FLORIDA HOUSING FINANCE CORPORATION

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
September 17, 2026, 2:00 p.m., Eastern Time
The Workshop will be held at the Florida Housing Finance Corporation office and via Webinar. Registration for Webinar is required. Registration information is available on both RFA Webpages*

Overview

1. Introductions

2. Purpose of Workshop

   This workshop is intended to review the unique aspects of this Request for Applications (RFA).

   To become familiar with the general requirements of the RFA process, Florida Housing encourages all attendees to review the PowerPoint presentation called "Walk-through of the RFA Process and Requirements", which is available on the webpage https://www.floridahousing.org/programs/special-needs-housing-overview/education-training-technical-assistance (also available by clicking here), which is also accessible from the RFA Webpage.

3. Purpose of RFA

   This workshop will be held to solicit comments and suggestions from interested persons relative to two Requests for Applications (RFAs): 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.

   *Any reference to the RFA Webpage for RFA 2026-103 (Homeless RFA) means https://www.floridahousing.org/programs/developers-multifamily-programs/competitive/2027/2027-103

   Any reference to the RFA Webpage for RFA 2027-106 (Disabling Conditions/Developmental Disabilities RFA) means https://www.floridahousing.org/programs/developers-multifamily-programs/competitive/2027/2027-106

   These RFAs provide funding to Non-Profit Applicants proposing the development of Permanent Supportive Housing for the following:

   a. RFA 2027-103 proposes Competitive 9% Housing Credits, State Apartment Incentive Loan Program (SAIL loan funding)for Homeless Households, as defined in Exhibit B of the RFA, that also include a portion of units for Persons with Special Needs located in the Medium and Large Counties

   b. RFA 2027-106 proposes Competitive 9% Housing Credits and State Apartment Incentive Loan Program (SAIL loan funding) for Persons with a Disabling Condition or Persons with Developmental Disabilities. When selecting the Persons with a Disabling Condition Demographic Commitment, a portion of units must be set aside for Homeless individuals and Households as defined in Exhibit B of the RFA. Applicants that select the Developmental Disabilities Demographic will not have the Homeless set-aside.

Estimated Funding Available

1. Competitive Housing Credits

   RFA 2027-103: estimated $6,100,000 in 9% Housing Credits will be made available

   - Developments that will serve Homeless Developments in Medium Counties $3,000,000
   - Developments that will serve Homeless Developments in Large Counties $3,465,000

   RFA 2027-106: estimated $4,138,000 in 9% Housing Credits will be made available

2. SAIL, which includes ELI Funding for Extremely Low Income (ELI) Set-Aside units

   - Developments that will serve Persons with Disabling Conditions and Developmental Disabilities $6,000,000

   - Developments that will serve Homeless Persons $17,845,000

   The portion of the SAIL loan that is attributable to the ELI Funding is a forgivable loan.

   Note: There is no HOME-ARP Funding, nor a requirement to include 22% Units.

Point Items

Applications must achieve at least 87.5% of the total amount of points available in the RFA to be eligible for funding.

1. Bookmarking the "All Attachments" document (5 Points)

2. Advance Review Process of Principal Disclosure Form (5 Points)

3. Revised! - Impact Scoring

   The following Impact Scoring section allows for Applicants to provide detailed responses about the Development. Each response must address the specific criteria identified in the corresponding description. When scoring responses, Florida Housing will only consider the written responses provided in Exhibit A. When assigning points for each section, only the response for that particular requirement will be considered. Information in other Impact Scoring sections will not be considered. It is recommended to account for all criteria for each response, even if it requires repeating information in multiple narrative responses.

   a. Demographic Populations to be Served (No points awarded)

   b. Operating Permanent Supportive Housing Experience (Maximum of 30 points)

      Applications that achieve at least 90% of the points awarded in this section will qualify for the Operating Experience Points Preference used in the Selection Process outlined in Section Five of the RFA.

   c. Access to Community-Based Services and Resources (Maximum of 25 points)

   d. Resident Programs (Maximum of 30 points)

   e. Involvement in the local homeless resources network used in RFAs 2027-103 and for those committing to serve Persons with Disabling Conditions in RFA 2027-106

      - In RFA 2027-103, maximum of 25 points.

