

FLORIDA HOUSING FINANCE CORPORATION

**RFA 2025-103 9% Housing Credits/SAIL for Homeless Developments in Medium and Large Counties AND RFA 2025-106 for Persons with Disabling Conditions/Developmental Disabilities in Medium and Large Counties
September 18, 2024, 2:00 p.m., Eastern Time**

The Workshop will be held at the Florida Housing Finance Corporation office and via Webinar. Registration for Webinar is required. Registration information is available on both RFA Webpages*

Overview

- A. Introductions
- B. Purpose of Workshop

This workshop will be held to solicit comments and suggestions from interested persons relative to two Requests for Applications (RFAs): RFA 2025-103 Housing Credit and SAIL Financing to Develop Housing for Homeless Persons and RFA 2025-106 Financing to Develop Housing for Persons with Disabling Conditions / Developmental Disabilities.

*Any reference to the RFA Webpage for RFA 2025-103 (Homeless RFA) means

<https://www.floridahousing.org/programs/developers-multifamily-programs/competitive/2025/2025-103>

Any reference to the RFA Webpage for RFA 2025-106 (Disabling Conditions/Developmental Disabilities RFA) means <https://www.floridahousing.org/programs/developers-multifamily-programs/competitive/2025/2025-106>

These RFAs provide funding to Non-Profit Applicants proposing the development of Permanent Supportive Housing for the following:

- (i) RFA 2025-103 proposes Competitive 9% Housing Credits, State Apartment Incentive Loan Program (SAIL loan funding), and Home Investment Partnerships Program (HOME) From The American Rescue Plan Act (HOME-ARP) for Homeless Households, as defined in Exhibit B of this RFA, that also include a portion of units for Persons with Special Needs located in the Medium and Large Counties.
- (ii) RFA 2025-106 proposes either:
 - Competitive 9% Housing Credits, SAIL loan funding, and HOME-ARP for persons with a Disabling Condition that also includes a portion of units for Homeless individuals and Household as defined in Exhibit B of this RFA; or
 - Competitive 9% Housing Credits and Grant funding for Persons with Developmental Disabilities.

Funding Available

- A. Competitive Housing Credits

RFA 2025-103: an estimated \$6,500,000 in 9% Housing Credits will be made available

- Developments that will serve Homeless Developments in Medium Counties \$3,200,000
- Developments that will serve Homeless Developments in Large Counties \$3,300,000

RFA 2025-106: an estimated \$3,466,500 in 9% Housing Credits will be made available

- B. SAIL, which includes ELI Funding for Extremely Low Income (ELI) Set-Aside units

- Developments that will serve Persons with Disabling Conditions \$6,000,000
- Developments that will serve Homeless Persons \$12,500,000

The portion of the SAIL loan that is attributable to the ELI Funding is a forgivable loan.

- C. Estimated \$5,572,918 of Grant Funding* available for Developments that will serve Persons with Developmental Disabilities

*Although grant funding, this will be structured like a forgivable loan.

- D. Home Investment Partnerships Program (HOME) From The American Rescue Plan Act (HOME-ARP)

All Applicants proposing Developments committing to serve the Persons with a Disabling Conditions Demographic in RFA 2025-106 or Homeless Demographic in RFA 2025-103 must commit to a certain number of 22% Units as described in Section Four, A.6.c.(2)(c) of this RFA. These Applicants also have the option to commit to additional 22% Units. Forgivable HOME-ARP funding will be made available for all 22% Units, regardless of whether the units were required or optional.

All HOME-ARP requirements apply such as how the units must be used for Qualifying Populations, the HUD environmental requirements provided in 24 CFR Part 92 and 24 CFR Part 58, AND Davis-Bacon requirements apply, if there are at least twelve 22% Units.

The terms and conditions of HOME-ARP are further described in Exhibit H of the RFA.

Outline of RFA

- A. Section One – Introduction

- B. Section Two – Definitions

Exhibit B of the RFA and Rules, which are posted on RFA website

Definitions in Exhibit B include words like “Homeless Household”, “Non-Profit Applicant”, “Permanent Supportive Housing”, and “Related Application”.

- C. Section Three –RFA Procedures and Provisions, including Submission Requirements

1. Submission Requirements
2. Financial Arrearage Requirement
3. If the Attachment document is bookmarked, the Application will be awarded 5 points.

