

**Florida Housing Finance Corporation**  
**Workshop Agenda**  
**RFA 2015-101 - SAIL Financing for Smaller Permanent Supportive Housing Developments**  
**For Persons With Special Needs**  
**227 N. Bronough Street, 6<sup>th</sup> Floor Seltzer Conference Room,**  
**Tallahassee, FL**  
**And via phone #1 888 339.2688, passcode #866 140 28**  
**December 9, 2014, 1:30 p.m., Eastern Time**

This Request for Applications (RFA) is open to Non-Profit Applicants proposing the New Construction or Acquisition and Moderate Rehabilitation/Substantial Rehabilitation to create new Permanent Supportive Housing for Persons with Special Needs as defined in Section 420.0004(13), F.S. Section 420.0004 (13), Florida Statutes, defines “Person with special needs” as an adult person requiring independent living services in order to maintain housing or develop independent living skills and who has a disabling condition; a young adult formerly in foster care who is eligible for services under section 409.1451(5), Florida Statutes; a survivor of domestic violence as defined in section 741.28, Florida Statutes; or a person receiving benefits under the Social Security Disability Insurance (SSDI) program or the Supplemental Security Income (SSI) program or from veterans’ disability benefits.

Florida Housing Finance Corporation (the Corporation) expects to offer an estimated \$9,366,000, comprised of the Persons with Special Needs demographic portion of the SAIL funding appropriated by the 2014 Florida Legislature, plus additional funding for Extremely Low-Income Units (ELI funding).

The Corporation proposes to limit Developments applying for financing through this RFA to between 10 and 30 units. Group homes, Assisted Living Facilities, and other specialized licensed residential facilities, or units within a condominium complex are not eligible for funding.

The Corporation is soliciting applications from qualified Non-Profit Applicants that commit to provide housing in accordance with the terms and conditions of this RFA, inclusive of Exhibits A, B, and C, applicable laws, rules and regulations, and the Corporation’s generally applicable construction and financial standards.

**Outline of Proposed Application Criteria**

**1. Available SAIL Funding**

- a. Expected total funding amount: estimated SAIL funding of up to \$9,366,000, plus Extremely Low-Income (ELI) funding.
- b. Permanent Supportive Housing means Affordable rental housing that is leased for continued occupancy for as long as the tenant complies with lease requirements. The lease shall have no limits on length of tenancy related to the provision or participation in supportive services. Permanent Supportive Housing shall facilitate and promote activities of daily living, access to community-based services and amenities, and inclusion in the general community. Permanent Supportive Housing shall strive to meet the needs and preferences of the focus households.

c. Eligibility

- (1) This Request for Applications (RFA) is open to Non-Profit Applicants proposing the New Construction or Acquisition and Moderate Rehabilitation/Substantial Rehabilitation to create new Permanent Supportive Housing for Persons with Special Needs.
- (2) Florida Housing proposes to limit Developments applying for financing through this RFA to between 10 and 30 units.
- (3) Group homes, Assisted Living Facilities, and other specialized licensed residential facilities, or units within a condominium complex are not eligible for funding.

**2. Demographic, Income and Affordability Commitments**

a. Demographic Commitment

- (1) Applicants must commit to provide 80 percent of the total Units in the proposed Development to Persons with Special Needs.
- (2) Applicants must specify the defined Persons with Special Needs population(s) that the Applicant proposes to serve:
  - (a) adult person requiring independent living services in order to maintain housing or develop independent living skills and who has a disabling condition;
  - (b) a young adult formerly in foster care who is eligible for services under section 409.1451(5), Florida Statutes;
  - (c) a survivor of domestic violence as defined in section 741.28, Florida Statutes; and/or
  - (d) a person receiving benefits under the Social Security Disability Insurance (SSDI) program or the Supplemental Security Income (SSI) program or from veterans' disability benefits.
- (3) Applicants must describe the Persons with Special Needs population(s) to be served. For the Corporation to better understand the proposed Development, Applicants must also include a description of the subpopulation(s) of the individuals and/or families residing and/or intended to reside in the Development. For example, a subpopulation of Persons with a Disabling Condition may be chronically homeless persons with mental illness or veterans with brain or spinal cord injuries. Applicants must provide a detailed description of the resident household characteristics, needs and preferences of the intended residents and how the proposed Development will meet these needs and preferences. This information will be considered by the Corporation when reviewing and scoring how the Applicant's responses to scored sections of the RFA will assist the intended residents.

