Florida Housing Finance Corporation Workshop regarding RFA 2026-206 HOME and Live Local SAIL Financing to be used for Rental Developments in Rural Areas of Opportunity
December 10, 2025, 2:00 p.m., Eastern Time

Workshop is held via webinar and in-person at Florida Housing at 227 N. Bronough Street, Tallahassee, FL 32301
To attend the workshop via webinar, registration is required. This information is available on RFA Webpage[1]

Overview

A. Introductions

B. Purpose of RFA

This Request for Applications (RFA) is open to Applicants proposing the construction of affordable housing utilizing HOME Investment Partnerships (HOME) Program funding for Developments in a Rural Areas of Opportunity (RAO) as defined by Florida Commerce.

Point Items

1. Bookmarking the "All Attachments" document (5 Points)
2. Advance Review Process of Principal Disclosure Form (5 Points)

Funding Available

Florida Housing Finance Corporation (the Corporation) expects to have an estimated $35 million in HOME Investment Partnerships (HOME-rental) Program funding and $7 million in State Apartment Incentive Loan appropriated by the Live Local Act set forth in Section 420.50871, F.S. (Live Local SAIL).

Review of New or Unique Aspects of RFA

1. Exhibit B of the RFA and Rules, which are posted on the RFA Webpage*, such as

"Florida Designated Rural Area of Opportunity" or "RAO" means per section 288.0656(2)(d), F.S., a rural community, or a region composed of rural communities, designated by the Governor, which has been adversely affected by an extraordinary economic event, severe or chronic distress, or a natural disaster or that presents a unique economic development opportunity of regional impact.

"Rural community" means per section 288.0656(2)(e):

1. A county with a population of 75,000 or fewer.
2. A county with a population of 125,000 or fewer which is contiguous to a county with a population of 75,000 or fewer.
3. A municipality within a county described in subparagraph 1. or subparagraph 2.
4. An unincorporated federal enterprise community or an incorporated rural city with a population of 25,000 or fewer and an employment base focused on traditional agricultural or resource-based industries, located in a county not defined as rural, which has at least three or more of the economic distress factors identified in paragraph (c) and verified by the department.

Additional information about Rural Areas of Opportunity can be found on the Florida Department of Commerce website: https://www.floridajobs.org/community-planning-and-development/rural-community-programs/rural-areas-of-opportunity (also available by clicking here).

2. Demographic Commitment

The Demographic Commitment may be Family or Elderly, non-Assisted Living Facility.

[1] References to the RFA Webpage refer to https://www.floridahousing.org/programs/developers-multifamily-programs/competitive/2026/2026-206 which can be accessed here.

3. Applicant/Developer/Management Company/Contact Person

a. Applicant

(1) If applying as a Non-Profit, the Applicant must meet the definition of a Non-Profit as set out in Rule 67-48, F.A.C., and provide documents within 21 Calendar Days of the Invitation to Enter Credit Underwriting. If this cannot be verified, the Applicant will no longer be considered a Non-Profit Applicant.

Note: Applicants that apply as a Non-Profit and provide the proper documentation during credit underwriting will not be charged a fee for the environmental review.

(2) New! - HOME Community Housing Development Organization (CHDO)

There is a goal to fund one CHDO Application that demonstrates qualifications as a HOME Community Housing Development Organization (CHDO) prior to the Application Deadline. Any qualifying CHDO documentation other than the CHDO Confirmation Letter that is provided within the Application submission will not be reviewed during the scoring process.

Applicants will qualify for this goal if the Applicant submits a letter from the Corporation ("CHDO Confirmation Letter") in the Application reflecting that a Non-Profit organization that is a Principal of the Applicant either (i) qualifies as a CHDO as described in the RFA; or (ii) that has previously qualified as a CHDO and continues to qualify as a CHDO. Applicants must submit the CHDO documentation to the Corporation via email at CHDO_Review@floridahousing.org (also accessible by clicking here) with a subject line such as "CHDO Review for RFA 2026-206" at least 14 Calendar Days prior to the Application Deadline so that it may be timely reviewed by the Corporation.

After submission, the Corporation will then either return a CHDO Confirmation Letter to the Applicant, which must then be provided in the Application, or return the documentation for corrections. If the documentation is returned to the Applicant for correction, the Applicant may make corrections and resubmit if it is at least 14 Calendar Days prior to the Application Deadline.

