d. Emergency Operations for all Elderly Developments

The following Emergency Operations Features must be provided in Elderly Developments:

- There must be a community building/dedicated space within the Development; and
- There must be a minimum of one permanent, standby generator that meets or exceeds the following performance expectations:
  - Operates at least one elevator per residential building serving residents that are located on a floor higher than the first floor;
  - Operates all life safety systems, such as emergency lighting, exit signage, and fire alarm systems;
  - Operates all lights, HVAC and other electrical appliances in the community room/dedicated space throughout the duration of a power outage.
- Emergency Generators shall comply with 2702.1.1 through 2702.2.18 of the Florida Building Code;
- The generator(s) must be maintained and tested in accordance with the Florida Fire Prevention Code;
- The generator(s) and system must be installed, serviced, and tested with a certified vendor; and
- The Applicant must maintain an executed written contract with the certified vendor to service and test the generator(s) and system at least annually.

e. Required Green Building Features and Green Certification for all Developments

Proposed Developments with the Development Category Rehabilitation, with or without Acquisition, must select enough of the following Green Building Features so that the total point value of the features selected equals at least 10, in addition to committing to the required Construction Features listed in Section Four. There are revised options in this section:

☐ **Cool roof coatings: (2 points) ***

- **Low-Slope Roof Products**

- **Initial Solar Reflectance: ≥82**
- **Aged Solar Reflectance: ≥ 64**

- **Steep-Slope Roof Products**
  - **Initial Solar Reflectance: ≥ 39**
  - **Aged Solar Reflectance: ≥ 32**

☐ **Cool Roof Materials (3 points):**

- **Low-Slope Roof Products**
  - **Initial Solar Reflectance: ≥82**
  - **Aged Solar Reflectance: ≥ 64**
- **Steep-Slope Roof Products**
  - **Initial Solar Reflectance: ≥ 39**

    Aged Solar Reflectance: ≥ 32

8. Resident Programs
9. Funding

a. Maximum HC Request Amounts

County Category	Maximum Request Amounts
Small Counties	1,944,030
Medium Counties	2,800,000
Broward or Miami-Dade County	3,800,000
Hillsborough, Orange, or Palm Beach County	3,500,000
Duval or Pinellas County	3,200,000
Lee or Polk County	3,000,000

b. Basis Boost Qualifications

- Subsequent Phase of a Multiphase Development
- HUD-designated Small Area DDA (SADDA)
- HUD-designated Non-Metropolitan DDA
- HUD-designated QCT
- State-designated Geographic Areas of Opportunity
- State-designated Local Government Areas of Opportunity in RFAs 2026-201 and 2026-202
- State-designated Public Housing Authority Areas of Opportunity in RFA 2026-201
- State-designated Urban Center/MetroRail Station Areas of Opportunity in RFA 2026-203
- New! - State-designated Previously Submitted Permit Ready Application Area of Opportunity

c. Developer Fee for all three RFAs is based on 16% of Development Cost.

d. Leveraging

New! Calculation of Each Development’s Larger Number of Bedrooms per Unit Multiplier

The percentage of units in the proposed Development with two or more bedrooms will be multiplied by .20. This product will then be subtracted from 100%. The lesser of this calculation or 0.90 is the Development's Larger Number of Bedrooms per Unit Multiplier.

For example, Development A consists of 100 units, with 40 units consisting of 2 or more bedrooms (40% of the units). The Corporation would multiply 40% x 20% = 8%. Then the Corporation would subtract 100% - 8% to get to 92% or 0.92. Because this calculation is more than 0.90, For this Development, the Larger Number of Bedrooms per Unit Multiplier is 0.92. 0.92 is then multiplied by the total Corporation funding amount as calculated in a. – d. above.

The result of this calculation is the Leveraging Factor.

e. Florida Job Creation Preference

f. Hard Cost Factor per New Construction and Rehabilitation Unit:

	Hard Cost Factor per New Construction Unit					Hard Cost Factor per Rehabilitation Units	
Measure	**Garden Non-ESS***	**Garden ESS***	**Mid-Rise-Non-ESS***	**Mid-Rise-ESS***	**High-Rise***	**Garden***	**Non-Garden***
Hard Cost Factor Per Unit for all counties except Broward, Miami-Dade and Palm Beach counties	$256,000	$284,000	$284,000	$311,000	$338,000	$122,000	$147,000
Hard Cost Factor Per Unit for Broward, Miami-Dade and Palm Beach counties	$284,000	$312,000	$312,000	$339,000	$366,000	$160,000	$177,000

f. Soft Cost Multiplier for Rehabilitation Units only changed to 70% (formerly 75%). The New Construction Soft Cost Multiplier will remain at 75%.

10. Local Government Contributions

Local Government Contribution forms were updated last year. The 03-2025 forms will be required for the 2026/2027 RFA Cycle and the 2022 forms will no longer be accepted. The Local Government Verification of Contribution Form and Local Government Area of Opportunity Form (Rev. 03-2025) are available on the RFA Webpage.

a. In RFA's 2026-202 (9% HC for 8 Large Counties) and 2026-203 (9% HC for Miami-Dade County), Applicants can achieve five Local Government Contribution points.

