

First Set of Questions and Answers for RFA 2026-103 Housing Credit And SAIL Financing To Develop Housing For Homeless Persons and RFA 2026-106 Financing To Develop Housing For Persons With Disabling Conditions / Developmental Disabilities

1. Regarding RFA 2026-106, the RFA notes that \$6,000,000 in SAIL is available for persons with Disabling Conditions. The RFA also says that "SAIL must be requested by all Applicants". Can an applicant still request SAIL if applying under Persons with Developmental Disabilities Demographic Commitment? Exhibit A allows for an applicant to apply for SAIL funds even after selecting the Development Disabilities Demographic Commitment. Since there is no grant funding available, I'm wondering if FHFC now allow SAIL to be requested for selecting persons with Developmental Disabilities?

Answer:

All Applicants in RFA 2026-106 are eligible for both SAIL and 9% Housing Credits. The language did not originally reflect this and was corrected in a modification issued on November 17, 2025.

2. Under the Community-Based Board of Directors Requirement, it states that "The Applicant must commit to structuring the Board of Directors affiliated with each Non-Profit that is part of the Applicant Entity with a majority (at least 50 percent, plus one) individuals that are Non-Related Board Members to: (1) Any tenants or applicants for tenancy; (2) Any compensated management or staff of the Non-Profit; or (3) Any other members of the Board. Non-Related Board Members means that these Board members and the Board Chair must not be related to, in a guardian role of, or in any way be a significant other of the groups listed above." Can you confirm that it is acceptable for the Board Chair to be a related Board Member, provided that the Board still meets the 50% + 1 Non-Related Board Members requirement?

Answer:

Yes, provided that the Board still meets the 50% + 1 Non-Related Board Members requirement

3. Section C(2) of the Executive Director Certification of Non-Profit Qualifications states that “No member of the Board of Directors is, or will be, related by family to each other or to compensated members of the NP Entity’s management or staff...”. This is, however, not explicitly outlined as a requirement per the RFA. The RFA states that “The Applicant must commit to structuring the Board of Directors affiliated with each Non-Profit that is part of the Applicant Entity with a majority (at least 50 percent, plus one) individuals that are Non-Related Board Members to: (1) Any tenants or applicants for tenancy; (2) Any compensated management or staff of the Non-Profit; or (3) Any other members of the Board.” Can you confirm that Section C(2) of the Executive Director Certification of Non-Profit Qualifications is not applicable to RFA 2026-106?

Answer:

A revised Executive Director Certification of Non-Profit Qualifications form has been posted to the RFA Webpage. The revised form has a revision date of 11-2025. A 2nd Modification will be issued to state that the Corporation will accept the form with either the 10-2021 date or the 11-2025 date.

4. Can the Authorized Principal Representative or Chair of the Board of the Non-Profit Entity be considered an Executive Director for purposes of signing the Executive Director Certification of Non-Profit Qualifications? Or must the form be specifically signed by the titled Executive Director or CEO of the Non-Profit Entity?

Answer:

The Executive Director of the Non-Profit entity, as identified on the Principals of the Applicant and Developer(s) Disclosure Form, must sign the Executive Director Certification of Non-Profit Entity Qualifications form.

5. Section C(3) of the Executive Director Certification of Non-Profit Qualifications states that “The Board of Directors include at least one member or representative of the population(s) being served by the Non-Profit”. This is, however, not explicitly outlined as a requirement per the RFA. Can you confirm that this requirement is not applicable to RFA 2026-106, particularly where the target demographic is persons with a Disabling Condition or Developmental Disabilities?

Answer:

The form is incorporated into the RFA. Although this form will be modified as stated in #3 above, this language will not be revised. To qualify as a Non-Profit Applicant in RFAs 2026-103 and 2026-106, the form must be submitted and signed certifying that all requirements are correct. This is in addition to the requirements explicitly stated in the RFA.

6. If a Public Housing Authority (PHA) is part of the Applicant, can the PHA be considered a Non-Profit Entity for purposes of this RFA, even though it may not be able to obtain an IRS determination letter demonstrating that it is organized under section 501(c)(3) or 501(c)(4) of the Internal Revenue Code? The PHA has tax-exempt, not-for-profit status akin to that of a 501(c) (3) entity and would be able to provide a formal legal opinion on this. If not, should the PHA simply be identified as a Public Housing Authority and not a For-Profit since it doesn't operate as a traditional For-Profit Entity?

Answer:

Only Non-Profit Applicants are eligible for funding. To qualify as a Non-Profit Applicant for purposes of this RFA, the Applicant must demonstrate that it meets the definition of Non-Profit as set out in Exhibit B and by providing all documentation outlined in Section Four A.3.a.(3) of the RFA. Entities that do not meet the definition of Non-Profit Applicant as defined in Exhibit B or that cannot provide the proper documentation will not be eligible for funding.

7. Section 4.A.3.a.6 of the RFA indicates that there is a "Homeless Assistance Continuum of Care Requirements for All Applicants committing to the Disabling Condition Demographic". However, in the Exhibit A, it doesn't explicitly state that this is a requirement solely for applicants committing to the Disabling Condition Demographic. Section 4.A.3.a.6 of the Exhibit A indicates that there is a "Homeless Assistance Continuum of Care Requirements for All Applicants". Also, Section 22 of the Applicant Certification and Acknowledgement Form in the Exhibit A states that "The Applicant must be a housing provider in the Continuum of Care's Homeless Coordinated Entry system as required by the U.S. Department of Housing and Urban Development. The Applicant will utilize the Continuum's Coordinated Entry system to meet the homeless demographic set-aside commitment, unless Florida Housing approves another approach to meet this demographic commitment." Can you confirm that the Homeless Assistance Continuum of Care Requirements are solely for applicants committing to the Disabling Condition Demographic?

Answer:

Yes. A 2nd Modification will be issued to clarify that the Homeless Assistance Continuum of Care Requirements are for those Applicants selecting the demographic commitment of Disabling Condition.

8. Upon submission of the Pre-Application meeting request form, is there any flexibility to make changes to/add entities that represent a small percentage of the Applicant/Developer (e.g. Less than 10%)?

Answer:

At the time of the Pre-Application Meeting, the form will be finalized identifying the participants present at the meeting. Pursuant to Section Four A.3.a.(5), "Should any Principals that attend the pre-application meeting(s) change before submission of the Application, causing the Principals listed

on the Pre-Application Meeting Form to be different from those listed on the Principals of the Applicant and Developer(s) Disclosure Form, in order to achieve the 10 points for this item, an additional Pre-Application Meeting must be requested by November 10, 2025 and held on or before December 19, 2025, in addition to all of the requirements above.”

Please Note: The first Q&A process for RFA 2026-103 and RFA 2026-106 is concluded. The second Q&A period is now open and questions may be submitted until December 15, 2025. Florida Housing will respond to these questions by December 18, 2025.

Submitted by:

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

The Q and A responses are based on the information presented in the question and the terms of the RFA. The responses to the Q and A are provided as a courtesy and shall not be construed as scoring of an application. If there is any conflict between the response to a Q and A and the RFA itself, the terms of the RFA control. These Q and A responses apply solely to RFA 2026-103 and RFA 2026-106.