Instructions for adding bookmarks to pdf documents prior to uploading the Application has been added to each RFA Webpage. Acrobat Standard DC or Acrobat Pro DC are the programs required to create bookmarks.

- D. Section Four of the RFA outlines instructions for completing Exhibit A

1. Review of Application

During the Review Committee scoring process, the Corporation (i) may rely on the answers submitted by the Applicant in Exhibit A, the Development Cost Pro Forma, and the Principal Disclosure Form; and (ii) may, but is not obligated to, review the substance of the documentation that is submitted as Attachments to the Application.

If it is determined that the Attachments do not meet the RFA requirements or the Applicant submitted materially incorrect information in the Application, the Corporation may take any or all of the following actions, even if the Application was not selected for funding, was deemed ineligible, or was withdrawn: deem the Application ineligible, rescind the award, and consider all Principals of the Applicant to have made a material misrepresentation subject to Section 420.518, F.S.

2. Demographic Commitment and interest rate of SAIL loan

a. Homeless Individuals and Families Demographic Commitment in RFA 2025-103

(a) Requirements

Applicants that commit to serve the Homeless demographic commitment will be required to make the following set aside commitments for a minimum of 50 years:

At least 50 percent of the total units for Homeless individuals and families as defined in Exhibit B of the RFA;

AND

At least 20 percent of the total units for Persons with Special Needs as defined in Section 420.0004(13), F.S., (which may be the same units set aside for Homeless individuals and families).

(b) Interest Rate

(i) Applicants that commit to set aside at least 50 percent, but less than 80 percent, of the total units for Homeless individuals and families will qualify for a SAIL loan with an interest rate of 0 percent for the percentage of units that are set aside for Homeless individuals and families, and an interest rate of 1 percent for the remaining units. For example, a set-aside commitment of 60 percent of the units for Homeless Households will have 60 percent at 0 percent and 40 percent at 1 percent, or a blended overall interest rate of 0.40 percent.

(ii) Applicants that commit to set aside at least 80 percent of the total units for Homeless individuals and families will qualify for a SAIL loan with an interest rate of 0 percent.

(iii) The portion of the SAIL loan that is attributable to the ELI Funding is a forgivable loan.

b. Persons with a Disabling Condition Demographic Commitment in RFA 2025-106

(a) Requirements

Applicants that commit to serve the Persons with a Disabling Condition Demographic Commitment will be required to make the following set aside commitments for a minimum of 50 years:

At least 50 percent of the units in the Development must consist of Permanent Supportive Housing for persons with a Disabling Condition as defined in Section 420.0004(7), F.S.;

AND

At least 20 percent of the units in the Development must consist of Permanent Supportive Housing for individuals and families that meet the definition of Homeless Households as defined in Exhibit B of the RFA, (which may be the same units set aside for the persons with a Disabling Condition Demographic Commitment).

(b) Interest Rate

(i) Applicants that commit to set aside at least 50 percent, but less than 80 percent, of the units in the Development for persons with a Disabling Condition will qualify for a SAIL loan with an

interest rate of 0 percent for the percentage of units that are set aside for persons with a Disabling Condition, and an interest rate of 1 percent for the remaining units. For example, a set-aside commitment of 60 percent of the units for persons with a Disabling Condition will have 60 percent at 0 percent and 40 percent at 1.0 percent, for a blended overall interest rate of 0.40 percent.

(ii) Applicants that commit to set aside at least 80 percent of the units in the Development for persons with a Disabling Condition will qualify for a SAIL loan with an overall interest rate of 0 percent.

(iii) The portion of the SAIL loan that is attributable to the ELI Funding is a forgivable loan.

c. Persons with Developmental Disabilities Demographic Commitment in RFA 2025-106

(a) Requirements

Applicants that commit to serve the Persons with Developmental Disabilities will be required to make the following set aside commitments for a minimum of 50 years:

At least 50 percent of the units in the Development must consist of Permanent Supportive Housing for Persons with Developmental Disabilities as defined in Section 393.063(12), F.S.

(b) Due to the likelihood that some or all Persons with Developmental Disabilities will have Mobility Impairments now or later in their lives, Applicants that commit to this Demographic must at a minimum meet the accessibility, adaptability, universal design and visitability features requirements outlined in the RFA, (“Level 1 Accessibility Requirements”).