- b. Income Set-aside Commitment: 100% of the units must be set aside for households with incomes at or below 60% of area median income (AMI), of which at least 25% of the units must be set aside as Extremely Low-Income (ELI) units.
- c. Affordability Period
  - (1) Applicants must irrevocably commit to the demographic commitment for a minimum of 30 years.
  - (2) Applicants must irrevocably commit to the income set-aside commitment for a minimum of 30 years, except that applicants must irrevocably commit to the ELI set-aside commitment for a minimum of 15 years. After 15 years all of the ELI Set-Aside units may convert to serve residents at or below 60 percent AMI.

### **3. Applicant Information**

- a. Name of Non-Profit Applicant entity formed for the proposed Development. Although only Non-Profit Applicant entities may apply, the entity may be comprised of a joint venture between a Non-Profit entity(ies) and For-Profit entity(ies), if the Non-Profit Applicant entity owns at least 51 percent of the ownership interest in the Development and will receive at least 50 percent of the Developer fee.
- b. Documentation required
  - (1) IRS Determination letter demonstrating that the Applicant qualifies as a 501(c)(3) or 501(c)(4) as of Application Deadline;
  - (2) Articles of Incorporation demonstrating that, as of Application Deadline, one of the purposes of the Applicant entity is to foster affordable housing; and
  - (3) Evidence that Non-Profit Applicant is a legally formed entity qualified to do business in the state of Florida as of the Application Deadline.
- c. Applicants are encouraged to submit the required Principals of the Applicant entity and for each Developer entity early for the Corporation's pre-approval. Applicants may submit the Principals of the Applicant entity to the Corporation between January 12 and January 26, 2015. A webboard notice will be sent to outline the process.

### **4. General Development Information**

- a. Development Category:
  - (1) New Constructionor
  - (2) Acquisition and Substantial/Moderate Rehabilitation (acquisition and less than 50% of the units are new construction). The Applicant is eligible to select this Development Category only if it expects to acquire the existing Development, finance the rehabilitation work, and maintain ownership of the Development after the rehabilitation work is completed.

b. Development Type

- (1) Garden (a building comprised of 1, 2 or 3 stories, with or without an elevator); and/or
- (2) Townhouses.

Note: Per 67-48.002(102), F.A.C., a SAIL Development means a residential development comprised of one (1) or more residential buildings, each containing five (5) or more dwelling units and functionally related facilities, proposed to be constructed or substantially rehabilitated with SAIL funds for Eligible Persons.

c. Number of Units

- (1) The minimum is 10 Units and the maximum is 30.
- (2) Units must consist of any mix of zero (0) bedrooms, one (1) bedroom or two (2) bedrooms only.
- (3) Two bedroom units may consist of Shared Housing as defined below:

“A rental dwelling unit that is shared by Persons with Developmental Disabilities who are not related or significant others. Each Resident must have non-exclusive access to shared living space, consisting at a minimum of a kitchen and a living/dining area. Each Resident in a Shared Housing Unit shall sign a separate lease and shall be considered a separate household for the purposes of determining compliance with set-aside commitments, income eligibility, and rent payments.”

- (4) ELI Units must be proportionately distributed across each Unit Mix (e.g., proportional to the number of zero (0) bedroom Units, one (1) bedroom Units, number of two (2) bedroom Units in the Development).

**5. General Developer Information**

- a. Name of each Developer
- b. Documentation that each Developer (that is not a natural person) is a legally formed entity qualified to do business in the state of Florida as of the Application Deadline.
- c. Demonstrate that the Developer has experience in developing at least two (2) affordable housing developments since 1991.

**6. Site Control**

- a. Eligible purchase contract – Buyer must be Applicant for this proposed Development; evidencing a closing date for the purchase that does not expire prior to a date that is six (6) months after the Application Deadline; and/or
- b. Recorded Deed – Applicant must be sole grantee; and/or
- c. Lease – Applicant must be Lessee; term at least 30 years after Application Deadline

## 7. Ability to Proceed

The Applicant must demonstrate the following Ability to Proceed elements as of Application Deadline, as outlined below:

- a. Status of Site Plan Approval;
- b. Appropriate Zoning;
- c. Availability of Electricity;
- d. Availability of Water;
- e. Availability of Sewer; and
- f. Availability of Roads.