        In RFA 2027-103, Applications that achieve at least 90% of the points awarded in this section will qualify for the Involvement in the Local Homeless Resources Network Points Preference used in the Selection Process outlined in Section Five of the RFA.

      - For those committing to serve Persons with Disabling Conditions in RFA 2027-106, maximum of 20 points.

   f. Experience with Services Provision and Coordination for Adults with Developmental Disabilities (Maximum of 20 Points*)

      Used only in RFA 2027-106 for those committing to serve Persons with Developmental Disabilities.

      Applications that achieve at least 90% of the points awarded in this section will qualify for the Services Provision and Coordination for Adults with Developmental Disabilities Points Preference used in the Selection Process outlined in Section Five of the RFA.

Funding Selection Process

The highest scoring Applications will be determined by first sorting together all eligible Priority 1 Applications in the following order:

a. New! - First, by the 100% Non-Profit Preference

   100% Non-Profit is defined in Exhibit B as The General Partner or Non-Investor Member of the Applicant entity itself is a non-profit entity or is wholly-owned (i.e., 100 percent owned) by one or more qualified non-profit entities as defined in Section 42(h)(5)(C), subsection 501(c)(3) or 501(c)(4) of the IRC and organized under Chapter 617, F.S., if a Florida Corporation, or organized under similar state law if organized in a jurisdiction other than Florida.

b. Next, by Operating Experience Points Preference (Preference will be given to Applications that achieve at least 90% of the total points available for this item);

c. Next, Applications will be sorted using the following criteria:

   (1) In RFA 2027-103, by the Involvement in the Local Homeless Resources Network Points Preference (Preference will be given to Applications that achieve at least 90% of the total points available for this item);

   (2) In RFA 2027-106, preference will be given to Applications that either (a) commit to the Demographic of Persons with a Disabling Condition and qualify for the Involvement in the Local Homeless Resources Network Points Preference; or (b) commit to the Demographic of Persons with Developmental Disabilities and qualify for the Services Provision and Coordination for Adults with Developmental Disabilities Points Preference.

d. Next, by the Accessibility Preference;

e. Rental Assistance History Preference;

f. Supportive Services Funding History Preference

g. Next, by the Qualifying Financial Assistance Funding Preference;

h. Next, by the Application's A/B Leveraging Classification;

i. By the Application's eligibility for the Florida Job Creation Funding Preference; and

j. By lottery number.

This will first be applied to all Priority 1 Applications, followed by Priority 2 Applications.

Note: Because Brevard, Manatee, Marion, and Volusia Counties have been awarded in Permanent Supportive RFAs at least twice since 2022, these counties will begin the selection process with one Application credited towards the County Award Tally in both RFAs.

Goals

RFA 2027-103

- RFA 2027-103 includes a goal to fund at least one Homeless Development in the North and South Regions, with a preference to fund at least one Homeless Development in a Large County and a Medium County.
- There is a preference that the Applications selected to meet the goals are Priority 1 Applications.

RFA 2027-106

RFA 2027-106 includes a goal to fund one Development that selected the Demographic Commitment of Persons with Developmental Disabilities, with a preference that it be a Priority 1 Application.

Review of New or Unique Aspects of RFA

1. Demographic Commitment

   a. Homeless Individuals and Families Demographic Commitment in RFA 2027-103

      Applicants that commit to serve the Homeless demographic commitment will be required to make the following set aside commitments for a minimum of 50 years:

      At least 50% of the total units for Homeless individuals and families as defined in Exhibit B of the RFA;

      AND

      At least 20% of the total units for Persons with Special Needs as defined in Section 420.0004(13), F.S., (which may be the same units set aside for Homeless individuals and families).

   b. Persons with a Disabling Condition Demographic Commitment in RFA 2027-106

      Applicants that commit to serve the Persons with a Disabling Condition Demographic Commitment will be required to make the following set aside commitments for a minimum of 50 years:

      At least 50% of the units in the Development must consist of Permanent Supportive Housing for persons with a Disabling Condition as defined in Section 420.0004(7), F.S.;