(c) Other Grant Funding requirements are outlined in Exhibit I.

(d) RFA 2025-106 includes a goal to fund one Development that selected the Demographic Commitment of Persons with Developmental Disabilities, with a preference that it be a Priority 1 Application.

3. Applicant/Developer/Management Company/Contact Person

a. Applicant

(1) State the name of the Applicant

(2) Evidence that Applicant is legally formed entity qualified to do business in the state of Florida as of Application Deadline.

(3) The Applicant must meet the definition of a Non-Profit as set out in Exhibit B. To demonstrate that this definition is met, Applicants must meet the requirements in **both** (a) and (b) below.

(a) Demonstration of Material Participation

Joint Venture Applicants must demonstrate the Non-Profit entity is materially and substantially participating in the predevelopment, management, and operation of the proposed Development throughout the Compliance period, within the meaning of the material participation as defined in 26 USC §469, 26 USC §42, by submitting the Executive Director Certification of Non-Profit Entity Material Participation form (Rev. 09-2022) **for each Non-Profit entity that makes up the Non-Profit Applicant;**

(b) Demonstration of Non-Profit entity qualifications

To meet this eligibility requirement, **for each Non-Profit entity that makes up the Non-Profit Applicant** provide **either** the Executive Director Certification of Non-Profit Entity Qualifications Form (Rev. 10-2021) **that was stamped “Approved” by the Corporation as outlined in (4) below***; or the Non-Profit Application Package outlined in (i) through (iii) below

(i) The Executive Director Certification of Non-Profit Entity Qualifications form

(ii) IRS determination letter

(iii) Non-Profit Bylaws and/or Articles of Incorporation

*The Applicant may submit any Corporation-approved Executive Director Certification of Non-Profit Entity Qualifications Form (Rev. 10-2021) in lieu of the Non-Profit Application Package, even if approved in a prior RFA cycle.

(4) Non-Profit Advance Review Process (10 Points)

The Non-Profit Application Package may be submitted to the Corporation prior to the Application Deadline. The Corporation will review the Non-Profit Application Package and, if the above requirements are met, will stamp the Executive Director Certification of Non-Profit Entity Qualifications Form (Rev. 10-2021) with the date that the form was received and approved, then return it to the Applicant. Applications will receive 10 points if the submitted Executive Director Certification of Non-Profit Entity Qualifications Form (Rev. 10-2021) is stamped “Received” by the Corporation at least 14 Calendar Days prior to the Application Deadline AND stamped “Approved” prior to the Application Deadline for **each non-profit entity**. Applicants are strongly encouraged to send the Non-Profit Application Package to the email address FHFC_NonProfit_AdvanceReview@floridahousing.org (also available by clicking [here](#)) at least eight weeks prior to the Application Deadline.

(5) Pre-Application Meeting or Experience Incentive

Applications will receive 10 points if the criteria in (a) or (b) is met:

(a) Pre-Application Meeting

Having a pre-application meeting with the Corporation to answer questions about the Proposed Development will encourage Applicants to prepare early to respond to the Application. Applications will receive 10 points if the Pre-Application Meeting(s) requirements outlined in the RFA are met.

(b) Non-Profit Experience

The Corporation will not hold Pre-Application Meetings with Applicants that meet certain experience qualifications; however, they will be eligible for 10 points if the criteria if the Non-Profit experience requirements are met.

(6) Homeless Assistance Continuum of Care Requirements for All Applicants of RFA 2025-103 and for Applicants that commit to serve the Disabling Conditions population of RFA 2025-106

b. Developer Information

- (1) Name of Developer (including all co-Developers);
- (2) Evidence each Developer is a legally formed entity qualified to do business in Florida as of Application Deadline
- (3) Developer Experience
 - (a) Required Developer Experience
 - (b) Requests for additional Corporation Funding for a recently funded Development

Applications that request additional Corporation funding due to sizing (e.g., Viability Loan Funding or similar), regardless of whether the request is via approval of the Board of Directors or application of funds through a competitive process will, if the future RFA so provides, result in a point reduction in the scoring of Developer experience in future Applications in which the Developer, Co-Developer or any Principal of the Developer(s) named in the Developer section of the Principals of the Applicant and Developer(s) Disclosure Form is named for purposes of satisfying the Developer experience requirement in the future Application.