Applicants that submit new or revised documentation less than 14 Calendar Days prior to the Application Deadline will not receive a timely CHDO Confirmation Letter for this RFA submission and will not qualify for the CHDO Goal.

b. Developer Information

(1) Developer Experience

(a) Previous Affordable Housing Experience Funding Preference

To qualify for this funding preference, at least one natural person Principal of at least one experienced Developer entity, which must be disclosed as a Principal of the Developer on the Principals of the Applicant and Developer(s) Disclosure Form (Form Rev. 05-2019) outlined below, must have completed* at least one affordable rental housing development consisting of a total number of units no less than 50 percent of the total number of units in the proposed Development.

(b) HOME Funding Experience Preference

To qualify for this funding preference, at least one development that meets the Previous Affordable Housing Experience Funding Preference must consist of at least 12 total units funded with HOME Funding.

(4) Required General Contractor Experience

The General Contractor or qualifying agent of the General Contractor identified in the Application must have all of the following:

- Must have the requisite skills, experience and credit worthiness to successfully produce the units proposed;
- Must construct the proposed Development in accordance with the design plans and specifications as prepared by the licensed Architect;
- Must not have allowed required insurance to lapse and/or had insurance force-placed by a lender on any Florida Housing Development funded within the past five years;
- Must not be a General Contractor on a Development that was awarded HOME funding from any RFA issued by the Corporation in 2017 or earlier that has not had the final draw of HOME funds by Application Deadline;
- Must have been the General Contractor on the completion* of at least two developments, where each Development consists of a total number of units of no less than 50 percent of the total number of units in the proposed Development; and
- Either (i) must have Davis-Bacon experience using federal funding in at least one project**; or (ii) at least one of the completed developments described in (b) below must have been subject to Davis Bacon Requirements.
- Successful Applicants must submit the Florida Housing Finance Corporation HOME Funding - General Contractor or Qualifying Agent of General Contractor Certification for HOME Loans form (Rev. 12-2022) during credit underwriting, as outlined in Exhibit D of the RFA.

*Completion means the certificate of occupancy has been issued for at least one building.

**Experience with using any federal funding that includes Davis-Bacon Requirements such as CDBG funding on an infrastructure project.

c. Principals of the Applicant and Developer(s) Disclosure Form

(1) Eligibility

(2) Approval during Advance Review Process (5 points)

d. Management Company Information

(1) Required General Management Company experience

The Management Company must have managed at least two affordable rental housing properties, at least one of which consists of a total number of units no less than 50 percent of the total number of units in the proposed Development, for at least two years each.

4. General Proposed Development Information

a. Development Name

b. Development Category

Development Category must be new construction, with or without acquisition. All units must consist entirely of new construction units. Rehabilitation of existing units is not allowed. Demolition of current structures is allowed, subject to Davis Bacon regulations and, if occupied, Uniform Relocation Act as described in Section Four, A.11. of the RFA.

c. Development Type (Single Family Homes including HUD-approved modular homes that are installed by certified contractors; Duplexes; Quadraplexes; Townhouses; Garden Apartments (a building comprised of 1, 2 or 3 stories, with or without an elevator).

Note: Any dwelling unit that consists of more than one story, (e.g. Townhouse), is prohibited for Elderly Developments. A residential building that consists of more than one story is not prohibited for Elderly Developments if there is a minimum of one elevator per residential building provided for all Elderly units that are located on a floor higher than the first floor.

d. Unit Characteristic Chart

Reflect the appropriate breakdown reflecting the number of units within each of Development Types or ESS/non-ESS Construction, for purposes of the Total Development Cost Per Unit Limitation calculation in the chart of Exhibit A of the RFA.

e. Applicants must state whether construction has commenced as of Application Deadline. Note: If "Yes", all rules and regulations in 24 CFR Part 92, which includes cross-cutting Federal Regulations, will apply.

5. Location

a. County

This RFA is open to proposed Developments located within a Rural Area of Opportunity (RAO).

(1) Rural Areas of Opportunity (RAOs)

The following areas are deemed RAOs per the Florida Department of Commerce webpage https://www.floridajobs.org/community-planning-and-development/rural-community-programs/rural-areas-of-opportunity (also available by clicking here):

(a) Northwest RAO

Calhoun, Gadsden, Gulf, Holmes, Jackson, Liberty, Wakulla, and Washington counties, and the area within the city limits of Freeport and Walton County north of the Choctawhatchee Bay and intercoastal waterway

(b) South Central RAO

DeSoto, Glades, Hardee, Hendry, Highlands, and Okeechobee counties, and the cities of Pahokee, Belle Glade, and South Bay (Palm Beach County), and Immokalee (Collier County).

(c) North Central RAO

Baker, Columbia, Dixie, Gilchrist, Jefferson, Lafayette, Levy, Madison, Putnam, Suwannee, Taylor, and Union counties.

