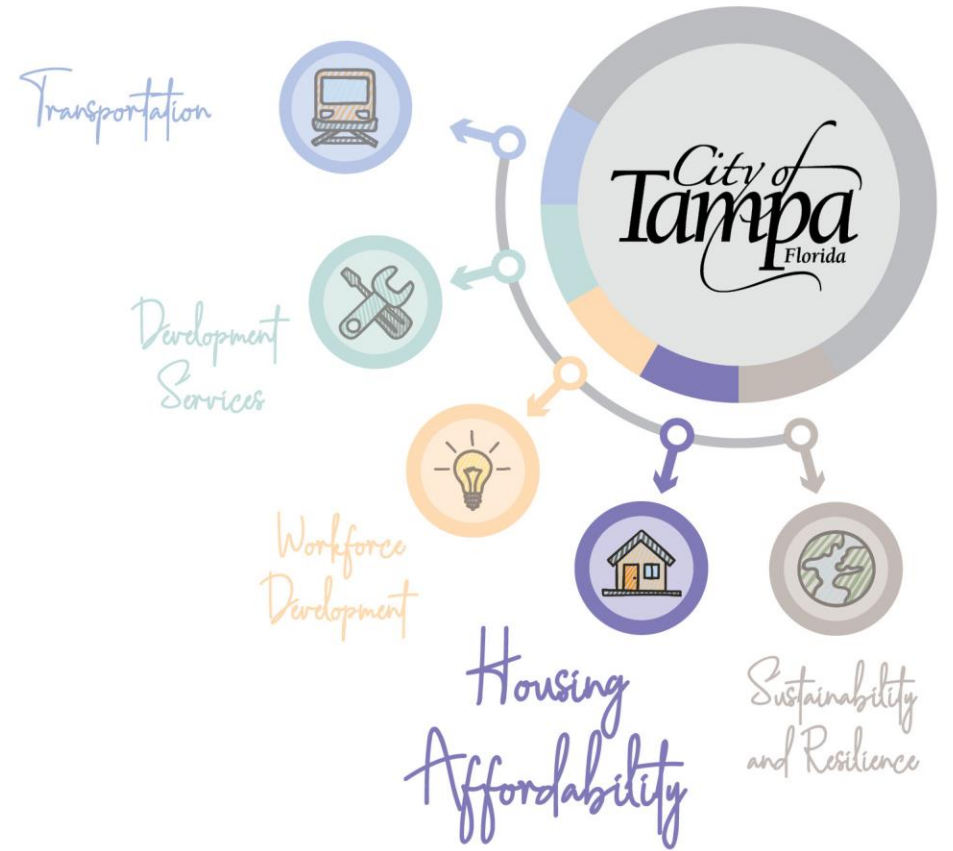


Mayor Jane Castor
**Transforming
Tampa's
Tomorrow**



Investing in Tampa's Tomorrow



Low-Income Housing Tax Credit

Welcome		5 minutes
Introductions	Kayon Henderson Interim Housing & Community Development Manager	5 minutes
Summary & Overview	Abbye Feeley Director, Development & Growth Management	5 minutes
LIHTC RFP Technical Assistance	Kayon Henderson Interim Housing & Community Development Manager	20 minutes
Next Steps	Kayon Henderson Interim Housing & Community Development Manager	5 minutes
Q & A		30 minutes