The Florida Housing Ability to Proceed Verification forms (Form Rev. 11-14) are provided on the Corporation's Website

<http://www.floridahousing.org/Developers/MultiFamilyPrograms/Competitive/2015-101/> (also accessible by clicking [here](#)).

## 8. Required Design and Construction Features

- a. Federal Requirements and State Building Code Requirements:

All units of the proposed Development must meet all federal requirements and state building code requirements, including, but not limited to, the following:

- 2012 Florida Accessibility Code for Building Construction as adopted pursuant to Section 553.503, Florida Statutes;
- The Fair Housing Act as implemented by 24 CFR 100; and
- Titles II and III of the Americans with Disabilities Act of 1990 as implemented by 28 CFR 35, incorporating the most recent amendments, regulations and rules.

- b. All proposed Developments must provide:

- Termite prevention and pest control throughout entire Compliance Period;
- Full-size stove/range for all Units; and
- Community Building/dedicated space that includes:
  - At least one private office space with a door for resident purposes; and
  - At least one enclosed training room with a door for resident purposes to conduct group training and educational activities for residents.

- c. All proposed Developments must include:

General Features:

- Window covering for each window and glass door inside each Unit; and

- On-site laundry facility with a minimum of 1 Energy Star qualified washer and 1 dryer for every 15 Units.

d. Green Building, Accessibility, Adaptability, Universal Design and Visitability Features:

If the proposed Development meets the definition of Scattered Sites, all features committed to and proposed by the Applicant that are not Unit-specific shall be located on each of the Scattered Sites.

(1) Accessibility, Adaptability, Universal Design and Visitability Features

(a) Applicants of proposed New Construction and Rehabilitation Developments that select a Demographic population or subpopulation who are Persons with a Disabling Condition who have physical or mobility impairments shall be required to provide the following construction features:

- A minimum of 25 percent of the total Units shall be on an accessible route and be accessible in accordance with the 2010 ADA Standards for Accessible Design. These fully accessible Units shall provide mobility features that comply with the residential dwelling Units provision of the 2010 ADA Standards for Accessible Design. At least 10 percent of the total Units shall be accessible to persons with visual and hearing impairments in accordance with the 2010 ADA Standards for Accessible Design. The Units that are accessible to persons with visual and hearing impairments shall comply with the communication features described for Residential Dwelling Units with Communication Features in the 2010 ADA Standards for Accessible Design. The 2010 ADA Standard for Accessible Design can be found at <http://www.ada.gov/regs2010/2010ADASTandards/2010ADASTandards.htm> (also accessible by clicking [here](#)).
- Primary entrance door shall have a threshold with no more than a ½-inch rise;
- All door handles on primary entrance door and interior doors must have lever handles;
- Lever handles on all bathroom faucets and kitchen sink faucets;
- Toilets must be 17 inches to 19 inches in height as measured from the finished floor to the top of the toilet seat; and
- Mid-point on light switches and thermostats shall not be more than 48 inches above finished floor level.

(b) Applicants of Proposed New Construction and Rehabilitation Developments that select a Demographic population or subpopulation of Persons with Special Needs who do not have physical or mobility impairments shall be required to provide the following construction features:

- A minimum of 5 percent of the total Units shall be fully accessible in accordance with the 2010 ADA Standards for Accessible Design. These

fully accessible Units shall provide mobility features that comply with the residential dwelling Units provision of the 2010 ADA Standards for Accessible Design. At least 10 percent of the total Units shall be accessible to persons with visual and hearing impairments in accordance with the 2010 ADA Standards for Accessible Design. The Units that are accessible to persons with visual and hearing impairments shall comply with the communication features described for Residential Dwelling Units with Communication Features in the 2010 ADA Standards for Accessible Design. The 2010 ADA Standard for Accessible Design can be found at <http://www.ada.gov/regs2010/2010ADASTandards/2010ADASTandards.htm> (also accessible by clicking [here](#)).

- Primary entrance door shall have a threshold with no more than a ½-inch rise;
- All door handles on primary entrance door and interior doors must have lever handles;
- Lever handles on all bathroom faucets and kitchen sink faucets;
- Toilets must be 17 inches to 19 inches in height as measured from the finished floor to the top of the toilet seat; and
- Mid-point on light switches and thermostats shall not be more than 48 inches above finished floor level.