- (c) Reduction in number of Priority 1 Application submissions allowed in the Future Corresponding RFA cycle

c. Principals of the Applicant and Developer(s) Disclosure Form

(1) Eligibility

The Principals of the Applicant and Developer(s) Disclosure Form (Form Rev. 05-2019) (“Principals Disclosure Form”) must identify the Principals of the Applicant and each Developer, pursuant to the RFA, as of the Application Deadline. Per subsection 67-48.002(94), F.A.C., any Principal other than a natural person must be a legally formed entity as of the Application Deadline.

(2) Approval during Advance Review Process (5 Points)

Applicants will receive 5 points if the uploaded Principal Disclosure Form was stamped “Received” by the Corporation at least 14 Calendar Days prior to the Application Deadline AND stamped “Approved” prior to the Application Deadline.

The Advance Review Process for Disclosure of Applicant and Developer Principals is available on the RFA Webpage.

(3) Designation of Priority 1 and 2 Applications

Principals of Applications in this RFA are limited to two Priority 1 Application submissions in this RFA if at least one of the two Priority 1 Applications have more than one Developer, but only one Developer within that Application meets the Developer Experience Requirements described in 3.b.(3)(a) above. All other Principals of Applications in this RFA are limited to one Priority 1 Application submission in this RFA.

- d. Name and contact information of Management Company
- e. Community-Based Board of Directors Requirement

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.

- f. Authorized Principal Representative / Operational Contact Person

4. General Proposed Development Information

- a. Development Name
- b. Development Category

The proposed Development must consist entirely of new construction. Rehabilitation of existing units is not allowed.

- c. Characteristics of Development

(1) Development Type (i.e., Garden, Duplexes, Triplexes, Quadraplexes, Mid-Rise (4, 5 or 6 stories), or High Rise (7 or more stories).

(2) Enhanced Structural Systems Construction Qualifications

To qualify as “Enhanced Structural Systems Construction” (“ESS Construction”) for purposes of the Total Development Cost Limitation calculation test and leveraging, the proposed Development must meet the ESS Construction qualifications outlined in the RFA.

- e. Unit Characteristic Chart

5. Location

- a. County of the proposed Development

RFA 2025-103 and RFA 2025-106 are only available for Applicants proposing Developments in Medium and Large Counties.

RFA 2025-103 includes a goal to fund at least one Homeless Development in the North and South Regions, with a preference to fund at least one Homeless Development in a Large County and at least one Homeless Development in a Medium County.

Regions for Proposed Developments that commit to serve the Demographic Commitment of Homeless Persons

Region	Large Counties	Medium Counties			
North Florida	Duval	Alachua Bay Clay	Escambia Flagler Leon	Marion Nassau Okaloosa	St. Johns Santa Rosa Volusia
Central Florida	Orange	Brevard	Indian River Martin	Osceola Polk	Seminole St. Lucie
Tampa Bay	Hillsborough Pinellas	Charlotte Citrus Hernando	Lake Lee	Manatee Pasco	Sarasota Sumter
South Florida	Broward Miami-Dade Palm Beach	Collier	Highlands		

- b. Provide the address of the proposed Development
- c. State whether the proposed Development consists of Scattered Sites

Note: Developments are limited to three Scattered Sites.

- d. Latitude/Longitude Coordinates

Provide the latitude and longitude coordinates for the Development Location Point, and all Scattered Sites, if applicable, stated in decimal degrees, rounded to at least the sixth decimal place.

6. Units

- a. Total Number of Units

- (1) Minimum number of units

Large County Applications that commit to serve the Demographic Commitment of Homeless Persons must have a minimum of 50 units.

All other Applications must have a minimum of 30 units.

- (2) Maximum number of units

Applicants that commit to serve the Persons with Developmental Disabilities Demographic Commitment have a maximum number of 60 units in the Development.

Other Applicants have no maximum number of units.

Note: These RFAs do not include IRO Units or Shared Housing Units.

- b. If there are existing occupied units and if the Development is funded, a plan for relocation of existing tenants will be required to be provided to the Credit Underwriter, as outlined in Exhibit D.

c. Set-Aside Commitments

(1) Required Income Set-Aside Units

If the Average Income Test is not selected, at least 80 percent of the units shall be rented to households (person or persons) with incomes at or below 60 percent of the Area Median Income (AMI).