Kayon Henderson

City of Tampa

Interim Housing & Community Development Manager

Kayon.Henderson@tampagov.net

Abbye Feeley

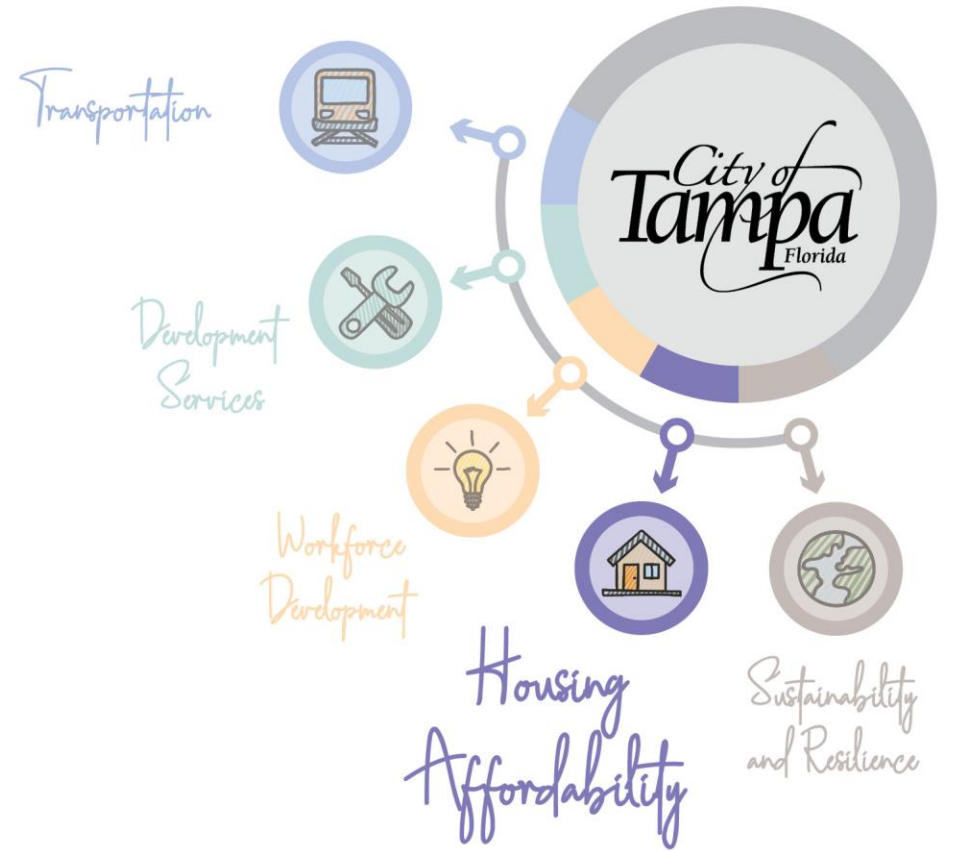
City of Tampa

Director of Development and Growth Management

Abbye.Feeley@tampagov.net



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Low-Income Housing Tax Credit



Program Overview & Objectives

The City is continuing to support the development of multi-family housing to increase the City's affordable rental housing inventory.

Housing affordability remains one of the City's highest priorities and through opportunities, such as the Low-Income Housing Tax Credit Program, we continue to increase the number of affordable housing units to serve our citizens.

Our goal is to work with public and private partners to engage in both new construction and unit retention/preservation to create an additional 10,000 affordable housing units by 2027.