(c) All rehabilitation units that are located on an accessible route must incorporate all items in the List of Accessibility, Adaptability, Universal Design and Visitability Features to the maximum extent feasible within the scope of the rehabilitation work planned by the Applicant. The maximum extent feasible shall be determined by the scope of work and the construction features that are affected by the rehabilitation work. Any major change affecting the features such as remodeling, renovation, rearrangement of structural parts or walls or full-height partitions requires compliance with accessibility requirements above. For the purposes of this RFA, normal maintenance, re-roofing, painting or wallpapering, or changes to mechanical and electrical systems are not considered alterations. Where an alteration affects a construction feature, accessibility is required to the maximum extent feasible.

(2) Green Building Features:

- Low or No-VOC paint for all interior walls (Low-VOC means 50 grams per liter or less for flat paint; 150 grams per liter or less for non-flat paint);
- Low-flow water fixtures in bathrooms—WaterSense labeled products or the following specifications:
  - o Toilets: 1.6 gallons/flush or less,
- Faucets: 1.5 gallons/minute or less,
- Showerheads: 2.2 gallons/minute or less;
- Energy Star qualified refrigerator;
- Energy Star qualified dishwasher;
- Energy Star qualified washing machine, if provided;

- Energy Star qualified exhaust fans in all bathrooms; and
- In-unit air conditioning: Minimum SEER of 14. Packaged units are allowed in studios and one bedroom units with a minimum of 11.7 EER.

**9. Resident Community-Based Services Coordination (Mandatory)**

- The provision of community-based services coordination will be the responsibility of the Applicant;
- Community-based services shall include supportive services such as outreach, information and referral services, benefits counseling, community-based services planning and coordination, and/or other related supportive services that are appropriate to the intended Residents of the Development;
- Community-based supportive services must be oriented to the needs and preferences of each intended Resident in assisting them to access services related to health care, independent activities of daily living, employment, income and housing;
- Focus shall be to assist Residents not receiving community-based services coordination by another program and/or agency, as well as to assist those Residents who need additional assistance with coordination of community-based services;
- May be provided in conjunction with public and/or private partnerships as approved by the Corporation in credit underwriting;
- The approved provider of the services coordination must have a minimum of three (3) years' experience administering and providing supportive services that are appropriate to the intended Residents of the Development;
- The approved provider of the services coordination shall make available, at credit underwriting, information demonstrating its mission, qualifications, experience, agreements and/or contracts with state and federal supportive services programs, professional staffing and experience in serving the intended Residents of the Development.
- Community-based services coordination shall be offered and made available to the Residents initially and regularly and Resident participation shall be voluntary;
- Resident participation shall not be a requirement for new or continued residency;
- The Applicant shall commit to submit a services coordination plan at credit underwriting.
- The services coordination plan shall adhere to guidelines developed by the Corporation, in conjunction with state agencies, or their designee(s), that administer publicly funded supportive services for the intended Residents.

**10. Scored Items**

- a. Operating/Managing Permanent Supportive Housing Experience
- (1) If the Applicant intends to manage the Development, describe the Applicant's experience in operating and managing Permanent Supportive Housing, including performing operations and management functions specific to the needs of the intended Residents.
  - (2) If the Applicant does not have experience or if the Applicant expects to use a management company, the Applicant must provide the name of the



experienced entity that will act as the management company and describe the management company's experience in operating and managing Permanent Supportive Housing, including length of time spent operating and managing Permanent Supportive Housing and experience performing operations and management functions specific to the needs of the intended Residents.

- (3) Providing only a list of Permanent Supportive Housing Developments and/or Units will not be a sufficient description of experience for any Applicant or the management company.

b. Outreach, Marketing and Tenant Selection

- (1) The Applicant shall develop and implement a plan for tenant outreach, marketing, referral and selection as approved by the Corporation during the credit underwriting process.
- (2) To achieve points for this section, the Applicant must describe the outreach and marketing activities, beyond those required in the Fair Housing Act as implemented by 24 CFR Part 100, that will be conducted initially and on a continuing basis to market the Development to the intended individuals and families with special needs and will be used to develop and retain a pool of prospective residents. Specify any community organizations or agencies that the Applicant will work with to establish and manage a system of referring persons served by these entities to the Development for tenancy. Describe the persons to be referred, the system or process of referring these persons, and related Best Practices to be used in implementation. Describe how the pool of prospective residents will be selected for tenancy.

