

**Florida Housing Finance Corporation  
Public Workshop Regarding a Request for Applications  
Financing to Develop Permanent Supportive Housing for Homeless Persons and Families  
Public Workshop  
TradeWinds Island Resorts 5500 Gulf Blvd., St. Pete Beach, FL 33706  
September 30, 2013  
2:30 p.m.**

**Discussion Agenda**

- 1) Introductions**
- 2) Florida Housing Finance Corporation**
- 3) Purpose Of Grant Funding and Timeline**
- 4) Allocation of Grant Funding**
  - a) Process of determining splits
  - b) Large counties: \$4,210,000
  - c) Medium counties: \$4,870,000
  - d) Small counties: \$920,000
- 5) Additional Allocation of SAIL Funding for ELI Units**
  - a) Forgivable loan for required ELI Units in 5-15 Unit development
- 6) Housing Types to Be Funded**
  - a) 1 – 4 Unit Size Category: Acquisition and Rehabilitation or Rehabilitation only of existing homes that are not currently serving Homeless persons. Types of properties to be funded include single family, townhouse, duplex, triplex or quadraplex Units
  - b) 5 – 15 Unit Size Category: New Construction, Acquisition and Rehabilitation or only Rehabilitation of existing Units that are not currently serving Homeless Persons. Types of properties to be funded will be townhouse, duplex, triplex, quadraplex or garden-style apartment buildings.
    - i) Applicants may propose to add up to 15 Units to larger existing or planned developments, in which at least 80 percent of the total units at the Development are set aside for Homeless persons.
- 7) Funding Request Limits Per Unit**
  - a) 1-4 Unit Size Category (Grant funding)
    - i) \$140,000 for each Unit that is an Efficiency Unit or one bedroom Unit, plus \$175,000 for each Unit that consists of 2, 3, or 4 bedrooms or
    - ii) \$560,000; whichever is less
  - b) 5-15 Unit Size Category (Grant and SAIL funding)
    - i) New construction Applicants may request up to \$140,000 in grant funding for each Unit
      - (1) Applicant will qualify for an additional \$35,000 in ELI Loan Funding for every required ELI Unit

- ii) Acquisition and Rehabilitation or Rehabilitation-Only Applicants may request up to \$115,000 per Unit
  - (1) Applicant will qualify for an additional \$28,800 in ELI Loan Funding for every required ELI Unit

#### **8) Set-Aside Commitments**

- a) 100 percent of the Development's units must serve Homeless Persons as defined in Chapter 421.621(5)
- b) 100 percent of the units must be rented to persons with incomes at or below 60 percent of the area median income
- c) ELI Households
  - i) 1 Unit/0 ELI Households
  - ii) 2 – 3 Units/1 ELI Household
  - iii) 4 Units/2 ELI Households
  - iv) 5 – 15 Units/30 Percent (rounded up) ELI Households
- d) Affordability periods

#### **9) 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

#### **10) Local Continuum of Care Verification**

- a) Verification process
- b) Criteria

#### **11) Resident Services**

- a) Resident Community-Based Services Coordination

#### **12) Scoring Items**

- a) Applicant narratives for items that will be scored shall be pertinent to the characteristics and needs of the homeless individuals and/or families that they propose to serve
- b) Experience Operating/Managing Permanent Supportive Housing
- c) Accessibility, Adaptability, Universal Design and Visitability
- d) Access to Community-Based Amenities and Services

#### **13) Site Control and Ability to Proceed**

#### **14) Tie Breakers to Be Used in Funding Selection**

#### **15) Funding Selection Process**

- a) Credit Underwriting
- b) Technical assistance

#### **16) Other Comments and Questions**