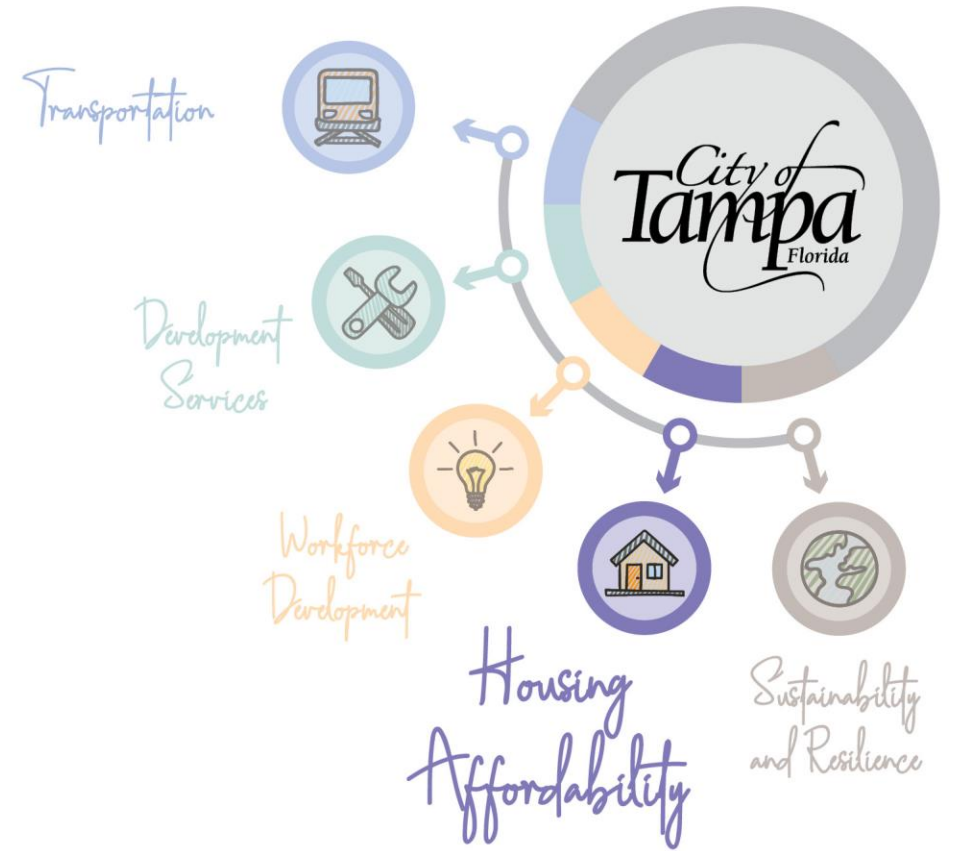
Program Overview & Objectives

The City of Tampa, is accepting proposals from qualified and experienced affordable housing developers utilizing the City's Low-income Housing Tax Credit (LIHTC).

Successful developer will enter into a partnership with City for the construction of low-income rental housing.

Providing a path to create, expand and maintain affordable housing for low-income persons throughout the City of Tampa.

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LIHTC RFP Technical Assistance
Workshop



Funding Available

Pursuant to this RFP, the City of Tampa is seeking to award Local Government Area Opportunity (LGAO) funding in an amount not to exceed the minimum required by the Florida Housing Finance Corporation (FHFC) to construct affordable rental housing units. For purpose of this RFP please assume a maximum funding amount of \$750,000; however, the actual award will not exceed FHFC minimum.

The City will provide either HOME or SHIP funds to support the selected project(s). All applicable rules and regulations will apply to the selected project based on the specific funding source.

Funding Source Requirements

- This RFP is issued pursuant to Florida Statue 420, entitled State Housing Initiatives Partnership Program (SHIP) and;
- 24 CFR 92, entitled HOME Investment Partnerships Program (HOME)
- City of Tampa Insurance Requirements
- More detailed information on the SHIP program can be found at Florida Hosing Coalition, more information can be found at the following address: <https://floridahousing.org>
- More detailed information on the HOME program can be found at HUD Exchange, more information can be found at the following address: <https://www.hudexchange.info/programs/home/home-laws-and-regulations/>