c. Percentage of Units with Project-Based Vouchers

- (1) Applicants may receive scoring points for executing a formal agreement with a Public Housing Agency or Public Housing Authority to allocate HUD Section 8 Housing Choice Project Based Vouchers to the Development to serve eligible households;
- (2) The agreement must be executed by Application submission and the Housing Choice Project Based Vouchers dedicated and in place to be used by residents of the Development by the receipt of the Certificate of Occupancy;
- (3) The Public Housing Agency or Public Housing Authority shall have jurisdiction for administering the Housing Choice Project Based Vouchers in the community where the Development is located;
- (4) A Development utilizing Housing Choice Project Based Voucher subsidies for a Unit may not receive ELI funding for the same Unit;
- (5) Applicants shall receive points for the demonstration of the commitment of Project Based Vouchers for at least 30% of the Development's total Units.

- (6) How long should the commitment be for Project Based Vouchers in order to receive points?

d. Access to Community-Based Services and Resources

The ability of the intended Residents described by the Applicant to effectively and efficiently access community-based services and resources is vital to assist these households in obtaining and maintaining choice, independence and full inclusion in the community. As specified in each section below, provide a description of the Applicant's plan to provide access to general community services including retail stores, recreation venues, and educational opportunities, as well as specific supportive services and resources that address the needs of the intended Residents described in question including healthcare centers and job-skills programs. If the Development consists of Scattered Sites, the Applicant must describe how the Applicant will address access to community services for all Residents on all sites. In addition to the specific criteria for each section below, Applicant responses to these items will be evaluated based on the following criteria: (i) improvement to Residents' health, safety, stability, education and employment capacities, and quality of life; and (ii) improvement to Residents' ability to effectively utilize living skills to successfully live in the community.

All Applicants may be awarded points for providing the following information:

- (1) Describe the general community-based services and resources that will be accessible to Residents, such as shopping for groceries, medicine, clothing, and other household and personal items. Include other services such as public schools, higher education, training and employment. Describe the public and/or private transportation options that will be available to Residents of the proposed Development to ensure access to the described services and resources. The description should specify the variety of these services and resources that will be available, including the Development's physical proximity to each of these services. The description should also include information regarding any community-based services available to assist an intended Resident to access these services, if assistance is needed.
- (2) Describe access to community-based resources and services to address the specific healthcare and/or supportive services needs of each intended Resident described in question B.2., including, but not limited to, health and dental care, wellness programs, supported living coaching, counseling, and education or training. The description should specify which services and resources are provided on the Development's site and which are available/provided at a location(s) in the community. The physical proximity of the services and resources that are off-site to the Development should be described in the response. The Applicant should also describe the public and/or private transportation options that will be available to Residents of the proposed Development to ensure access to the described resources and services.

- e. Approach toward Income and Credit Status of Intended Individuals and Families Applying for Residency
  - (1) Due to many of the intended residents' low incomes and lack of stability in the community, they often have issues that affect their ability to meet the income and credit requirements for residency in safe and decent rental housing. For points, the Applicant may describe any selection criteria policies or approaches that will be used by the Applicant's property management to assist in determining a prospective resident household's eligibility for tenancy that takes into consideration a prospective household's income and credit histories that normally affect their ability to lease safe and decent rental housing. The Applicant should also describe how the Applicant manages or will manage an approval for residency process that is broad and welcoming to new residents while it appropriately manages the safety of current residents and the operational success of the property.
  - (2) Do you have any suggestions related to considerations or criteria in scoring this item?

**11. Funding:**

- a. Maximum SAIL Request Amount is limited to:
  - (1) The lesser of \$190,000 per unit or \$4,683,000 per Development
  - (2) The SAIL loan shall be non-amortizing and shall have an interest rate of 0 percent. The terms and conditions of the SAIL loan are further outlined in 67-48, F.A.C.
- b. ELI Loan
  - (1) All Applications are eligible for ELI gap funding for the required ELI Set-Aside units, not to exceed 25 percent of the total units for Applications.
  - (2) The funding will be in the form of a forgivable loan in an amount per ELI Set-Aside unit that is dependent upon the proposed Development's unit mix and the county where the proposed Development is located.
  - (3) The ELI Set-Aside units must be distributed across the unit mix on a pro-rata basis. To ensure this, a worksheet will be made available on the Corporation's Website
- b. Developer Fee / General Contractor (GC) Fee
  - (1) Developer fee limited to 21% of Development Cost. However, an amount equal to the difference between the Developer fee and an amount equal to 16 percent of Development Cost must be placed in an operating subsidy reserve account to be held by the Corporation or its servicer. Any disbursements from said operating subsidy reserve account shall be reviewed and approved by the Corporation or its servicer. Upon the expiration of the Compliance Period, any

remaining balance may be drawn to pay down any outstanding loan debt on the proposed Development. If there is no Corporation loan debt on the proposed Development at the end of the Compliance Period, then any remaining balance in said operating subsidy reserve account shall be placed in a replacement reserve account for the proposed Development. In no event shall the remaining balance in said operating subsidy reserve account be paid to the Developer.

