

Questions and Answers for RFA 2026-105 Financing to Build Smaller Permanent Supportive Housing Properties for Persons with Developmental Disabilities

1. Can we submit a Warranty Deed to meet the requirement for number (1) Recorded Deed, listed under acceptable documentation showing site control? (Referenced on p. 15 of the RFA.)?

Answer:

A Warranty Deed that meets the conditions of the RFA can be used to demonstrate site control if it is recorded in the Official Records of the county in which the site is located and the Applicant is the sole grantee.

2. Can the grant be use(d) for a licensed residential group home? The project will consist of a 2 bedroom addition, bathroom addition and property renovation? Also could you please share the information regarding generator?

Answer:

Section Four, A.4.c. of the RFA states that the Development Category must be New Construction. This means creating a Community Residential Home or Supported Living Units through new construction of a Development. The proposed work cannot only consist of adding space to an existing property.

Section Four, A.7.a. of the RFA states the requirements for the Green Building, Accessibility, Adaptability, Universal Design and Visitability Features that must be provided in all Developments. The requirement to install a permanent, standby generator is stated in Section Four, A.7.c.(1) of the RFA. It goes on to state that the permanent, standby generator must be purchased from a manufacturer certified distributor that has certified installers who meet the required product and installation specifications.

3. We are specifically interested in the shared housing category for community residential homes. Our proposed project would involve developing intensive behavior homes licensed through the Agency for Persons with Disabilities, with each home serving six residents. My understanding is that the total funding available is approximately \$2.8 million, with only two awards anticipated, or roughly \$1.4 million per awardee.

My question is whether a single award of \$1.4 million may be used to support development on two separate sites. Specifically, we have two properties available for development, and we would like to know whether one awardee could use a single award to construct two separate six-bed community residential homes, for a total of 12 beds.

Answer:

As stated in Section Four, A.4.f.(2) of the RFA:

Each Application is limited to one Community Residential Home, which shall be, for the purposes of this RFA, considered one Unit.

This makes the answer to your question no, as the applications may consist of no more than one unit. However, the RFA does allow for up to two applications to be submitted by the same Applicant entity.

4. I am working on the narrative for RFA 2026-105 in the provided Word-based Impact Scoring Response Form. As I paste my answers into the response boxes, the text automatically receives a hanging indent. Is the hanging indent how the answers are supposed to be formatted, or should I try something else? This will make a big difference in the two-page limit, so I want to make sure to address it before getting too far in the application.

Answer:

This might be something to do with how you pasted the answers into the text boxes. The copy/paste function doesn't always keep the same formatting from the initial document when you are pasting. We added an "FAQ regarding online tool" to the RFA webpage

<https://www.floridahousing.org/programs/developers-multifamily-programs/competitive/2026/2026-105> and we addressed this issue on page 2. It states:

The formatting of the textboxes is locked to ensure consistent formatting for all Applicant answers. This cannot be adjusted by an Applicant. You may try to copy the original text, then right-click into the new textbox, click the icon with a clipboard and the letter "A", which may retain the formatting; however, we recommend that you type your response in the textbox provided instead of copying and pasting your text from a separate document.

Please Note: The Q&A process for RFA 2026-105 is concluded and Florida Housing does not expect to issue any further Q&As regarding RFA 2026-105.

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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 2026-105.