2021 Federal HUD and State of Florida Income Limits

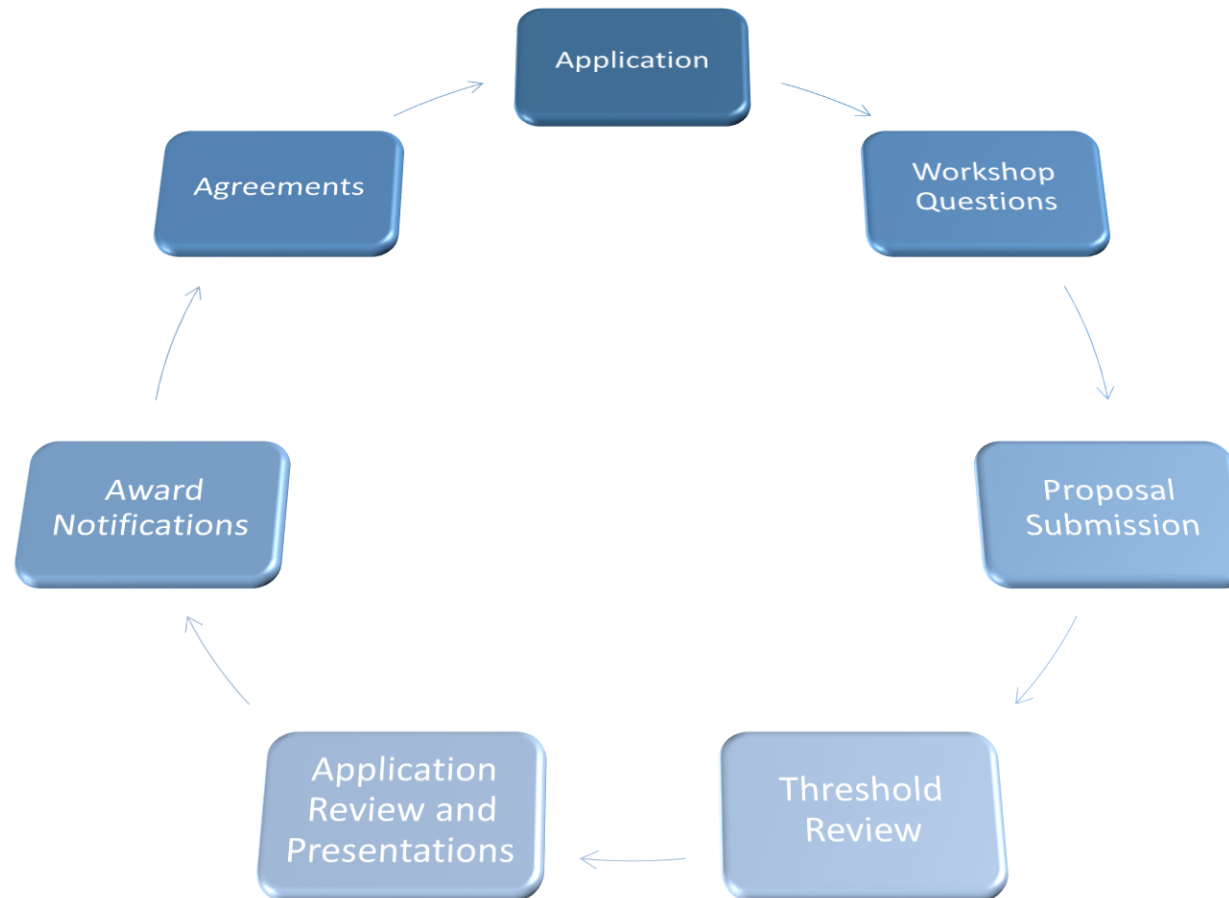
FEDERAL HUD AND STATE INCOME LIMITS 2021								
HOUSEHOLD SIZE	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
ABOVE MODERATE INCOME (140%)	72,380	82,740	93,100	103,320	111,720	119,980	128,240	136,500
MODERATE INCOME (120%)	62,040	70,920	79,800	88,560	95,760	102,840	109,920	117,000
LOW INCOME (80%)	41,350	47,250	53,150	59,050	63,800	68,500	73,250	77,950
VERY LOW INCOME (50%)	25,850	29,550	33,250	36,900	39,900	42,850	45,800	48,750
EXTREMELY LOW INCOME (30%)	15,550	17,750	21,960	26,500	31,040	35,580	40,120	44,660
							Effective 4/1/2021	

Fast Track Permitting % Impact Fee Credit

Selected project(s) are eligible for fast track permitting and water/wastewater impact fee credit.

- **Permit submission package shall reference LIHTC 9% Tax Credit Program**
- **HCD will provide participation letter for permit submission**
- **Documentation will be required prior to Certificate of Occupancy of an income qualified buyer and**

Application | Process



Threshold Review

Documentation required to be provided

- ✓ Are you or any member of your team on the following lists?
 - Federal Government's list of "Excluded Parties"
 - City's list of Barred Companies
 - State of Florida's suspended vendors list or scrutinized vendors list, convicted vendors list, or discriminatory vendor list
 - Federal debarred and suspended lists

- ✓ Does your Company or any member of your team have any outstanding complaints on workmanship issues?

