

**Request for Applications for
Financing Smaller PSH Developments for Persons with Developmental Disabilities
A Florida Housing Finance Corporation Public Meeting**

**Monday, October 6, 2014
1:30 p.m. E.S.T.**

1. Introductions
2. Changes to Funding section – beginning on page 22 of 10-1-14 draft
 - a. Because there is no Development Cost Pro Forma, the Applicant will now state in the Application how much it expects to provide in Non-Corporation Cash Funding.
 - b. Applications will initially be selected for funding using the Maximum Eligible Funding Award Amount for the Development Category chosen. These amounts are for all construction costs, costs associated with pre-development inspections, and technical assistance, and credit underwriting, and reimbursable fees.
 - c. Funding Process
 - (1) The Applicant is required to provide a Description of Intended Construction, Rehabilitation and Renovation as an Exhibit in the Application, explaining the Applicant’s initial plan for the Development.
 - (2) Applications will be selected for funding using the Maximum Eligible Funding Award Amount as described in Section Five, Scoring and Selection Process.
 - (3) Once successful Applicants demonstrate site control and ability to proceed as outlined in Exhibit C, Part I. A., Applicants will be invited into credit underwriting.
 - (4) If acceptance to the invitation into credit underwriting is received by the Corporation within the timeframe outlined in Part I of Exhibit C., the Corporation will pay the Credit Underwriting fee directly to the assigned credit underwriter and deduct the fee amount from the Maximum Eligible Funding Award Amount.
 - (5) Throughout the credit underwriting process, the credit underwriter will order the predevelopment inspections outlined in Section Four, I., and work with the Applicant to obtain documents outlined in Part I of Exhibit C and create a scope of work, ensuring the Required Items of Section Four, I., 2.a. are part of the scope of work, as well as any optional items chosen by the Applicant in the Description of Intended Construction, Rehabilitation and Renovation, that are feasible within the grant award limitations. The Applicant’s Description of Intended Construction, Rehabilitation and Renovation will also be considered in the development of the scope of work to be done. Fees for the inspections will be paid directly by the Corporation and the fee amounts will be deducted from the Maximum Eligible Funding Award Amount.

**Request for Applications for
Financing Smaller PSH Developments for Persons with Developmental Disabilities
A Florida Housing Finance Corporation Public Meeting**

- (6) If the credit underwriter, in consultation with the Corporation and the Applicant, determines that the required items cannot be addressed with the Maximum Eligible Funding Award Amount from Florida Housing (plus any additional funding obtained by the Applicant from other sources), the Proposed Development will be deemed infeasible and the Corporation will withdraw funding from the proposed Development.
- (7) The Grant Commitment Fee and the Compliance Monitoring fee will also be paid directly by the Corporation and the fee amounts will be deducted from the Maximum Eligible Funding Award Amount at closing.
- (8) The Construction Inspection Fee and other third-party fees will be paid upfront by the Applicant and reimbursed from the grant funding.
- (9) The credit underwriting report must be approved by the Board by March 31, 2015. Unless a written extension of time has been approved by the Corporation as explained in Part I. Item C.4. of Exhibit C. In the event that the extension is granted, extension fees will be assessed as outlined in the fee section of Section Four, I.
- (10) All grant funding must close by June 30, 2015. Applicants may request one (1) extension of up to 3 months as explained in Part I. Item C.5. of Exhibit C. In the event that the extension is granted, extension fees will be assessed as outlined in the fee section of Section Four, I.

3. Other changes from previous draft

- a. Articles of Incorporation or the IRS Form 990 submitted to the IRS for the 2012 tax year may be used to demonstrate that, since August 1, 2013, or earlier, the Applicant entity's primary mission includes serving Persons with Developmental Disabilities.
- b. Renovation must include retrofit, and may also include Rehabilitation, which, in Community Residential Homes, may include adding Bedrooms.
- c. Funding may not be used for construction/repairs to swimming pools; however, Florida Housing may consider funding to be used for installing safety features that are directly related to existing and operational swimming pools.
- d. Supported Living Units

**Request for Applications for
Financing Smaller PSH Developments for Persons with Developmental Disabilities
A Florida Housing Finance Corporation Public Meeting**

- e. If developing a Community Residential Home that will add to the supply of Units through new construction or Rehabilitation, or a combination of new construction and Rehabilitation, 50 percent of the Bedrooms and a minimum of one (1) bathroom must be fully accessible, as described in the Section Four, F.,3., Accessibility, Adaptability, Universal Design and Visitability.
 - f. Applicants that propose to add Bedrooms and a bathroom to an existing Community Residential Home must make these rooms fully accessible as described in the Section Four, F.3., Accessibility, Adaptability, Universal Design and Visitability.
 - g. Resident Community-Based Services Coordination is mandatory only for Applicants requesting funding for Community Residential Homes.
- 4. Timeline for this RFA
 - 5. Adjourn