

**Florida Housing Finance Corporation
Request for Applications (RFA) to Develop Permanent Supportive Housing
for Persons with Developmental Disabilities**

**Tampa Airport Marriott/Tampa International Airport
4200 George J. Bean Parkway
Tampa, FL 33607
August 8, 2013**

Discussion Agenda

1. Overview and Purpose of this funding opportunity

a. Objectives:

1. Meet Legislative intent
2. Fund permanent supportive housing to meet the needs of Persons with Developmental Disabilities
3. Ensure developments are financially feasible and sustainable
4. Provide housing for Persons with Developmental Disabilities that is affordable and has long-term commitments to serve these individuals
5. Promote linkage between housing and community-based supportive services as well as resident inclusion in their community

b. Timeframes for issuance, selection and expending funds

2. Allocation of Funding

a. Allocation intent and objective - provide opportunities to support various permanent supportive housing options across the State, including retrofits of CRHs

b. \$4 million for smaller developments

1. \$3.5 million to add units to the supply
2. \$500,000 to retrofit existing Community Residential Homes (CRHs)

c. \$6 million for larger developments

2. Housing Types to Be Funded

a. Smaller Developments

1. Creating additional small properties, including APD licensed Community Residential Homes (CRHs) serving 1-6 persons

2. Retrofitting existing APD-licensed CRHs serving 1-6 persons. Funding to be used for life safety/security, accessibility and adaptability, or energy efficiency
 3. Will there be any barriers to residents of non-CRH small developments being eligible for publicly funded supportive services?
- b. Larger Developments – Creating additional housing in developments of 30 to 100 units of Permanent Supportive Housing

Smaller Developments

3. Funding Selection and Limits for Smaller Developments

- a. Prioritize funding housing in as many different counties as possible
- b. Per development funding limits
 1. Addition of Units
 2. Retrofits of CRHs
- c. Should there be funding restrictions in areas that have high vacancy rates for similar existing housing? If so, what should be the criteria to determine restrictions?

4. Set-Aside Commitments for Smaller Developments

- a. 100 percent of development's units must serve persons with developmental disabilities. Does this restrict on-site management or care attendants?
- b. At least 80 percent of the units must be rented to persons with incomes at or below 60 percent of area median income
- c. Percentage of total units for ELI households depends on the number of beds/unit;
- d. Affordability period – 20 years

5. Concurrence with relevant APD licensing requirements for CRH units

- a. Physical plant standards
- b. Resident rights and responsibilities
- c. Additional requirements proposed by Florida Housing such as Visitability features and Resident Services Coordination.

- d. Florida Housing is working to distinguish the differences between a resident/provider agreement and a traditional landlord/tenant lease in order to appropriately address resident rights and responsibilities, privacy standards, noticing and management issues.

6. Leveraging for Smaller Developments

- a. No leveraging required
- b. If needed, leveraging will be used as a tie-breaker – preference to applicants that demonstrate use of funding sources from local or other sources that equal to at least 10 percent of the total grant request, and the applicant that requests the lowest dollar amount of grant funding from Florida Housing per housing unit.

7. Applicant Qualifications and Experience for Smaller Developments

- a. Private non-profit formed as 501(c)3 organization since August 1, 2012, whose primary mission includes serving Persons with Developmental Disabilities
- b. Permanent supportive housing development experience
- c. Permanent supportive housing operations and management experience
- d. Are the proposed housing development and management experience approaches and requirements sufficient to address the permanent supportive housing needs of Persons with Developmental Disabilities?

8. Resident Services for Smaller Developments for Smaller Developments

- a. Resident community services coordination
- b. Should Florida Housing require any other resident services?
- c. Optional supported employment program

9. Access to Community-Based Services and Amenities for Smaller Developments

- a. General services and amenities
- b. Specific to healthcare and supportive services
- c. Proximity and/or access assistance
- d. Resident inclusion in the community and opportunities for employment are priorities

10. Ability to Proceed for Smaller Developments

Larger Developments

11. Funding Selection and Limits for Larger Developments

- a. Per development funding limits per funding resources requested
- b. Funding selection methods

12. Type of Housing Requirements for Larger Developments

- a. No Units in the development shall be larger than 4-bedroom Units and no more than 20 percent of the total Units in the development shall be larger than 3-bedroom Units
- b. No more than 135 bedrooms
- c. Selected applicants may designate some or all bedrooms as SRO units at credit underwriting. Bedrooms designated as SRO units must remain as SRO units through the affordability period committed to by the applicant

13. Set-Aside Commitments for Larger Developments

- a. The applicant must commit to rent at least 80 percent of the total Units to Persons with Developmental Disabilities
- b. At least 80 percent of the total Units must be rented to persons or households with incomes at or below 60 percent of the area median income
- c. At least 25 percent of the total Units must be set aside to serve ELI persons
- d. Affordability period

14. Leveraging for Larger Developments

- a. No leveraging required
- b. If needed, leveraging will be used as a tie-breaker – preference given to applicants that demonstrate use of funding sources from local or other sources that equal to at least 10 percent of the total grant request, and the applicant that requests the lowest dollar amount of grant funding from Florida Housing per housing unit

15. Applicant Qualifications and Experience for Larger Developments

- a. Private non-profit formed as 501(c)3 organization since August 1, 2012, whose primary mission includes serving Persons with Developmental disabilities

- b. Permanent supportive housing development experience, related to funding resources requested
- c. Permanent supportive housing operations and management experience
- d. Are the proposed housing development and management experience approaches and requirements sufficient to address the permanent supportive housing needs of Persons with Developmental Disabilities?

16. Resident Services for Larger Developments

- a. Resident community services coordination
- b. Manager on-site 24/7
- c. Optional supported employment program
- d. Should Florida Housing include requirements or options for any other services?

17. Access to Community-Based Services and Amenities for Larger Developments

- a. General services and amenities
- b. Specific to healthcare and supportive services
- c. Proximity and/or access assistance
- d. Resident inclusion in the community and opportunities for employment are priorities

18. Ability to Proceed for Larger Developments

19. Other Discussion Items

- a. Credit Underwriting Process
- b. Submission of a Development Cost Performa

20. Next Steps