      AND

      At least 20% of the units in the Development must consist of Permanent Supportive Housing for individuals and families that meet the definition of Homeless Households as defined in Exhibit B of the RFA, (which may be the same units set aside for the persons with a Disabling Condition Demographic Commitment).

   c. Persons with Developmental Disabilities Demographic Commitment in RFA 2027-106

      (1) Requirements

         Applicants that commit to serve the Persons with Developmental Disabilities will be required to make the following set aside commitments for a minimum of 50 years:

         At least 50% of the units in the Development must consist of Permanent Supportive Housing for Persons with Developmental Disabilities as defined in Section 393.063(12), F.S.

      (2) Due to the likelihood that some or all Persons with Developmental Disabilities will have Mobility Impairments now or later in their lives, Applicants that commit to this Demographic must at a minimum meet the accessibility, adaptability, universal design and visitability features requirements outlined in the RFA, ("Level 1 Accessibility Requirements").

      (3) RFA 2027-106 includes a goal to fund one Development that selected the Demographic Commitment of Persons with Developmental Disabilities, with a preference that it be a Priority 1 Application.

2. Interest Rate of SAIL Loan

   a. Applicants that commit to set aside at least 50%, but less than 80%, of the total units for the applicable Demographic Commitment (i.e., Homeless individuals and families in RFA 2027-103, or Persons with Disabling Conditions/Persons with Developmental Disabilities in RFA 2027-106) will qualify for a SAIL loan with an interest rate of 0% for the percentage of units that are set aside for the applicable Demographic Commitment, and an interest rate of 1% for the remaining units. For example, a set-aside commitment of 60% of the units for Homeless Households in RFA 2027-103 will have 60% at 0% and 40% at 1%, or a blended overall interest rate of 0.40%.

   b. Applicants that commit to set aside at least 80% of the total units for the applicable Demographic Commitment will qualify for a SAIL loan with an interest rate of 0%.

c. The portion of the SAIL loan that is attributable to the ELI Funding is a forgivable loan.

3. Applicant/Developer/Management Company/Contact Person

a. Applicant

(1) State the name of the Applicant

(2) Evidence that Applicant is legally formed entity qualified to do business in the state of Florida as of Application Deadline.

(3) The Applicant must meet the definition of a Non-Profit as set out in Exhibit B. To demonstrate that this definition is met, Applicants must meet the requirements in **both** (a) and (b) below.

(a) Demonstration of Material Participation

Joint Venture Applicants must demonstrate the Non-Profit entity is materially and substantially participating in the predevelopment, management, and operation of the proposed Development throughout the Compliance period, within the meaning of the material participation as defined in 26 USC §469, 26 USC §42, by submitting the Executive Director Certification of Non-Profit Entity Material Participation form (Rev. 09-2022) **for each Non-Profit entity that makes up the Non-Profit Applicant**;

(b) Demonstration of Non-Profit entity qualifications

To meet this eligibility requirement, **for each Non-Profit entity that makes up the Non-Profit Applicant** provide **either** the Executive Director Certification of Non-Profit Entity Qualifications Form (Rev. 11-2025) **that was stamped "Approved" by the Corporation as outlined in (4) below*; or** the Non-Profit Application Package outlined in (i) through (iii) below

(i) The Executive Director Certification of Non-Profit Entity Qualifications Form (Rev. 11-2025)

(ii) IRS determination letter

(iii) Non-Profit Bylaws and/or Articles of Incorporation

*The Applicant may submit any Corporation-approved Executive Director Certification of Non-Profit Entity Qualifications Form (Rev. 11-2025) in lieu of the Non-Profit Application Package, even if approved in a prior RFA cycle.

(4) Non-Profit Advance Review Process (10 Points)

The Non-Profit Application Package may be submitted to the Corporation prior to the Application Deadline. The Corporation will review the Non-Profit Application Package and, if the above requirements are met, will stamp the Executive Director Certification of Non-Profit Entity Qualifications Form (Rev. 11-2025) with the date that the form was received and approved, then return it to the Applicant. Applications will receive 10 points if the submitted Executive Director Certification of Non-Profit Entity Qualifications Form (Rev. 11-2025) is stamped "Received" by the Corporation at least 14 Calendar Days prior to the Application Deadline AND stamped "Approved" prior to the Application Deadline for **each non-profit entity**.