If the Average Income Test is selected, at least 80 percent of the Development's total units must be set aside at 80 percent AMI or less, but the Average AMI of the Qualifying Housing Credit Units cannot exceed 60 percent.

(2) Extremely Low-Income Units (ELI Units)

(a) Required ELI Commitments

If the Average Income Test is not selected, at least 15 percent of the total units must be set aside to serve Extremely Low Income (ELI) Households.

If the Average Income Test is selected, at least 20 percent of total units must be set aside to serve ELI Households. The ELI AMI level will be 30%, regardless of county.

(b) ELI Funding

Applicants that commit to serve the Demographic Commitment of Developmental Disabilities are not eligible for ELI Funding. Additionally, Applicants that commit to the Average Income Test are not eligible for ELI Funding, regardless of the Demographic Commitment.

Applicants that commit to serve Homeless Households or Persons with a Disabling Condition and do not commit to the Average Income Test are eligible for ELI funding for one-third of the required ELI Set-Aside units, (i.e., five percent of the total units).

For purposes of this provision, the requirement to set aside units for ELI Households refers to the 2024 ELI Area Median Income (AMI) level for the county where the proposed Development is located outlined in the 2024 ELI AMI Level chart in the RFA.

The portion of the SAIL loan that is attributable to the ELI Units is a forgivable loan.

(3) Required and Optional 22% Units for Applicants applying in RFA 2025-103 and all Applicants committing to the Persons with Disabling Conditions Demographic Commitment in RFA 2025-106

All Applicants applying in RFA 2025-103 and all Applicants committing to the Persons with Disabling Conditions Demographic Commitment in RFA 2025-106 are required to subsidize a certain number of deep targeted units for Persons with Special Needs (22% Units) at 22% AMI. The number of units that must be set aside as 22% Units is based on the County Size. This is not applicable to Applicants committing to the Persons with Developmental Disabilities Demographic Commitment in RFA 2025-106.

(a) For Developments located in a Large County, four units that were committed to serving 60% AMI (or higher if an adequate amount of 60 percent units are not available) will be deemed 22% Units;

- (b) For Developments located in a Medium County, three units that were committed to serving 60% AMI (or higher if an adequate amount of 60 percent units are not available) will be deemed 22% Units.
- (c) Applicants will also have the option to request for additional 22% Units at 22% AMI. The maximum number of total 22% Units (Required 22% Units plus optional 22% units) is the lesser of ten 22% Units or 10% of the total number of units in the proposed Development.
- (d) Required and Optional 22% Units:
 - All 22% Units will be committed to serving 22 percent AMI;
 - All 22% Units are in addition to the requirement to set aside ELI Set-Aside units as calculated in (b) above;
 - All 22% Units will be eligible for forgivable HOME-ARP loan funding.
 - After 30 years, all of the 22% Units may convert to serve residents at or below 60 percent AMI; and
 - For purposes of the Average Income Test, 22% Units will be treated as 60 percent AMI units.

d. Unit Mix

The Applicant must complete the Unit Mix Chart listing the total number of bedrooms per unit, the total number of bathrooms per unit (including half-baths, if applicable), the total number of units per bedroom type.

Unit Mix Requirements if committing to the Homeless Demographic Commitment

- Units must consist of Zero, one, two, or three bedrooms only;
- At least 15 percent of the total units, rounded up, must be one-bedroom units;
- No more than 50 percent of the total units, rounded up, may be Zero Bedroom Units; and
- No more than 40 percent of the total units, rounded up, may be three-bedroom units.

Unit Mix Requirements if committing to the Persons with Disabling Conditions and the Persons with Developmental Disabilities Demographic Commitment

- Units must consist of Zero, one, or two bedrooms only;
- At least 50 percent of the total units, rounded up, must be one bedroom units; and
- No more than 50 percent of the total units, rounded up, may be Zero Bedroom Units.

e. Number of residential buildings must be provided

f. Compliance Period Requirements.

7. Readiness to Proceed

a. Site control documentation must be submitted with the Application.

Applicants must demonstrate site control as of Application Deadline by providing an eligible contract (effective at least through a date which is about 3 months after the Application Deadline), a deed, and/or a lease. For Developments with an existing Declaration of Trust between a Public Housing Authority and HUD, provide an Option to Enter into a Ground Lease Agreement (“eligible agreement”) between the Applicant and the owner of the property.

b. Ability to Proceed forms

(1) NEW! Zoning and Infrastructure

All successful Applications will be required to demonstrate zoning, infrastructure (water, sewer, electricity and roads), and Environmental Site Assessment **as of Application Deadline**, for the entire proposed Development site, including all Scattered Sites, if applicable.

