

**From:** [Alison Colvard](#)  
**To:** [Jean Salmons](#)  
**Subject:** Fwd: Follow up to 3/30/23 workshop regarding RFA 2023-108 HC And RRLP For Homeless Persons In Hurricane Ian And Nicole Impacted Counties  
**Date:** Wednesday, April 5, 2023 4:40:35 PM

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Jean,

Greetings! I asked the below question during the workshop and would like to follow up with respect to the below response.

It has only been since 2023 that elevators have been added to special needs RFA's as noted below. While there are some special needs populations that may have more disabled persons, homeless is not traditionally one of them from the information and boots on the ground that we have seen. For example, we are currently leasing up a 50% homeless set-aside, and only one (1) of the applicants is disabled (for 36 available units), which is easily served by the first floor units in the 3 story non-elevator buildings. The remainder have had no disability need that would necessitate an elevator. Disabling conditions involves more emotional needs applicants, again less needing an elevator, even a DD application that I submitted and was funded and leased up for years has two story buildings with no issues in being able to serve the limited number of applicants needing first floor units because of a physical disability. In the event of an emergency, a developer would want anyone needing a wheelchair or physically disabled to be in first floor units so there are no issues evacuating someone from a building. With the drastic increases in construction costs, we are just trying to understand why something that has not been an issue was changed to include additional costs for elevators that are not realistically needed. This is not including for an elderly community, that is a different subject and not necessarily a special needs discussion.

Thank you for your consideration.

Alison

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-----Original Message-----

**From:** Multifamily Allocations <Multifamily.Allocations@FLORIDAHOUSING.ORG>  
**To:** MULTIFAMILYPROGRAMS@LISTSERV.FLORIDAHOUSING.ORG  
**Sent:** Wed, Apr 5, 2023 1:28 pm  
**Subject:** Follow up to 3/30/23 workshop regarding RFA 2023-108 HC And RRLP For Homeless Persons In Hurricane Ian And Nicole Impacted Counties



On March 30, 2023, Florida Housing held a webinar for RFA 2023-108 Housing Credit And RRLP Financing For Homeless Housing Developments Located In Medium And Large Counties Affected By Hurricane Ian And Nicole. During the workshop, a question was raised about an RFA requirement that states "A residential building that consists of more than one story is not prohibited if there is a minimum of one elevator per residential building provided for all residential units that are located on a floor higher than the first floor."

This language has been a requirement for Developments that served Elderly residents in general occupancy RFAs for many years. This language was also included in RFAs 2023-102 SAIL Financing For Smaller Permanent Supportive Housing Developments For Persons With Special Needs, RFA 2023-103 Housing Credit And SAIL Financing To Develop Housing For Homeless Persons, and RFA 2023-106 Financing To Develop Housing For Persons With Disabling Conditions / Developmental Disabilities because Developments funded within these RFAs all must include a large portion of units for Persons with Special Needs. The language was included in RFA 2023-108 for the same reason.

Documents regarding RFA 2023-108 and a recording of the workshop can be found on the webpage <https://www.floridahousing.org/programs/developers-multifamily-programs/competitive/2023/2023-108>.

The Corporation expects to issue RFA 2023-108 on April 11, 2023 and have an Application Deadline of 3:00 p.m. on April 27, 2023.

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