

FLORIDA HOUSING FINANCE CORPORATION

Modification of Request for Applications (RFA) 2025-102 SAIL and HOME-ARP Financing for Smaller Developments for Persons with Special Needs

Pursuant to Rule 67-60.005, F.A.C., Modification of Terms of Competitive Solicitations, Florida Housing hereby modifies the Section Four, A.2.a.(1) of the RFA as follows:

(1) Demographic Commitment

Select one of the following set-aside commitments for a minimum of 30 years:

At least 70 percent, but less than 80 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).

Or

At least 80 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).

~~Note: The units committed to Persons with Special Needs or individuals and families that meet the definition of Homeless Households. At least 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.~~

Pursuant to Rule 67-60.005, F.A.C., Modification of Terms of Competitive Solicitations, Florida Housing hereby modifies the Section Four, A.6.c.(2) of the RFA as follows:

(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.

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