Successful Applicants will be required to demonstrate that all of these requirements were met by providing documentation outlined in Exhibit D of this RFA within 21 Calendar Days of the invitation to enter into credit underwriting. To demonstrate that these were in place as of the Application Deadline, the documents must be dated on or before the Application Deadline. The Corporation may **rescind** the award of any Applications that fail to meet this requirement.

8. Required Construction Features

All units are expected must meet all requirements as outlined in the RFA.

a. Federal Requirements and State Building Code Requirements

Note: Section 504 of the Rehabilitation Act of 1973 requirements are met through the Applicant's commitment to meet either the Level 1 or Level 2 requirements described in c. below.

b. General Features

c. Accessibility, Adaptability, Universal Design and Visitability Features

(1) Level 1 Accessibility Requirements in each RFA

(2) Level 2 Accessibility Requirements in each RFA

(3) Applicants that commit to a certain higher percentage of fully accessible units and commit to a certain % above the applicable required percentage of the total units, rounded up, as fully accessible units in accordance with the 2010 ADA Standards for Accessible Design will qualify for the Accessibility Preference used in the funding selection process.

d. Required Green Building Features for all Developments

Required features are outlined in the RFA.

In addition to the required features, proposed Developments must achieve one of the following: Leadership in Energy and Environmental Design (LEED); Florida Green Building Coalition (FGBC); Enterprise Green Communities; or ICC 700 National Green Building Standard (NGBS).

9. Housing Stability Services and Access to Community-Based Services Coordination Experience

This requirement must be met through one of the following:

(a) Applicants that do not meet the requirement described in (b) below may partner with a provider of supportive services that includes Resident Community Based Services Coordination for the intended Demographic. A Non-Profit, within the Applicant entity, that meets the qualifications to provide Resident Community Based Services Coordination, pursuant to this RFA, may partner with the Applicant to provide the Development's Resident Community Based Services

Coordination. The Applicant must provide the properly completed and executed Florida Housing Finance Corporation Resident Community-Based Services Coordination Provider Or Principal Of Resident Community-Based Services Coordination Provider Certification Florida Housing Finance Corporation Services Coordinator or Principal of Services Coordinator Certification form (Form Rev. 10-2021).

- (b) At least one natural person Principal of a Non-Profit entity within the Applicant entity structure must have experience owning and operating a minimum of two Permanent Rental or Permanent Supportive Housing developments that serve the intended Demographic and that provides Resident Community Based Services Coordination. To meet this requirement, Applicants will be required to list the properties and there must be a combined total number of units within the properties that equals no less than 50 percent of the total number of units in the proposed Development.

Note: In credit underwriting, the provider must demonstrate it has been in business and performing Services Coordination for at least five consecutive years before the date of Application submission, and the Applicant must provide the legal contract demonstrating the partnership with the service provider for approval.

10. Funding

a. Corporation Funding

(1) Competitive Housing Credits

The Housing Credit Request Amount cannot exceed the applicable County Category amount stated in the following chart:

County Category	Maximum Request Amounts
RFA 2025-103 Medium Counties	\$3,200,000
RFA 2025-103 Large Counties	\$3,300,000
RFA 2025-106 Medium and Large Counties	\$3,466,500

Note: All proposed Developments in RFAs 2025-103 and 2025-106 qualify for the basis boost.

- (2) SAIL must be requested by all Applicants that commit to the Homeless Households and Persons with a Disabling Condition Demographic Commitment

(a) SAIL

(1) Per Unit Amount

In RFA 2025-103, the SAIL Base Request Amount is limited to \$95,000 per unit.

There is no per unit SAIL Base Request Amount in RFA 2025-106.

(2) Per Development Amount

The SAIL Base Request Amount **plus** the ELI Request Amount is limited to the lesser of the following:

- \$6,250,000 if applying in RFA 2025-103;
- \$6,000,000 if applying in RFA 2025-106 and committing to the Persons with Disabling Conditions Demographic Commitment; or
- 35 percent of the Total Development Cost.

