

**Florida Housing Finance Corporation**  
**Request for Applications (RFA) to Develop Housing for Homeless Persons and Families**  
**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 priority Homeless Persons identified by the community where the development will be located
    3. Ensure developments are financially feasible and sustainable
    4. Provide long term and affordable housing for Homeless Persons
    5. Promote linkage between housing and services providers
  - b. Timeframes for issuance, selection and expending funds
- 2. Allocation of Funding**
  - a. Allocation intent and objective – Provide opportunities for housing to be developed in all areas of the State by offering funding in small, medium and large county categories
  - b. Funding selection method will prioritize funding housing in as many different counties as possible
- 3. Housing Types to Be Funded**
  - a. 1-4 Units Category – purchase and rehabilitation of existing homes for rental
  - b. 5-15 Units Category – new construction or purchase/rehab of existing housing
  - c. Allocation approaches for each housing type, proposed amounts and funding limits
- 4. Set-Aside Commitments**
  - a. 100 percent of the Development’s units must serve Homeless Persons as defined in Chapter 421.621(5)
  - b. At least 80 percent of the units must be rented to persons with incomes at or below 60 percent of the area median income
  - c. Determination of percentage of total units for ELI households
  - d. Affordability periods

**5. Role of Local Continuum of Care (CoC)**

- a. The CoC will not be required to administer the Grant application or funding selection, credit underwriting, closing or compliance activities. Florida Housing will be responsible for these activities.
- b. Florida Housing proposes that the Local CoC review each Applicant's development proposal and certify as part of the application that the proposal meets the local plans and priorities regarding permanent housing targeted for Homeless Persons. What criteria should be included in the certification review? What should the steps be for the certification process?

**6. Leveraging**

- a. Leveraging is not required to be selected for funding
- b. Leveraging will be used as a tie-breaker, if needed, with preference given to the applicant that requires the lowest dollar amount of grant funding from Florida Housing per housing unit.

**7. Applicant Qualifications and Experience**

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

**8. Resident Services**

- a. Resident Community Services Coordination
- b. Any other required resident services?

**9. Access to Community-Based Services and Amenities**

- 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 key

**10. Ability to Proceed** – site control via contract, deed or option to buy is required

**11. Other Discussion Items**

- a. Credit Underwriting

- b. Technical assistance
- c. Homeless workshops coming up

**12. Next Steps**

- a. Public comments accepted up until RFA issued
- b. Development of draft RFA
- c. Draft RFA made public to obtain any final comments
- d. RFA issued early-mid October
- e. Applications due early-mid November
- f. Florida Housing Board of Directors makes preliminary awards December 13, 2013