

FLORIDA HOUSING FINANCE CORPORATION

Modification of Request for Applications (RFA) 2023-102 SAIL Financing For Smaller Permanent Supportive Housing Developments For Persons With Special Needs

Pursuant to Rule 67-60.005, F.A.C., Modification of Terms of Competitive Solicitations, Florida Housing hereby modifies Section One of the RFA as follows:

**SECTION ONE
INTRODUCTION**

This Request for Applications (RFA) is open to Non-Profit Applicants proposing new construction developments to create new housing to provide Permanent Supportive Housing for Home Investment Partnerships Program (HOME) From The American Rescue Plan Act (HOME-ARP) Qualifying Populations. Per the State of Florida HOME-ARP Allocation Plan, which is available on the RFA Webpage, HOME-ARP Qualifying Populations include residents that meet the definition of Persons with Special Needs as defined in Section 420.0004(13), F.S. and Homeless Households defined in Exhibit B of this RFA. These persons may be living in residential facilities, homeless, or living in the community but lack affordable and permanent rental housing that provides assistance with housing stability and coordinated access to appropriate community-based healthcare and supportive services.

Applicants that commit to the Persons with Special Needs demographic commitment must also commit 20 percent of the total units for Permanent Supportive Housing for individuals and families that meet the Homeless Households definition as defined in Exhibit B. This will provide housing for persons aging out of foster care. Florida Housing Finance Corporation (the Corporation) has set a goal to fund at least one Application that meets the Youth Aging Out of Foster Care Goal criteria set forth in Section Four, A.2.c. of this RFA.

Estimated Funding Available:

- SAIL

The Corporation expects to offer an estimated \$2,367,282* comprised of the State Apartment Incentive Loan (SAIL) funding appropriated by the 2022 Florida Legislature. ~~This includes funding for ELI gap loans associated with the units that must be set aside for Extremely Low Income (ELI) Households.~~

- \$3,822,058 of HOME-American Rescue Plan (HOME-ARP) Program Funds provided as a forgivable loan
- \$2,240,000 of National Housing Trust Funds (NHTF) provided as a forgivable loan

*This amount of SAIL is an estimate which may be further adjusted based on the funding results of 2022 Construction Housing Inflation Response Program (CHIRP) Invitation to Participate (ITP). If adjusted, the final amount available for this RFA will be posted to the RFA Webpage. A listserv will be issued when this information is available.

This RFA limits Developments in small counties to between 4 and 15 units, and Developments in medium and large counties to between 10 and 30 units. Applicants must agree and adhere to Housing First principles in operating and managing Developments. Group homes, Assisted Living Facilities, and other specialized licensed residential facilities, as well as units within a condominium complex or any

single room occupancy developments, are not eligible for funding under this RFA.

The Corporation is soliciting applications from qualified Non-Profit Applicants that commit to provide housing in accordance with the terms and conditions of this RFA, inclusive of all Exhibits of this RFA, applicable laws, rules and regulations, and the Corporation's generally applicable construction and financial standards.

Pursuant to Rule 67-60.005, F.A.C., Modification of Terms of Competitive Solicitations, Florida Housing hereby modifies Exhibit G of the RFA as follows:

Exhibit G - Tenant Selection Requirements for RFA 2023-102

Extremely Low Income (ELI) National Housing Trust Fund Units (NHTF Units) Household's Tenant Selection Criteria

The Applicant must adhere to the following tenant selection criteria when evaluating the eligibility of a household applying for tenancy in a unit set aside for National Housing Trust Fund Units (NHTF Units) Extremely Low Income (ELI) Households:

- The credit history related to medical expenses, cable and internet services will not be taken into consideration when conducting credit checks.
- ELI-NHTF Household's Income Requirement Policy – The household monthly income must not be required to be more than two times the monthly rent. (e.g., If the monthly rent is \$500, the household monthly income will not be required to exceed \$1,000.)
- The eviction history look-back period must not be more than 5 years. A household is permitted one eviction during the 5-year look-back period, unless the eviction was due to causing physical harm to development staff, tenants or intentional property damage.

Tenant Application Fees and Deposits (ELI-NHTF Households)

The Applicant must adhere to the following tenant application fees and deposits requirements for a household applying for tenancy in a unit set aside for extremely low income households:

- It is prohibited to charge a fee to a household that is applying for tenancy in a unit that is set aside for extremely low-income households for the purposes of reserving or holding a unit.
- The application for tenancy fee will be no more than \$35 per adult in a household.
- A security deposit for new tenant households will be not more than the amount of one month's rent.

Additional Tenant Selection Criteria for All Households

The Applicant must adhere to the following tenant selection criteria when evaluating the eligibility of all households applying for tenancy.

- The arrest record of a household member will not be considered when determining any household's application for tenancy.

- For households with publicly funded rental assistance, the income requirement will be based on the household's paid portion of the rent.

Application for Tenancy (All Households)

The Applicant must include and prominently place the following information in the Development's application for tenancy packet that is provided to all interested households:

- The tenant selection approach and criteria used to evaluate and determine a household's application for tenancy. The criteria under which a household was screened and evaluated, as well as the determination, must be included in each tenant household's file.

The approach regarding a household's notification and appeal process and timeline, if the household's application is rejected or determined ineligible.

- A description of reasonable accommodations or reasonable modifications for persons with disabilities, pursuant to Section 504 of the Rehabilitation Act of 1973. The description shall include accommodations that must be considered by the Development such as physical dwelling unit modifications for greater accessibility and use, as well as individualized assessments of mitigating factors related to a disability that adversely affected a household's credit, eviction or criminal history. The description shall also include the process for requesting a reasonable accommodation, the determination approach, and decision-making timelines.

A description of an applying household's or existing tenant's housing protections pursuant to the Violence Against Women Reauthorization Act of 2013 (VAWA). The description will include that applying households may request that the Development conduct an individualized assessment of mitigating factors related to being a victim of domestic violence, dating violence, sexual assault, and stalking that adversely affected the household's credit, eviction, or criminal history.

Notification of Rejection or Ineligibility for Tenancy

The Applicant must, at a minimum, notify any household that their application for tenancy was rejected or determined ineligible through a documented process such as a written letter or email to the address provided by the household.

The notification will be provided to a household within 5 business days from the day the determination is made.

The notice must include information regarding:

- The reasons a household's application for tenancy was rejected or determined ineligible.
- A household's right to appeal the Development's decision, as well as complete instructions regarding how a household may appeal the decision.

Submitted By:

Marisa Button, Managing Director of Multifamily Programs
Florida Housing Finance Corporation
227 N. Bronough Street, Suite 5000
Tallahassee, FL 32301
850-488-4197 or Marisa.Button@floridahousing.org