(b) Eligible ELI Request Amount

- Applicants that commit to the Average Income Test are not eligible for ELI Funding, regardless of the Demographic Commitment.
- Additionally, Applicants that commit to serve the Demographic Commitment of Developmental Disabilities are not eligible for ELI Funding.
- Applicants that commit to serve the Homeless Persons or Persons with a Disabling Condition Demographic Commitment and not the Average Income Test are eligible for ELI funding for the required ELI Set-Aside units, not to exceed the lesser of (i) \$1,000,000; or (ii) the maximum amount based on the ELI Set-Aside per unit limits, as outlined in Section Four, A.6. above, for five percent of the total units (total number of units x 0.5, rounded down).

(4) Grant Funding

Applicants that select the Persons with Developmental Disabilities Demographic Commitment may request up to \$5,572,918 in grant funding. There is no additional funding for the required ELI Set-Aside Units.

(5) HOME-ARP Loan Funding for Applicants applying in RFA 2025-103 and all Applicants committing to the Persons with Disabling Conditions Demographic Commitment in RFA 2025-106

All Applicants applying in RFA 2025-103 and all Applicants committing to the Persons with Disabling Conditions Demographic Commitment in RFA 2025-106 will be awarded HOME-ARP Funding for each Required 22% Unit and each Optional 22% Unit, up to the maximums stated in the RFA, using the process outlined in Exhibit H of the RFA.

The HOME-ARP loan shall be a forgivable loan with an interest rate of 0 percent for 30 years. The terms and conditions of the HOME-ARP loans are further outlined in Exhibit H of the RFA.

b. Developer Fee / General Contractor Fee/Operating Deficit Reserve

(1) Developer fee

The Developer Fee is limited to 16 percent of the Development Cost; however, the Corporation will allow Applicants to provide a Developer Fee up to 21 percent of the Development Cost to be stated on the Development Cost Pro Forma, with up to 5 percent of the Development Cost placed in an operating deficit reserve account to be held by the Corporation or its servicer.

(2) General Contractor fee shall be limited to 14 percent of actual construction cost.

- c. Completing the Development Cost Pro Forma
- d. Qualifying Financial Assistance Funding Preference

To qualify for the Qualifying Financial Assistance Preference, the Applicant must meet one of the following requirements:

- (1) Cash Funding equals at least 3 percent of the Applicant's Eligible SAIL Base Request Amount (exclusive of the ELI amount) or Grant Request Amount, as applicable
- (2) Donation of Land by a Local Government

If the Applicant qualifies for this preference through the donation of land and is awarded funding under this RFA, the Applicant will not receive any Corporation funding in excess of the allowable costs outlined in the RFA towards the cost of the land.

Note: In-kind donations, waivers of any fees, and any funding from the Corporation are not considered Qualifying Financial Assistance, although they can be used to help reduce costs in the construction of the proposed Development.

- e. Principal of the Applicant is a Public Housing Authority and/or an instrumentality of a Public Housing Authority

(1) The Applicant has either entered into a land lease with a Public Housing Authority on property where the proposed Development is to be located or the Applicant provided an Option to Enter into a Ground Lease Agreement on property where the proposed Development is to be located; AND the property has an existing Declaration of Trust between the Public Housing Authority and HUD; or

(2) The Applicant is associated with a Public Housing Authority and/or an instrumentality of a Public Housing Authority in the ownership structure. The Applicant should state whether any Principals of the Applicant entity are a Public Housing Authority and/or an instrumentality of a Public Housing Authority and the Public Housing Authority and/or instrumentality of a Public Housing Authority must be reflected on the Principals of the Applicant and Developer(s) Disclosure Form (Form Rev. 05-2019).

- f. Total Development Cost Limitation Tet applied during the credit underwriting and Final Cost Certification Process

Allowances for Higher Costs of Enhanced Safety and Accessibility Features is available as a multiplier in the Total Development Per Unit Limitation requirements for RFA 2025-106.

11. Uniform Relocation Act

The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA) is government-wide legislation which establishes minimum standards for federally-funded programs or projects requiring the acquisition of real property or displacement of persons from the homes, businesses, or farms as a direct result of: Acquisition, Rehabilitation or Demolition. Applicants should be prepared to familiarize themselves with URA & Section 104(d) statutes and regulations at 49 CFR 24 (URA), 24 CFR 42 (104(d)), 24 CFR 570 (CDBG) and Section 414 of the Stafford Act.

