

RFA 2025-214 RECONSTRUCTED/NEW DEVELOPMENTS

FHFC PRE-APPLICATION MEETING FOR RELOCATION OF RESIDENTS QUESTIONS

Florida Housing will ask potential Applicants for funding through RFA 2025-214 who seek a Pre-Application Meeting to answer the following questions in the meeting. To receive points in the RFA, the following representatives must be at the Pre-Application Meeting: one Principal of each entity under the Applicant structure, and, if separate, one Principal of each Developer. In addition, while not required to receive points, a representative of the organization that will provide supportive services coordination should participate in the meeting, as well as consultants integral to the Application.

The Purpose of the Relocation Pre-Application Meeting is to determine that potential Applicants are structuring the Relocation Plan for the proposed Development so that it results in successful relocation of residents. The Pre-Application Meeting will focus on determining whether the relocation of residents demonstrates engagement with the affected residents, access to high-quality services during the relocation and re-occupancy, and mechanisms that provide for housing stability in the re-occupied Developments.

1. Activity Summary
 - a. Projected timeline - Provide dates for each of the following:
 1. Construction of new Development.
 2. Demolition of existing Development
 3. Construction/Redevelopment of Development
 - b. List changes from the current to the proposed unit mix (bedroom size, AMI designation, unit count).
 - c. Describe the steps of the planned relocation process with primary activities and dates.
2. Provide a short description of the residents that would be relocated for the planned project, including:
 - A. Number of existing residents to be temporarily relocated.
 - B. Average household size
 - C. Characteristics of residents
 - i. Number of residents ages 62+
 - ii. Number of families with children
 - iii. Accessibility needs of existing residents who are mobility and/or communication impaired.
 - iv. Provide the number of households whose incomes are between 80 percent and 30 percent of the area median family income.
3. Describe prior experience in relocation activities of similar size and similar demographics as the residents at the proposed Development. The description should include the method of communication, how activities were implemented, staffing devoted to relocation, services provided to residents, and methods of tracking residents.
4. Describe the process for identifying relocation housing options.
5. Be prepared to discuss in detail how each resident's needs and preferences were assessed.

6. Describe how you will implement resident communications regarding the relocation of the residents. This should include methods of communication throughout the activities of the proposed reconstruction, demolition, and redevelopment of the housing. Include how residents will be provided relocation and re-occupancy updates and the ability to receive answers to their questions.
7. Describe the available assistance to the residents, including:
 - a. Estimated amount of assistance to be provided.
 - b. The procedures for obtaining assistance and payments.
 - c. Qualifications for assistance and payments in relocating.
 - d. Methods for identifying new housing for residents.
 - e. Specific counseling and support that will be provided before and after relocation.
 - f. Describe the residents' right to return to a comparable unit and the re-occupancy policy.
8. Be prepared to discuss in detail the staff that will coordinate and conduct the relocation, including staff that will be providing relocation counseling and resident advisory services.
9. Case management and supportive services are required to be offered. These services shall begin immediately upon acceptance of the invitation to credit underwriting. Case management shall be performed with a service coordination approach that coordinates multiple support services available in the community that will support housing stability.
 - a. Describe all staff that will be dedicated to overseeing case management and service coordination efforts.
 - b. Describe how the case management shall be coordinated with relocation counseling and resident advisory services to ensure that relocation staff and case managers collaborate to support successful relocation.
 - c. What case management and supportive services will be provided?
 - d. Who will coordinate the case management and supportive services?
 - e. Describe how case management, supportive services, and service coordination will ensure that residents remain stably housed and lease compliant. This description should include support for any residents who may be at risk of eviction before, during, and after relocation.
10. Describe how provisions will be made for those residents who are “hard to house” or otherwise in high need due to family size, economic status, disability, or other high-need circumstances.
11. Describe plans to accommodate households that may be precluded from returning due to the proposed unit mix, rent-burdened (more than 30% of average gross monthly income), or LIHTC eligibility. Projected number of such households.
12. Provide plans for tracking residents.