There is a goal to fund at least one Application in each RAO.

Note: Although Bradford and Hamilton are considered a North Central RAO, and Franklin County is considered a Northwest RAO, these counties are not eligible in this RFA because they have been deemed a Limited Development Area (LDA) for both the Family and Elderly Demographic Commitments. Information about LDAs can be found on the webpage https://www.floridahousing.org/programs/developers-multifamily-programs/competitive/lda-information (also available by clicking here).

6. Number of Buildings and Units

a. Proposed Developments must consist of a minimum of 10 total units. Proposed Development are limited to 50 units.

b. Set-Aside Commitments

(1) Minimum HOME-Assisted Units

The minimum number of HOME-Assisted Units must meet the minimum requirements of 24 CFR Part 92.

(2) Total Number of HOME-Assisted Units Committed for HOME

Low HOME Rent units must be equal to or greater than 20 percent of the total HOME-Assisted units to which the Applicant committed. All remaining HOME-Assisted units will be High HOME Rent units.

High and Low HOME Rent charts are available on the Corporation's Website at https://www.floridahousing.org/owners-and-managers/compliance/rent-limits (also accessible by clicking here).

The Application will include a section that will automate the calculation of the minimum number of HOME-Assisted Units, Low HOME rent units and High HOME Rent Units.

(3) Additional Live Local SAIL Set-Aside Commitments for proposed Developments

In addition to the HOME Set-Aside commitments in (1) and (2), Applicants must also set aside a total of at least 80 percent of the Development's total units at 60 percent AMI or less.

c. Unit Mix

If the Family Demographic Commitment is selected not more than 25 percent of the total units in the Development may consist of Zero Bedroom units.

If Elderly Demographic is selected, at least 50 percent of the total units must be comprised of one-bedroom units or Zero Bedroom units, and no more than 15 percent of the total units can be larger than two-bedroom units.

7. Readiness to Proceed

a. Site control documentation must be submitted with the Application.

Applicants must demonstrate site control as of Application Deadline by providing an eligible contract (effective at least through April 30, 2026), a deed, and/or a lease. Developments with an existing Declaration of Trust between a Public Housing Authority and HUD, may provide an Option to Enter into a Ground Lease Agreement ("eligible agreement") between the Applicant and the owner of the property.

b. Ability to Proceed forms

The Ability to Proceed forms demonstrating zoning, electricity, roads, water, sewer/package treatment/septic tank, and environmental site assessment will be required to be submitted within 21 Calendar Days of the date of an Invitation to Enter Credit Underwriting.

8. Construction Features

All units must meet all requirements as outlined in the RFA including Federal Requirements and State Building Code Requirements, General Features, Accessibility Features, and Green Building Features.

a. Emergency Operations for all Elderly Developments

The following Emergency Operations Features must be provided in Elderly Developments (ALF and Non-ALF):

- There must be a community building/dedicated space within the Development; and

- There must be a minimum of one permanent, standby generator that meets or exceeds the following performance expectations:
  - Operates at least one elevator per residential building serving residents that are located on a floor higher than the first floor;
  - Operates all life safety systems, such as emergency lighting, exit signage, and fire alarm systems;
  - Operates all lights, HVAC and other electrical appliances in the community room/dedicated space throughout the duration of a power outage.
- Emergency Generators shall comply with 2702.1.1 through 2702.2.18 of the Florida Building Code;
- The generator(s) must be maintained and tested in accordance with the Florida Fire Prevention Code;
- The generator(s) and system must be installed, serviced, and tested with a certified vendor; and
- The Applicant must maintain an executed written contract with the certified vendor to service and test the generator(s) and system at least annually.

9. Resident Programs

   a. If the Family Demographic is selected, provide at least two of the resident programs: After School Program for Children, Health and Wellness Program, Employment Assistance Program, Financial Management Program, and Homeownership Opportunity Program.

   b. If the Elderly Demographic is selected, provide at least three of the resident programs, in addition to the required resident programs outlined in the RFA: Financial Management for Elderly Residents, Computer Training, Daily Activities, Assistance with Light Housekeeping/Grocery Shopping/Laundry, Resident Assurance Check-In Program.

   Note: There is a new required resident program for all Applicants that select the Elderly Demographic called "Disaster Preparedness". This includes (i) notifying the local emergency management office of the Development; (ii) having an appropriate staff member of the owner or property management that resides in the area must, at all times, be designated as the Disaster Preparedness and Response Liaison for the Development; and (iii) promoting and providing information to residents about the State of Florida Special Needs Registry.