The URA is triggered at site identification or intended use of federal funds.

E. Impact Scoring

The following Impact Scoring section allows for Applicants to provide detailed responses about the Development. Each response must address the specific criteria identified in the corresponding description. When scoring responses, Florida Housing will only consider the written responses provided in Exhibit A. When assigning points for each section, only the response for that particular requirement will be considered. Information in other Impact Scoring sections will not be considered. It is recommended to account for all criteria for each response, even if it requires repeating information in multiple narrative responses.

Impact Scoring Description – Eligibility

Applicants must write a narrative describing the population and subpopulation(s) to be served. This information will be considered by the Corporation when reviewing and scoring how the following Impact Scoring sections will assist the intended residents.

Impact Scoring Descriptions - Point Items

- Operating/Managing Experience
- Access to Community-Based Services and Resources
- Assist Intended Residents in Meeting their Housing Stability and Self-Sufficiency Needs, Goals and Expectations
 - Permanent Housing Stability
 - Self-Sufficiency
- Involvement in the Local Homeless Resources Network – used in RFA 2025-103, and in RFA 2025-106 when scoring Developments that will serve Persons with Disabling Conditions.

Applications must achieve at least 87.5 percent of the total amount of points available to be eligible for funding.

Funding Selection Process

The highest scoring Applications will be determined by first sorting together all eligible Priority 1 Applications in the following order:

- a. First, by Operating/Managing Experience Points Preference (Preference will be given to Applications that achieve at least 90% of the total points available for this item)
- b. Next, by the Involvement in the Local Homeless Resources Network Points Preference, (Preference will be given to Applications that achieve at least 90% of the total points available for this item)

Although this is a point item in RFA 2025-103 and in RFA 2025-106 when scoring Developments that will serve Persons with Disabling Conditions, this tie-breaker is only used in the selection process for RFA 2025-103.

- c. Next, by the Accessibility Preference;
- d. Next, by the Qualifying Financial Assistance Funding Preference;
- e. Next, by the Application's A/B Leveraging Classification;
- f. By the Application's eligibility for the Florida Job Creation Funding Preference; and
- g. By lottery number.

This will first be applied to all Priority 1 Applications, followed by Priority 2 Applications.

Goals

RFA 2025-103

- RFA 2025-103 includes a goal to fund at least one Homeless Development in the North Florida and South Florida Regions, with a preference to fund at least one Homeless Development in a Large County and a Medium County.
- There is a preference that the Applications selected to meet the goals are Priority 1 Applications.

RFA 2025-106

RFA 2025-106 includes a goal to fund one Development that selected the Demographic Commitment of Persons with Developmental Disabilities, with a preference that it be a Priority 1 Application.

Credit Underwriting Process

Exhibits to RFA

Exhibit A – Application

Exhibit B – Definitions used in RFA that are not defined in Rule

Exhibit C – Additional Information

1. Total Development Cost Per Unit Limitation methodology used in credit underwriting and final cost certification
2. Leveraging Classification methodology
3. Florida Job Creation Funding Preference
4. Fees
5. Additional Requirements

Exhibit D – Timeline

Exhibit E – Intentionally Omitted

Exhibit F – Intentionally Omitted

Exhibit G - Tenant Selection Requirements

Exhibit H – Credit Underwriting Procedures for the HOME-ARP Forgivable Loan

Exhibit I of RFA 2025-106 – Grant Funding Terms and Conditions

Other Important Information

1. Public comment link on each RFA Webpage for viewing and submitting public comments
2. Question and Answers process outlined in Section Three, D. of the RFA

Expected Timeline

<i>Issue RFAs:</i>	<i>October 17, 2024</i>
<i>RFA Due Date:</i>	
<i>RFA 2025-103</i>	<i>January 21, 2025</i>
<i>RFA 2025-106</i>	<i>February 4, 2025</i>
<i>Pre-Application Meetings :</i>	
<i>Deadline to request a meeting</i>	<i>November 7, 2024</i>
<i>Deadline to hold a meeting</i>	<i>December 11, 2024</i>
<i>Review Committee Meeting</i>	
<i>(make recommendations to Board):</i>	<i>March 11, 2025</i>
<i>Request Board Approval of Recommendations:</i>	<i>March 28, 2025</i>