

**Request for Applications for  
Financing To Build Or Rehabilitate Smaller Permanent Supportive Housing Properties  
For Persons With Developmental Disabilities  
A Florida Housing Finance Corporation Public Meeting**

**Wednesday, July 8, 2018  
2:00 p.m. E.S.T.**

**1. Introductions**

**2. Funding Available**

\$10 million in grant funds appropriated by the 2015 Legislature

**3. Issuance of New Requests for Applications (RFA)**

- a. Propose issuing two RFAs within the 2015-16 SFY to allocate the \$10 million
- b. This RFA is tentatively scheduled to be issued mid-August making \$7 million in grants available for the new construction of Community Residential Homes and Supported Living Units. No more than 2 Applications per Applicant.
- c. Applicants shall commit to license Community Residential Homes for no more than 6 Residents. Applicants developing Supported Living Units may serve no more than 8 Residents

**4. Demographic Commitment**

- a. Persons with Developmental Disabilities as defined in 393.063(9), F.S. (2014)
- b. Applicants are required to provide narrative description of Persons with Developmental Disabilities intended to reside in a proposed development that will be used to score the narrative scored sections in the RFA.

**5. Development Category must be new construction**

**6. Development Type**

- a. Community Residential Homes must be a Single Family Home– only one Unit may be submitted per each Application
- b. Supported Living Units can be Single Family, Duplex, Triplex and Quadraplex– up to four Units may be submitted per Application

**7. Construction Features**

- a. Accessibility
- b. Green/Energy Efficiency
- c. Additional Non-Resident bedroom and bathroom for family or caregiver stays

Are there any comments or questions regarding the requirements and/or eligible construction features?

**8. Shared Housing vs Non-Shared Housing**

- a. Community Residential Homes always meet the definition of Shared Housing.
- b. Supported Living Units may be Shared Housing or Non-Shared Housing.

**9. Set-Aside Commitments**

- a. 100% of the Residents must have incomes at or below 60% AMI
- b. Extremely Low-Income (ELI) set-aside commitment for non-Shared Housing Supported Living Units
  - (1) At least 1 ELI Unit for every 2-3 Units
  - (2) At least 2 ELI units for 4 Units
- c. Extremely Low-Income (ELI) set-aside commitment for Shared Housing Units
  - (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
- d. Affordability Period for all Units - Commitment to income and ELI set-asides for a minimum of 10 years

**10. Maximum Eligible Funding Award Amount**

The Maximum Eligible Funding Award Amount will be determined by adding the maximum amount that the Applicant is eligible for in a., b., or c. below plus \$17,000. The \$17,000 is for credit underwriting costs of \$8,000 and predevelopment costs which are estimated to be \$9,000 or less.

- a. Shared Housing for Community Residential Homes:
  - (1) Developments with 1 – 3 Residents: up to \$225,000
  - (2) Developments with 4 Residents: up to \$275,000
  - (3) Developments with 5 Residents: up to \$325,000
  - (4) Developments with 6 Residents: up to \$375,000
  
- b. Shared Housing for Supported Living Units:
  - (1) Developments with 1 – 3 Residents: up to \$225,000
  - (2) Developments with 4 Residents: up to \$275,000
  - (3) Developments with 5 Residents: up to \$325,000
  - (4) Developments with 6 – 8 Residents: up to \$375,000
  
- c. Non-Shared Housing (Only Supported Living Units):
  - (1) Developments with one (1) Unit: Up to \$200,000
  - (2) Developments with two (2) Units: Up to \$250,000
  - (3) Developments with three (3) Units: Up to \$300,000
  - (4) Developments with four (4) Units: Up to \$350,000

Do you have comments regarding the Maximum Eligible Funding Award Amount?

**11. Completion of and Submitting the Application Online.**

- a. You will need to go to our webpage to create a username and password, then create a new application.
  
- b. IMPORTANT – An Applicant must submit one Application for EACH CRH or Supportive Living Development.

**13. Development Location**

The Applicant should provide the Development Location in the Application, if known.

**14. Site Control**

- a. Providing documentation demonstrating Site Control is not required to be submitted at the Application Deadline. Documentation requirements and timelines for document submission are outlined in Exhibit D (page 41 of the posted draft).
- b. The Applicant must demonstrate site control within 90 days of the mailing of the Corporation's letter of preliminary award. There will be no extensions or exceptions to this deadline.

**15. Ability to Proceed (site plan or plat approval, zoning, infrastructure)**

- a. Providing documentation for demonstrating Ability to Proceed is not required to be submitted at the Application Deadline. Due dates and documentation requirements are outlined in Exhibit D (page 41 of the posted draft).
- b. The Applicant must demonstrate ability to proceed within 90 days of the mailing of the Corporation's letter of preliminary award.

**16. Narrative Descriptions for Scoring Items**

- a. Private Transportation is required for Community Residential Homes, and applicants will be scored on their descriptions of what they provide.
- b. Suggestions for completing scoring items
- c. Do you have any input regarding the scoring sections?

**17. Funding Selection Process**

- a. Minimum number of points is 30
- b. County Award Tally will help geographically disperse funding around the state.

**18. Fees**

- a. Application Fee is \$800
- b. Other fees are outlined in the RFA draft, starting on page 19

**19. Credit Underwriting**

**20. Other Input/Issues**

**21. Timeline for this RFA**

**22. Adjourn**