The Corporation will allow up to 100 percent of the eligible Developer fee to be deferred and used as a source on the Development Cost Pro Forma without the requirement to show evidence of ability to fund.

(2) GC fee limited to 14% of actual construction cost

c. Other Non-Corporation Funding Proposals

Unless stated otherwise within this RFA, in order for funding, other than the Eligible SAIL Request Amount, Eligible ELI Loan Request Amount, and deferred Developer fee, to be counted as a source on the Construction/Rehab and/or Permanent Analysis, the Applicant must provide documentation of all financing proposals from both the construction and the permanent lender(s), and other sources of funding. The financing proposals must meet the criteria in the RFA.

d. Per Unit Rehabilitation Funding Preference

Applications must reflect a rehabilitation amount of at least \$25,000 per unit to qualify for the preference

**12. Fees**

**13. Other eligibility conditions**

The Corporation will reject any competitive Application submittal and no action will be taken to score the Application if any of the following submission requirements are not met: (i) the Application is not submitted online by the Application Deadline, (ii) the required number of hard copies are not submitted by the Application Deadline, (iii) the Applicant's hard copy submission is not contained in a sealed package, (iv) the required Application fee is not submitted as of Application Deadline, or (v) the proposed Development is not eligible for funding under this RFA because it meets the criteria outlined in paragraph 67-48.018(1)(a) and/or (b), F.A.C., and/or it meets the criteria outlined in paragraph 67-48.023(1)(c), F.A.C. and does not meet one of the stated exceptions.

An Application will be deemed ineligible to be considered for funding if, as of the close of business the day before the Committee meets to make a recommendation to the Board, either of the following occurs:

- a. An Applicant or Developer or Principal, Affiliate or Financial Beneficiary of the Applicant or Developer has received an award of any funding from Florida Housing Finance Corporation prior to January 1, 2010, and the funding either (i) has not closed and has not been returned to the Corporation; and/or (ii) has closed since October 1, 2014, but no funding has been drawn as of January 1, 2015;

and/or

- b. There are any financial obligations for which an Applicant or Developer or Principal, Affiliate or Financial Beneficiary of the Applicant or Developer is in arrears to the Corporation or any agent or assignee of the Corporation as reflected on the most recently published Past Due Report posted to the Corporation's Website under the link Property Owners & Managers/Past Due Reports, but not more recently than five (5) business days prior to the date the Committee meets to make a recommendation to the Board.

#### **14. Funding Selection**

- a. Tie-Breakers:
  - (1) Qualifying Financial Assistance - To qualify for the Qualifying Financing Assistance Preference, the Applicant must state the amount of cash loans, cash grants and/or cash on hand ("Cash Funding") from local or other non-Corporation sources (all of which for purposes of this provision will be considered to be "Qualifying Financial Assistance"). If the Qualifying Financial Assistance sources are equal to at least 3 percent of the Applicants' Eligible SAIL Request Amount, the Applicant will receive a funding preference
  - (2) Per Unit Rehabilitation Funding Preference (\$25,000 rehab. expense per unit)
  - (3) Leveraging of SAIL funding per unit
  - (4) Florida Job Creation Preference
  - (5) Lottery
- b. County Award Tally - As each Application is selected for tentative funding, the county where the proposed Development is located will have one (1) Application credited toward the County Award Tally.
- c. Florida Housing is considering strategies in this RFA to encourage development of Permanent Supportive Housing in areas of the state where we have previously not financed or have financed very few Permanent Supportive Housing units compared to other areas.

#### **15. RFA Timeline and Next Steps**

- a. Expected Publication Date of draft RFA
- b. Expected Issue Date – January 7, 2015
- c. Dates that Applicants may submit the required Principals of the Applicant entity and for each Developer entity - January 12 – January 26, 2015
- d. Expected RFA Due Date – February 16, 2015