First Set of Questions and Answers for RFA 2027-103 Housing Credit And SAIL Financing To Develop Housing For Homeless Persons and RFA 2027-106 Financing To Develop Housing For Persons With Disabling Conditions / Developmental Disabilities

1. Please confirm, against the final issued RFA 2027-103 text, whether the 10 points for a pre-application meeting remain available to an applicant that did not request a meeting by October 27, 2026, and whether the nonprofit-experience alternative (submitted by October 16) is likewise closed.

   Answer:

   Pursuant to Section Four A.3.a.(5)(a)(i) of the RFA,

   > Applications will receive 10 points if the criteria in (a) or (b) below is met:
   >
   > (a) Pre-Application Meeting
   >
   > (i) The Pre-Application Meeting must be requested on or before October 27, 2026 by sending an email to FHFC_PreApp_Meeting@floridahousing.org with subject line of RFA 2027-103 Pre-Application Meeting (or by clicking here);

   Pursuant to Section Four A.3.a.(5)(b)(i) of the RFA,

   > (b) Non-Profit Experience
   >
   > (i) The Pre-Application Meeting or Experience for Proposed Permanent Supportive Housing Developments Form (Rev. 10- 2026) must be submitted to the Corporation or before October 27, 2026 by sending an email to FHFC_PreApp_Meeting@floridahousing.org with subject line of RFA 2027-103 Pre-Application Experience (or by clicking here);

2. I have a question about the Developer Entity listed on the Principal Disclosure form for a Joint Partnership for RFA 2027-103. The Partnership consists of 2 entities. 1 entity has the Required Developer Experience defined in the RFA. The 2nd entity does not have the Required Developer Experience defined in the RFA.

   Question: Can both entities be listed as Developers on the Principal Disclosure form even though 1 of the 2 entities does not meet the Required Developer Experience defined in the RFA? Or can only the Developer with the Required Developer Experience be named on the Principal Disclosure form?

   Answer:

   All co-Developers must be disclosed on the Principal Disclosure form.

3. After reviewing RFA 2027-106, we understand that nonprofit entities must meet an organizational history requirement.

   Would a newly established nonprofit be permitted to participate in a development partnership with an established nonprofit that satisfies the three-year requirement? If so, what ownership, participation, and organizational qualifications would apply?

   Answer:

   Yes, a newly established Non-Profit may partner with an established Non-Profit as part of the Applicant and/or Developer structure. Other requirements for the Applicant begin in Section Four, A.3. of the RFA.

4. Is this RFA appropriate for a small community residential home serving approximately six adults, or should we explore a different Florida Housing funding program?

   Answer:

   There is no current funding opportunity for the proposed development described. Section Four, A.6. a. provides the total number of units required in each RFA.

5. I'm trying to select the boxes for Resident Services in RFA 2027-106 and I'm getting a sheet protected error. Do you have a fix or will you be posting a new Exhibit A?

   Answer:

   A new Exhibit A for RFA 2027-106 will be issued on Monday, November 23, 2026 to resolve this issue. All Applicants of RFA 2027-106 will be required to use the revised Exhibit A in order to select Resident Programs within the Exhibit A.

6. We are trying to better understand how a newer non-profit may appropriately participate in future developments alongside an established qualifying nonprofit and an experienced affordable-housing developer.

   a. May a newly formed 501(c)(3) non-profit that does not independently satisfy the three-year non-profit qualification requirement participate in a development funded under RFA 2027-106 as a community/I-DD mission partner, resident-engagement partner, service partner, fundraising partner, or other project partner, provided that it is not an entity that makes up the Applicant and another non-profit satisfies all Non-Profit Applicant qualification and Material Participation requirements?

      Answer:

      Yes.

b. If so, are there restrictions on the newer non-profit's role, contractual relationship with the Development, governance participation, compensation, fundraising activities, or involvement in predevelopment and ongoing operations?

Answer:

While there are no restrictions on the role, the Applicant must ensure that all requirements of the RFA are met including, but not limited to, Community-Based Board of Directors requirements and Resident Community Based Services Coordination requirements.

c. Could the newer non-profit later assume a greater role in the Development after it independently satisfies Florida Housing's non-profit qualification requirements, or would the ownership/governance structure established at application and credit underwriting generally prevent that?

Answer:

After loan closing, (i) any material* change will require review and approval of the Credit Underwriter, as well as approval of the Board prior to the change, and (ii) any non-material* change will require review and approval of the Corporation prior to the change. Changes to the Applicant entity (material or non-material*) prior to the loan closing or without Board or Corporation approval, as applicable, after the loan closing may result in disqualification from receiving funding and may be deemed a material misrepresentation. The Applicant must comply with Principal disclosure requirements outlined in Rule Chapter 67-48, F.A.C. for the duration of the Compliance Period. Changes to the limited partner of an investor limited partnership or an investor member of a limited liability company owning the syndicating interest therein will not result in disqualification; however, if a change to the investor limited partner or investor member is made after the closing of the partnership agreement, the amended agreement reflecting the change must be provided to the Corporation. Changes to the officers or directors of a Public Housing Authority or a Non-Profit entity, regardless of when they occur, shall require Corporation approval. Any allowable replacement to the natural person Principals of a Public Housing Authority or officers and/or directors of a non-profit entity will apply to all preliminarily awarded Applications and Applications pending final Board action that include the Public Housing Authority or Non-Profit entity. An updated Principals of the Applicant and Developer(s) Disclosure Form is required for all change requests.

*A material change shall mean 33.3% or more of the Applicant, a general partner of the Applicant, or a non-investor member of the Applicant, and a non-material change shall mean less than 33.3% of the Applicant, a general partner of the Applicant, or a non-investor member of the Applicant.

d. More broadly, for a newly formed non-profit developing an I/DD housing mission in partnership with an established non-profit and experienced developer, is RFA 2027-106 the appropriate Florida Housing program to pursue, or is there another Florida Housing program or structure that we should also be reviewing?

Answer:

RFA 2027-106 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 the RFA; or (ii) Persons with Developmental Disabilities. Non-Profit Applicant entities may consist of either 100% 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.

Please Note: The first Q&A process for RFA 2027-103 and RFA 2027-106 is concluded. The second Q&A period is now open and questions may be submitted until December 14, 2026. Florida Housing will respond to these questions by December 18, 2026.

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 2027-103 and RFA 2027-106.