

CITY OF LAKELAND

NOTICE OF FUNDING AVAILABILITY (NOFA)

Affordable Multifamily Development Incentive Program

Introduction

The City of Lakeland Housing Division is issuing this Notice of Funding Availability (NOFA) to solicit applications from qualified developers for the development of affordable multifamily housing within the City limits.

The purpose of this program is to increase the supply of quality affordable housing, support mixed-income communities, and encourage strategic residential development that meets local housing needs.

Available Funding

- **Total funding available per project:** Up to \$1,000,000
- **Maximum per-unit subsidy:**
 - Rental: Up to \$200,000 per unit
 - For-sale: Up to \$100,000 per unit
- **Maximum funding for units at or above 100% AMI:** \$500,000 per project

Funding will be provided as a **0% deferred interest loan**, forgivable upon successful completion of the required affordability period and compliance with all program requirements.

A combination of local and federal funding will be used and may have additional restrictions. Community Redevelopment Area (CRA) funds may only be used for projects within the Midtown CRA boundaries. HOME Investment Partnership funds may only be used for income levels at or below 80% AMI.

Eligible Activities

Funding may be used for:

- New construction of eligible affordable multifamily housing
- Land development activity (e.g. site alteration and infrastructure) for eligible affordable multifamily housing

Funding may not be used for:

- Detached single family housing dwellings
- Attached single family projects with less than 4 dwellings

Income Qualification Requirements

Projects must include units serving one or more of the following income levels:

- Low Income: $\leq 80\%$ AMI *
- Low-Moderate Income: $\leq 100\%$ AMI *
- Moderate Income: $\leq 120\%$ AMI *
- Workforce Housing: $\leq 140\%$ AMI *

***See attached income chart**

Affordability Period

- Rental Units: Minimum of 20 years
- Homeownership Units: Minimum of 10 years

Eligibility Requirements

Applicants must:

- Demonstrate experience in affordable housing development
- Demonstrate financial capacity to complete the project
- Develop project located within the City of Lakeland
- Complete required pre-application meeting with City staff

Application Process

1. **Pre-Application Meeting (Required)**
Applicants must schedule a meeting with the Housing Division prior to submission.
2. **Application Submission**
Applications must be submitted through the City's online application portal.
3. **Review Process**
Applications will be reviewed by a Selection Committee consisting of City staff and Affordable Housing Advisory Committee (AHAC) representatives.

4. **Award and Agreement**

Selected applicants must enter into a **Developer Agreement** outlining project milestones, affordability requirements, and compliance standards.

Selection Criteria and Scoring

Applications will be evaluated based on a **100-point scoring system** as outlined below:

A. Income Qualified Units (25 Points)

- 50% or more low-income units: **20-25 points**
- At least 20% low-income units: **15–20 points**
- Less than 20% low-income units: **5–10 points**

B. Development Readiness (20 Points)

- Fully permit-ready / site plan approved: **15-20 points**
- Advanced stage (zoning/site control secured): **10–15 points**
- Early concept stage: **0–9 points**

C. Developer Affordable Housing Experience (15 Points)

- Extensive experience (15 or more Years): **12-15 points**
- Moderate experience (5-15 Years): **5–12 points**
- Limited experience (less than 5 years): **0–4 points**

D. Financial Feasibility (15 Points)

- Fully Funded / Cash in Hand: **15 points**
- Pre-approval or Commitment letter from financial source: **8–14 points**
- Minimal or unclear financing: **0–7 points**

E. Project Design and Community Impact (15 Points)

- Innovative design (e.g. building materials, energy efficiency measures, etc.), amenities, community engagement, and compatibility with surrounding area: **10-15 points**
- Adequate design: **5–9 points**
- Limited design detail and/or negative community impact: **0–4 points**

F. Local Preference (10 Points)

- Office within Lakeland Electric Service Area: **10 points**
- Office within Polk County: **7 points**
- Office Outside Polk County: **3 points**

Minimum Threshold

Applicants must achieve a **minimum score of 70 points** to be considered for funding

Compliance and Monitoring

Awarded projects will be subject to:

- Regular progress reporting
- Construction monitoring
- Income verification and compliance reviews
- Annual affordability monitoring for the required term

Reservation of Rights

The City of Lakeland reserves the right to:

- Reject any or all applications
- Waive minor application deficiencies
- Modify program requirements prior to final award
- Negotiate terms with selected applicants

Timeline

- NOFA Release: **June 22, 2026**
- Application Deadline for 1st review: **July 13, 2026**

After the initial application review cycle, funding will be awarded on a rolling basis as long as funding remains available.

Contact Information

To schedule a pre-application meeting please contact

City of Lakeland Housing Division:

Email: housing@lakelandgov.net

phone: 863-834-3360

**CITY OF LAKELAND, FLORIDA
HOME PURCHASE ASSISTANCE INCOME SCHEDULE**

| % OF AREA MEDIAN INCOME | SHIP UP TO 80% (State Funds) | | | | SHIP UP TO 140% (State Funds) | | |
|-------------------------|------------------------------|------------|--------|------------|-------------------------------|---------|-----------|
| | EXTREMELY LOW | VERY LOW | LOW | | MODERATE | | WORKFORCE |
| | 30% | 50% | 60% | 80% | 100% | 120% | 140% |
| BASED ON FAMILY SIZE | HUD & FHFC | HUD & FHFC | FHFC | HUD & FHFC | FORMULA | FHFC | FHFC |
| 1 | 18,350 | 30,600 | 36,720 | 48,900 | 61,200 | 73,440 | 85,680 |
| 2 | 21,640 | 34,950 | 41,940 | 55,900 | 69,900 | 83,880 | 97,860 |
| 3 | 27,320 | 39,300 | 47,160 | 62,900 | 78,600 | 94,320 | 110,040 |
| 4 | 33,000 | 43,650 | 52,380 | 69,850 | 87,300 | 104,760 | 122,220 |
| 5 | 38,680 | 47,150 | 56,580 | 75,450 | 94,300 | 113,160 | 132,020 |
| 6 | 44,360 | 50,650 | 60,780 | 81,050 | 101,300 | 121,560 | 141,820 |
| 7 | 50,040 | 54,150 | 64,980 | 86,650 | 108,300 | 129,960 | 151,620 |
| 8 | 55,720 | 57,650 | 69,180 | 92,250 | 115,300 | 138,360 | 161,420 |

Income levels are based on Area Median Income (AMI) for family of four at \$83,900

SHIP Data effective May 1, 2026

Florida Housing Finance Corporation (FHFC) -

<https://www.floridahousing.org/owners-and-managers/compliance/income-limits>