

Florida Housing Finance Corporation
Conceptual Workshop regarding Installation of Standby Generators for Elderly and Permanent Supportive
Housing Developments in the Corporation's Portfolio
September 29, 2025, 2:00 p.m., Eastern Time

Workshop is held via webinar and in-person at Florida Housing at 227 N. Bronough Street, Tallahassee, FL 32301
To attend the workshop via webinar, registration is required.
Registration information is available on the RFA Webpage¹

Overview

1. Introductions
2. Background

In the 2024/2025 RFA Cycle, Florida Housing began requiring for all Elderly and Special Needs Developments:

The following Emergency Operations Features must be provided:

- There must be a community building/dedicated space within the Development; and
- There must be a minimum of one permanent, standby generator in good working order, to operate at least one elevator per residential building serving Elderly/Permanent Supportive Housing residents that are located on a floor higher than the first floor in addition to the lights, HVAC and other electrical appliances in the community room/dedicated space, throughout the duration of a power outage. The generators must be maintained in good working order and the Applicant must maintain an executed written contract with a vendor certified to service and test the installed generator and system; the generator and system shall be serviced and tested at least annually

In the current 2025/2026 RFA Cycle, Florida Housing expanded the requirement to all demographic Developments.

To continue its efforts to promote disaster-preparedness, the Corporation has been researching additional opportunities to further efforts in existing Developments in the Corporation's portfolio.

Staff included this topic as a discussion point at the recent July 31st Board Retreat and presented a plan to develop a pilot program, starting with this Conceptual Workshop geared at making funding available for Developments in the Corporation's portfolio that (1) do not currently have standby generators and were not required to install a permanent standby generator per the RFA requirements they applied in, and (2) have a demographic commitment of Elderly or Persons with Special Needs.

Estimated Funding Available

The Corporation expects to offer Disaster Recovery funding as grant funding to assist with the purchase and installation of standby generators.

Eligibility

- The Development was funded through Florida Housing RFAs that did not contain the requirement for a standby generator. Florida Housing expects to review past RFAs to determine Developments that would be eligible to apply.
- The Development is currently in operation and does not have a permanent standby generator currently installed.

¹ Any reference to the RFA Webpage means <https://www.floridahousing.org/programs/developers-multifamily-programs/competitive/2025/2025-generators>

- The Development must serve the demographic of Elderly or a Permanent Supportive Housing Demographic (Developmental Disabilities, Disabling Conditions, Homeless, and/or Persons with Special Needs).
- The Development is in compliance with Florida Housing requirements.

Anticipated Process

- The Applicant must obtain an estimate from at least one authorized distributor of the product. The authorized distributor must directly serve the geographic area of the proposed Development, provide the turnkey service for the Development supporting all life safety features, and is in compliance with the Florida Building Code, (turnkey means that the product, installation, service, maintenance and any permitting is provided by the supplier in a package for the Applicant). The Applicant may contact multiple authorized distributors to receive multiple estimates and select the Authorized Distributor that best meets the Development's needs. The estimate must include a detailed plan, specifications and itemization of the costs for turnkey service. This turnkey service will include the cost of local jurisdiction permitting.
- Requests and approvals will go through either the Credit Underwriter or staff, depending on stakeholder feedback regarding complexity.
- For the length of the compliance period, the Applicant will maintain an executed written contract with a vendor certified to service and test the installed generator and system. The generator and system shall be serviced and tested as outlined above.
- For the length of the compliance period, Applicants using on-site LP gas will be required to maintain an executed contract with a fuel provider that meets the objective that fuel delivery and supply is consistent throughout the year and during emergencies.
- The Extended Low-Income Housing Agreement and/or Land Use Restriction Agreement, as applicable, will be amended to include the generator requirements.

Specifications

- There must be a community building/dedicated space within the Development; and
- There must be a minimum of one permanent, standby generator that meets or exceeds the following performance expectations:
 - Operates at least one elevator per residential building serving residents that are located on a floor higher than the first floor;
 - Operates all life safety systems, such as emergency lighting, exit signage, and fire alarm systems;
 - Operates all lights, HVAC and other electrical appliances in the community room/dedicated space throughout the duration of a power outage;
 - Connects to the domestic water pump (to the extent one is located at the Development).
- Emergency Generators shall comply with 2702.1.1 through 2702.2.18 of the Florida Building Code;
- The generator(s) must be maintained and tested in accordance with the Florida Fire Prevention Code;
- The generator(s) and system must be installed, serviced, and tested with a certified vendor; and
- The Applicant must maintain an executed written contract with the certified vendor to service and test the generator(s) and system at least annually.

Funding

- Florida Housing will provide grant funding in an amount that is the lesser of 70 percent of costs or \$200K, for the costs associated with the purchase and installation of a permanent standby generator that meets the required specifications. This may also include necessary expenses associated with the proper installation of the generator, such as fees associated with permitting and the connection to gas lines.

- The request limit per Development will be determined based on market research, survey of developments, and stakeholder feedback.

Other Important Information

Public comment link on each RFA Webpage for viewing and submitting public comments

Expected Timeline

<i>Request Board approval to issue ITP:</i>	<i>October 24, 2025</i>
<i>Workshop:</i>	<i>December 2025</i>
<i>Issue ITP:</i>	<i>January 2025</i>
<i>Response due date:</i>	<i>February 2025</i>
<i>Request Board Approval of Recommendations:</i>	<i>March 2025</i>