(1) Qualifying for five Local Government Contribution Points automatically

In RFAs 2026-202 and 2026-203, Applications with Development Category of Rehabilitation (with or without Acquisition) and in for RFA 2026-202, Applications that qualify for the Local Government Areas of Opportunity Designation will automatically qualify for five points.

(2) For other Applicants in RFAs 2026-202 or 2026-203 to receive five points, the Applicant must provide evidence of the Local Government committed funding (i.e. grant, loan, fee waiver and/or fee deferral) that is effective as of the Application Deadline and is in effect at least through June 30, 2027. The Funding Amounts needed to qualify are in RFAs 2026-202 (9% HC for 8 Large Counties) and 2026-203 (9% HC for Miami-Dade County).

Loans and fee deferrals must be net present valued using the discount rate 7.85%

b. In RFA 2026-201 (9% HC for Small and Medium Counties) and 2026-202 (9% HC for 8 Large Counties), Applicants will qualify for the Local Government Area of Opportunity Goal and Local Government Area of Opportunity Basis Boost by demonstrating a high level of Local Government Support.

Reminders:

- Lee and Polk County are Large Counties and are associated with the minimum Local Government Area of Opportunity funding amounts for Large Counties
- To meet the Local Government Areas of Opportunity Designation, the Local Government Area of Opportunity form (Rev. 03-2025) must be used and must be dated within NINE months of the Application Deadline. This form is specific to the Local Government Area of Opportunity funding and is the only form that will be accepted for the Local Government Area of Opportunity designation and goal qualifications.
    - New! - If the Local Government Areas of Opportunity Funding is in the form of a loan, the loan term must be no less than fifteen years.
    - New! - If the Local Government commits to contribute Local Government Areas of Opportunity Funding and then withdraws support, the Local Government will receive a lower preference for next two years and the Application may be recommended to the Board for de-obligation.
- To qualify for the Local Government Areas of Opportunity Goals, the Application must meet the following qualifications:

  (1) New! - Applications must receive an A Leveraging Classification; and

  (2) Applications must be designated as a Priority 1 Application; and

  (3) The Applicant must qualify for the Local Government Areas of Opportunity Designation.

Minimum Local Government Area of Opportunity Funding Amounts	
County Size	**Minimum Amount of Loan(s)/Grant(s)**
Broward and Palm Beach Counties	$640,000
Duval, Hillsborough, Lee, Orange, Pinellas, and Polk Counties	$610,000
Medium Large Counties* - Alachua, Brevard, Collier, Escambia, Lake, Leon, Manatee, Marion, Osceola, Pasco, Saint Johns, Saint Lucie, Sarasota, Seminole, Volusia	$460,000
Medium Small Counties** - Bay, Charlotte, Citrus, Clay, Flagler, Hernando, Highlands, Indian River, Martin, Nassau, Okaloosa, Santa Rosa, Sumter	$340,000

*Medium Large Counties have populations between 250,001 to 824,999

**Medium Small Counties have populations between 100,001 to 250,000

When applying the Sorting Order for the Local Government Area of Opportunity Goal described in Section Five of RFA 2026-201, an Application will receive lower preference if the same Local Government also executed Local Government Verification of Contribution – Loan or Grant form for an Application submitted in RFA 2024-201 or RFA 2025-201; and that Application both (i) qualified for the Local Government Area of Opportunity Goal in RFA 2024-201 or RFA 2025-201; and (ii) was Invited to Enter Credit Underwriting. The affects the following Local Governments:

From RFA 2024-201: Brevard County, Osceola County, City of Kissimmee, City of Fort Pierce, Haines City, City of Titusville.

From RFA 2025-201: City of Inverness, City of Melbourne, City of Ocala, Clay County, Sarasota County.

11. Credit Underwriting Process

12. Fees

    New! Pre-Final Allocation Fee

    Pre-final allocation compliance monitoring fee comprised of a base fee of $3,900 multiplied by 3 years ($11,700) + an additional fee per set-aside unit of $12.21 multiplied by 3 years, to be collected as stated in the Preliminary Housing Credit Allocation or Carryover Allocation Agreement.

<u>Other Important Information</u>

1. Public comment link on each RFA Webpage for viewing and submitting public comments. The Corporation will no longer post public comments to the RFA 2026/2027 General webpage. All comments for the 2026/2027 RFA Cycle will be posted on the applicable RFA Webpages.
2. Question and Answers process outlined in Section Three, D. of the RFA

<u>Expected Timeline</u>

Issue All 3 9% HC Geographic RFAs:	July 16, 2026
RFA Due Date for RFA 2025-201	August 11, 2026
RFA Due Date for RFA 2025-202	August 12, 2026
RFA Due Date for RFA 2025-203	August 13, 2026
Review Committee Meeting (make recommendations to Board)	September 2 & 3, 2026
Request Board Approval of Recommendations (at scheduled Board Meeting)	September 25, 2026