FLORIDA HOUSING FINANCE CORPORATION

Modification of Request for Applications (RFA) 2026-106 Financing to Develop Housing for Persons with Disabling Conditions/Developmental Disabilities

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 the development of independent Permanent Supportive Housing for either (i) persons with a Disabling Condition that also includes a portion of units for Homeless Households as defined in Exhibit B of this RFA; or (ii) Persons with Developmental Disabilities. Non-Profit Applicant entities may consist of either 100 percent Non-Profit entities or joint ventures between Non-Profit and for-profit entities, if the Applicant meets the definitions of Non-Profit, as defined in Rule Chapter 67-48, F.A.C.

The intent of this RFA is to help communities address the significant need for independent Permanent Supportive Housing for some of their most vulnerable individuals with a disabling condition or developmental disabilities who lack stable housing and coordinated access to appropriate community-based healthcare and supportive services. This RFA proposes to utilize 9% Housing Credits in conjunction with State Apartment Incentive Loan (SAIL) funding.

A. 9% Housing Credits, made available for all Applicants

Florida Housing Finance Corporation (the Corporation) is required by section 420.507(48), F.S., to reserve up to 5 percent of its annual allocation of low-income housing tax credits to allocate by competitive solicitation for affordable housing developments, such as housing for Persons with a Disabling Condition and their families or Persons with Developmental Disabilities, in communities throughout the state.

The Corporation expects to offer an estimated $4,128,000 of 9% Housing Credits available to proposed Developments under this RFA for either housing for persons with Disabling Conditions or Persons with Developmental Disabilities.

B. SAIL Funding, made available for all Applicants~~available for Applications proposing Developments committing to the Persons with a Disabling Conditions Demographic~~

The Corporation expects to offer an estimated $6,000,000 of SAIL to proposed Developments under this RFA for either housing for persons with Disabling Conditions or Persons with Developmental Disabilities~~for housing for persons with Disabling Conditions~~. A portion of this funding may be used as an Extremely Low Income (ELI) Loan for ELI Set-Aside Units as further described in Section Four, A.10.a.(2)(b) of the RFA. The portion of the SAIL loan that is attributable to the ELI Funding is a forgivable loan.

The Corporation is soliciting applications from qualified Applicants that commit to provide housing in accordance with the terms and conditions of this RFA, inclusive of all Exhibits to 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 Section Four, A.10.h. of the RFA as follows:

h. Supportive Services Funding History Preference

To qualify for the Supportive Services Funding History Preference, Applicants must demonstrate documented history of obtaining supportive services funding within the past five years whereby the recipient of the supportive services funding is by a Principal of the Applicant. The amount of supportive services funding obtained for use within these properties will be added together. Applicants that answer the questions at 10.h. of Exhibit A, provide the documentation as outlined below demonstrating a current agreement(s) or an agreement(s) that did not expire more than five years ago for supportive services funding for an amount that equals at least 10 percent of the Applicant's Eligible SAIL Base Loan Request, the proposed Development will qualify for this preference.

The acceptable documentation for each development must be submitted as **Attachment 13** to Exhibit A and be either (i) a Supportive Services Qualification Letter from a program that provides supportive services (e.g., AHCA, APD, DCF, HHS, United Way, etc.), dated since January 1, 2020; or (ii) a contract with the entity that provided the supportive services funding (e.g., Agency for Health Care Administration, Agency of Persons with Disabilities, Department of Children and Families, U.S. Department of Health and Human Services, United Way, etc.) that was executed or renewed since January 1, 2020. The Supportive Services Qualification Letter or executed contract must include the following information:

- Types of activities that were eligible to be funded;
- Total number of people served with this funding;
- The amount of supportive services funding obtained ~~and used within these properties~~;
- Confirmation that the services provided benefit residents in permanent supportive housing; and
- The privately sourced, and/or state or federal program associated with the supportive services funding, as applicable.

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