- ✓ Has your Company or any member of your team ever performed any repair or construction work for employees of the Growth & Development Department during the time the employee is/was assigned to the Growth & Development Division?

- ✓ Have you or any of your Company's employees ever been convicted of a felony or are now under charges for any offense?

Threshold Review

Documentation required to be provided

- ✓ List of all Principals or Organization Chart.
(Ownership Information – Partners – Stockholders and % of Business Owned by each.).
- ✓ Developer EEO Information.
- ✓ Parent Company information, if applicable.
- ✓ If “Yes” to any of the four questions below, please provide detailed information:
 - Have you or any of your affiliates ever filed for bankruptcy?
 - Do you have any judgments, liens, or pending lawsuits?
 - Have you or any of your business affiliates discontinued business operations with outstanding debts?
 - Have you been a principal in any other entities over the last five (5) years?

Application | Process

Upon completion of the Threshold Review, the following sections are required to be completed:

1. Contact Information – Federal ID, DUNS #, SAM
2. Organizational Capacity
3. Environmental Review
4. Project Description
5. Project Readiness/Program Implementation Schedule
6. Financial Capacity
7. WMBE and SLBE Evaluation Points
8. Community Engagement

Next Steps

July 20th

Deadline for Workshop Questions

July 22nd

Deadline for Clarification Responses

July 30th

Proposal Submission Deadline

August 10th

Review of Applications and Award Notification

August 11th

Letter of Support Provided

August 31st

Florida Housing Finance Agency Tax Credit application deadline

September 30th

Design Review/Agreement Preparation

October 21st

Agreement Approval by Tampa City Council

Application | Important Dates

July 20th – Deadline for Workshop Questions

All questions regarding any of the requirements contained in the RFP package after the workshop will be required to be submitted in writing to kayon.henderson@tampagov.net no later than 4:30 PM EST.

July 22nd - Deadline for Clarification Responses

Clarification questions based on the responses provided must be submitted no later than 4:30 PM EST and it will be the responsibility of the Developer to confirm that the City is in receipt of the questions.

July 30th - Proposal Submission Deadline

PROPOSALS MUST BE RECEIVED NO LATER THAN 4:30 PM EST. Submission of Proposals by regular mail, hand delivery, or express mail must be in a sealed envelope/box with the Developer's name and return address indicated. **Type or print the RFP Title on the envelope/box.** Address the Proposal envelope/box as follows:

**City of Tampa Purchasing Department
Tampa Municipal Office Building
306 E. Jackson Street, 2nd Floor
Tampa, Florida 33602**

Application | Important Dates

August 10th - Proposal review and funding recommendations

Applicants who pass the threshold review will be evaluated by a selection committee and notified of the status of their proposal.

August 11th – Letter of Support

Successful developer will receive support letter from City of Tampa with a financial commitment.

August 31st – Florida Housing Finance Agency Tax Credit applications due.

September 30th - Design Review/Agreement Preparation

City will notify participant if design submission is acceptable and if any changes are required.

October 21st – Agreement Approval by Tampa City Council

Applications are not considered approved until adoption by Tampa City Council.

Application | RFP Selection Criteria

Capacity - Developer shall be evaluated based on the Developer's financial capacity to complete projects in a timely and efficient manner, while providing high quality workmanship, organization and property management.

Collaboration - It is encouraged that a collaborative effort be made to include not-for-profit housing providers with experience in urban core communities and affordable housing programs.

Creativity - Successful Developers will respond with a plan that will maximize the opportunity to provide affordable rental housing units in the city.

Agreement

October 21st - Agreement approval by City Council

Selected Developer will be required to sign a Developer/Funding Agreement with the City in order to ensure compliance with the appropriate program regulations. Funds shall not be obligated until the Agreement is approved by City Council and is accepted and signed by all parties.

Q & A

Mayor Jane Castor

**Transforming Tampa's
Tomorrow**



Thank you.