

Florida Housing Finance Corporation RFA Workshop
Financing Smaller Permanent Supportive Housing for Persons with Developmental Disabilities
Hilton University of Florida Conference Center
1714 SW 34th Street, Gainesville, FL 32607
September 25, 2013
1:00 p.m.

1. Development Categories

- a. Adding to the Supply of Units
 - i. New construction, acquisition and rehabilitation and rehabilitation only
 - 1. Florida Housing received several inquiries since posting the draft RFA if acquisition of a property that doesn't require rehabilitation is eligible for funding. Florida Housing has not to this point considered this a viable option. Is there housing available in the community that would meet the construction features requirements without rehabilitation?
 - ii. Proposed allocation: \$2.5 million
- b. Renovation of Existing Community Residential Homes (1-6 residents)
 - i. Retrofit
 - ii. Rehabilitation
 - iii. Proposed allocation: \$1.5 million
- c. Are the proposed allocations split appropriate to the housing needs and interest?
- d. Description of Unit, Bedroom, Resident, and Household pursuant to this RFA

2. Demographic Commitment

- a. Narrative description of persons intended to reside in a proposed development

3. Applicant Information

- a. Private nonprofit – 501(C)(3) since at least August 1, 2012
 - i. Articles of Incorporation shall demonstrate that since at least August 1, 2012 the organization's mission has included to serve persons with developmental disabilities
- b. Ownership interest in the proposed development

4. Shared Housing

- a. RFA Definition of Shared Housing
- b. Shared Housing Maximum Resident Limits
 - i. Each Community Residential Home is considered a Unit

- 1. No more than 6 residents per Unit
 - ii. Other developments
 - 1. No more than 8 residents per development
 - 2. No more than 4 residents per Unit
 - 3. No more than 4 units per RFA.
- c. Minimum standards for residents sharing bedrooms and full bathrooms
 - i. In developments that are adding to the supply:
 - 1. 1 bedroom for each resident, and
 - 2. 1 full bathroom for no more than every 2 residents
 - ii. In Retrofitted or Rehabilitated existing Community Residential Homes:
 - 1. 1 bedroom for every 2 residents,
 - 2. 1 full bathroom for every 3 residents
- d. Set Aside Commitments
 - i. Income – All residents shall have incomes of 60% AMI or below
 - ii. Extremely Low-Income (ELI)
 - 1. At least 1 ELI resident for every 2-3 residents
 - 2. At least 2 ELI residents for every 4-6 residents
 - 3. At least 3 ELI residents for every 7-8 residents
- e. Funding Requests
 - i. Adding to the supply
 - ii. Retrofit or rehabilitate existing Community Residential Homes

5. Non-Shared Housing

- a. Description of housing and residents
- b. Set Aside Commitments
 - i. Income – All households shall have incomes of 60% AMI or below
 - ii. Extremely Low-Income (ELI)
 - 1. At least 1 ELI household for every 2-3 units
 - 2. At least 2 ELI households for every 4 units
- c. Funding Requests
 - i. Adding to the supply

6. Accessibility, Adaptability, Universal Design and Visitability Features

- a. Requirements
- b. Optional for scoring points

7. Home Inspections

8. Resident Community-Based Services Coordination

9. Development Cost Performa

- a. Developer overhead fee shall be limited to 10% of the development cost

10. Tie Breakers

- a. Ability to Proceed points
- b. Qualifying Financial Assistance Preference
- c. Grant Request Leveraging
- d. Florida Job Creation Preference
- e. Lottery

11. Timeline

- a. Issuing the Application
- b. Applications due
- c. Score and review Applications
- d. Applicant selection and recommendations to Florida Housing's Board
- e. Invitation into Credit Underwriting
- f. Credit Underwriting Process

12. Response to comments and inquiries before and after issuing the Application

13. Credit Underwriting

14. Sign up for the Web Board!