

**First set of Questions and Answers for RFA 2025-102 SAIL Financing For
Smaller Permanent Supportive Housing Developments For Persons With Special Needs**

1. Can the property include a single-family house if there are other funds with which to build it?

Answer:

The proposed Development must consist of Garden Apartments, Duplexes, Triplexes, Quadraplexes or Mid-Rise, 4 story. Group homes, Assisted Living Facilities, and other specialized licensed residential facilities, or units within a condominium complex are not eligible for funding in this RFA.

Single-Family homes is not an allowable Development Type for this RFA.

2. We're preparing a HUD Qualification Letter and addressing it to the Florida Housing Finance Corporation with the following mailing address:

Mailing Address: Attn: Finance and Accounting
Florida Housing Finance Corporation
227 N. Bronough Street, Suite 5000
Tallahassee, Florida 32301

Our preferred delivery method is email. Could we send the letter via email and if so, which email address should we send it to and should we address the letter to anyone in particular?

Answer:

If this is intended to be included in an Application Package, please note that the Application Package, including the Application (Exhibit A) in Excel format, the Principal Disclosure form in Excel format, the Impact Scoring description responses in Word format and the All Attachments Document need to be uploaded to the website as described in the RFA. Any documentation received outside of the submission process/requirements as described in the RFA will not be considered.

3. Two founding members are related as husband and wife, both are on the board. Under non-profit qualifications C.2. it seems to say that no two board members can be related. Is FHFC saying that the founding members cannot both be on the board of approximately 16 members?

Answer:

Section Four, A.3.e. states the following:

The Applicant must commit to structuring the Board of Directors affiliated with the Non-Profit entity that is part of the Applicant entity with a majority (at least 50 percent, plus one) of individuals that are Non-Related Board Members to: 1) Any tenants or applicants for tenancy;

2) Any compensated management or staff of the Non-Profit; or 3) Any other members of the Board.

For this RFA, Non-Related Board Members means that these Board members and the Board Chair must not be related to, in a guardian role of, or in any way be a significant other of an individual identified in one of the groups listed above.

This means that the majority of individuals must be Non-Related Board Members to: 1) Any tenants or applicants for tenancy; 2) Any compensated management or staff of the Non-Profit; or 3) Any other members of the Board.

4. Can you please clarify whether the 20% requirement is for Homeless Households or if the 20% can be met by one or more of the HOME-ARP Qualifying Population definition included in the RFA. The funding for the 20% requirement is coming from HOME-ARP. These definitions are different, and we are seeking clarification of the RFA language in the following sections.

Page 8 of 121, Demographic Commitment - Either 70% or 80% of the total units must be set-aside for Persons with Special Needs as defined in Section 420.0004(13) F.S. **AND** 20% must consist of Permanent Supportive Housing for individuals and families that meet the definition of Homeless Households as defined in Exhibit B. Note: The units committed to Persons with Special Needs or individuals and families that meet the definition of Homeless Households, up to a maximum of 7 units, will be considered HOME-ARP Qualifying Populations as defined in Exhibit B for this RFA. Each of the HOME-ARP Units will be eligible for HOME-ARP funding as described in Section Four, A.10.a.(2) of this RFA.

Page 27 of 121 of the RFA: Set-Aside Commitments - Additional requirements for HOME-ARP units. Applicants are required to commit to at least 20% of the total units for Persons with Special Needs **OR** individuals that meet the definition of Homeless Households. These units will be considered to serve HOME-ARP Qualifying Populations.

An example - 80% of the population with special needs will serve survivors of domestic violence with a minimum of at least 20% also serving one or more of the HOME-ARP qualifying populations. In this example, the special needs population and the HOME-ARP qualifying population may or may not meet the Homeless Household definition.

Answer:

As stated in Section Four, A.2. of the RFA, at least 70 percent of the total units must consist of Permanent Supportive Housing for Persons with Special Needs as defined in Section 420.0004(13), F.S.; AND at least 20 percent of the total units must consist of Permanent Supportive Housing for individuals and families that meet the definition of Homeless Households as defined in Exhibit B, (which may be the same units set aside for Persons with Special Needs).

A modification will be issued to clarify language in Section Four, A.2.a.(1)(a) to say the following:

~~Note: The units committed to Persons with Special Needs or individuals and families that meet the definition of Homeless Households 20 percent of the total units, up to a maximum of 7-four units, must meet the definition of HOME-ARP Qualifying Populations, as defined in Exhibit B. These units will be considered HOME-ARP Units Qualifying Populations as defined in Exhibit B for this RFA. Applicants also have the option to commit additional HOME-ARP Units, up to a maximum of seven HOME-ARP Units.~~ Each of the HOME-ARP Units will be eligible for HOME-ARP funding as described in Section Four, A.10.a.(2) of this RFA.

Additionally, Section Four, A.6.c.(2) of the RFA will be modified to say the following:

(2) Additional requirements for HOME-ARP Units

~~Applicants are required to commit at least 20 percent of the total units in the proposed Development for Persons with Special Needs or individuals and families that meet the definition of Homeless Households. These units will be considered to serve HOME-ARP Qualifying Populations as defined in Exhibit B for this RFA (“HOME-ARP Unit”). The Development must meet the following requirements:-~~

- ~~As stated in Section Four, A.2. of the RFA, 20 percent of the total units, up to a maximum of four units, must meet the definition of HOME-ARP Qualifying Populations, as defined in Exhibit B. The required percentage of HOME-ARP Units is 20% of the total units (“Required HOME-ARP Units”)., rounded up, not to exceed 4 units.~~ Required HOME-ARP Units will be committed to serving 22 percent AMI.
- Applicants also have the option to commit additional HOME-ARP Units (“Optional HOME-ARP Units”). Optional HOME-ARP Units will be committed to serving 30 percent AMI.
- The **total number of Required plus Optional HOME-ARP Units** cannot exceed 7 HOME-ARP Units.
- Each HOME-ARP Unit, up to the maximum of 7 HOME-ARP Units, will be eligible for forgivable HOME-ARP funding. The funding associated with each HOME-ARP Unit is described in 10.a.(2) below.
- After 15 years, all of the HOME-ARP Units may convert to serve residents at or below 60 percent AMI, although Applicants must irrevocably commit to the demographic commitments of Persons with Special Needs and Homeless described in 2.a. above for a minimum of 30 years;

- For the first 15 years, at least 70 percent of the HOME-ARP Units will be rent restricted in accordance with the Low HOME Rents as determined by HUD. High and Low HOME Rent charts are available on the Corporation's Website at <https://www.floridahousing.org/owners-and-managers/compliance/rent-limits> (also accessible by clicking [here](#)). At year 16, the rent restrictions will comply with the Multifamily Program Limits.

Please Note: The first Q&A process for RFA 2024-102 is concluded. The second Q&A period is now open and questions may be submitted until October 25, 2024. Florida Housing will respond to these questions by November 1, 2024.

Submitted by:
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The Q and A responses are based on the information presented in the question and the terms of the RFA. The responses to the Q and A are provided as a courtesy and shall not be construed as scoring of an application. If there is any conflict between the response to a Q and A and the RFA itself, the terms of the RFA control. These Q and A responses apply solely to RFA 2025-102.