10. Funding

    a. Request Amounts

    (1) HOME Funding

    The maximum HOME Request Amount is limited to the lesser of the Total Maximum Per Unit HOME Rental FHFC Subsidy Limit for the applicable county as calculated using chart below or $7 million.

Per Unit FHFC Maximum Subsidy Limits					
	0 BR	1BR	2 BR	3 BR	4BR
All Counties	$163,340	$187,244	$227,695	$294,564	$323,337

    (2) Live Local SAIL Funding

    Each successful Application will also be awarded $1,500,000 in Live Local SAIL. This will be represented as a source on the Development Cost Pro Forma. The funding amount may increase or decrease in CU, based on overall awards. The Live Local SAIL will be a separate loan and will follow the terms and conditions outlined in Section 67-48.010, F.A.C.

b. Developer Fee for this RFA is based on 16% of Development Cost

c. Match Amount

Applicants with a higher percentage of Match compared to the Applicant's Eligible HOME Request Amount will receive a funding preference in the Funding Selection process.

Eligible forms of Match are cash contributions from nonfederal external sources (related party Match contributions are not allowed). Cash contributions must be permanently contributed to the HOME project and will be a part of the final Sources and Uses. Cash contributions may include donations made by individuals (except for owners or Developers or prospective owners or Developers of the HOME project), private entities, or other public entities for the express purpose of affordable housing.

d. Additional Considerations

(1) No mortgage will be allowed to have a senior lien position to Corporation funding.

(2) For SAIL and HOME, the maximum debt service coverage shall be 1.50x for the SAIL or HOME loan, including all superior mortgages. In extenuating circumstances, such as when the Development has deep or short term subsidy, the debt service coverage may exceed 1.50x if the Credit Underwriter's favorable recommendation is supported by the projected cash flow analysis. Developments receiving first mortgage funding from the United States Department of Agriculture Rural Development (RD) are not required to meet the debt service coverage standards if RD is providing rental assistance and has acknowledged that rents will be set at an amount sufficient to pay all operating expenses, replacement reserve requirements and debt service on the first and second mortgages.

11. Federal Requirements

Uniform Relocation Act

Davis Bacon

Section 3

Build America, Buy America (BABA) - building materials must be manufactured in United States.

Ranking and Funding Selection

1. Application Sorting Order

The highest scoring Applications will be determined by first sorting together all eligible Applications from highest score to lowest score, with any scores that are tied separated in the following order:

a. HOME Funding Experience Preference;

b. Previous Affordable Housing Experience Funding Preference;

c. Percentage resulting from the Applicant's Eligible HOME Request Amount divided by the maximum award amount the Applicant is eligible to request (rounded to two decimal places of the percentage);

d. Percentage of Match compared to the Applicant's Eligible HOME Request Amount, (rounded to 2 decimal places of the percentage), by dividing the total Match Amount by the Eligible HOME Request Amount;

e. Florida Job Creation Funding Preference;

f. Lottery number.

2. Goal

    a. There is a goal to fund one CHDO Application.

    b. There is a goal to fund at least one Application in each RAO.

3. County Award Tally

    As each Application is selected for tentative funding, the county where the proposed Development is located will have one Application credited towards the County Award Tally.

    Throughout the selection process, the Corporation will prioritize eligible unfunded Applications that meet the Funding Test and are located within counties that have the lowest County Award Tally above other eligible unfunded Applications with a higher County Award Tally that also meet the Funding Test, even if the Applications with a higher County Award Tally are higher ranked.

    Note: Because Columbia, Wakulla, Hardee, Taylor, Dixie, Suwannee, Escambia, Polk, Osceola, Hillsborough, Manatee, Seminole, Brevard, Collier, and Pinellas were awarded in RFA's 2024-206, 2024-305, 2025-206, and 2024-306, these counties will begin the selection process with one Application credited towards the County Award Tally.

5. Selection Process

    a. The first Application selected for funding will be the highest-ranking eligible CHDO Application, subject to the County Award Tally.

    b. The next three Applications selected for funding will be the highest-ranking eligible Applications proposing a Development within each RAO, subject to the County Test and the Funding Test.

    c. If funding remains, step b. will be repeated, with each RAO eligible for an additional award until there are no eligible Applications that can be fully funded.

Other Important Information

1. Public comment link on each RFA Webpage for viewing and submitting public comments
2. Question and Answers process outlined in Section Three, D. of the RFA
3. Expected Timeline

Issue RFA:	January 8, 2026
RFA Due Date:	January 29, 2026
Review Committee Meeting (make recommendations to Board)	2:00 p.m. on February 26, 2026
Request Board Approval of Recommendations	March 20, 2026