Applicants are strongly encouraged to send the Non-Profit Application Package to the email address FHFC_NonProfit_AdvanceReview@floridahousing.org (also available by clicking here) at least eight weeks prior to the Application Deadline.

(5) Pre-Application Meeting or Experience Incentive

Applications will receive 10 points if the criteria in (a) <u>or</u> (b) is met:

(a) Pre-Application Meeting

Having a pre-application meeting with the Corporation to answer questions about the Proposed Development will encourage Applicants to prepare early to respond to the Application. Applications will receive 10 points if the Pre-Application Meeting(s) requirements outlined in the RFA are met.

Note: Designated employees of the Applicant and Developer may also participate; however, representatives from third party organizations such as services providers or consultants may not attend.

(b) Non-Profit Experience

The Corporation will not hold Pre-Application Meetings with Applicants that meet certain experience qualifications; however, they will be eligible for 10 points if the criteria if the Non-Profit experience requirements are met.

(6) Homeless Assistance Continuum of Care Requirements for All Applicants of RFA 2027-103 and for Applicants that commit to serve the Disabling Conditions population of RFA 2027-106

b. Developer Information

(1) Name of Developer (including all co-Developers);

(2) Evidence each Developer is a legally formed entity qualified to do business in Florida as of Application Deadline

(3) New! - Required Developer Experience

A natural person Principal of at least one experienced Developer entity, which must be disclosed on the Principals of the Applicant and Developer(s) Disclosure Form (Form Rev. 05-2019) outlined below, must have, since January 1, 2007, Completed at least one Affordable Rental Housing Development that consists of a total number of units no less than 50% of the total number of units in the proposed Development

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

(1) Eligibility

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

(3) Designation of Priority 1 and 2 Applications

Applicants, Developers, and Principals of Applicants and Developers in this RFA are limited to two Priority 1 Application submissions in this RFA if at least one of the two Priority 1 Applications have more than one Developer, but only one Developer within that Application meets the Developer Experience Requirements described in 3.b.(3)(a) above. All other Principals of Applications in this RFA are limited to one Priority 1 Application submission in this RFA; however, Principals of Applications submitted in previous RFAs may have further limitations on the number of Priority 1 Applications to be submitted in this RFA. The 2026/2027 Priority 1 Application Limitation Chart outlining such limitations will be made available on the RFA Webpage.

d. Name and contact information of Management Company

e. Community-Based Board of Directors Requirement

The Applicant must commit to structuring the Board of Directors affiliated with the Non-Profit Entity that is part of the Applicant Entity with a majority (at least 50%, plus 1) of 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.

f. Authorized Principal Representative / Operational Contact Person

(1) Must be a natural person Principal <u>of at least one Non-Profit entity</u> of the Applicant as listed on the Principals Disclosure Form;

(2) Must have a physical address in Florida;

(3) Must have signature authority to bind the Applicant entity;

(4) Must sign the Applicant Certification and Acknowledgement section of Exhibit A;

(4) Must sign the Florida Housing Finance Corporation Resident Community-Based Services Coordination Provider Or Principal Of Resident Community-Based Services Coordination Provider Certification form (Form Rev. 10-2021), if provided; and

(6) If funded, will be the recipient of all future documentation that requires a signature.

Note: The terms used in this section, (i.e., Affordable Rental Housing Development, Completed, and Stabilized) are defined in Section Four, A.3.h. of the RFA.

4. Development Category - The proposed Development must consist entirely of New Construction. Rehabilitation of existing units is not allowed.

5. Location

a. RFA 2027-103 and RFA 2027-106 are only available for Applicants proposing Developments in Medium and Large Counties.

RFA 2027-103 includes a goal to fund at least one Homeless Development in the North and South Regions, with a preference to fund at least one Homeless Development in a Large County and at least one Homeless Development in a Medium County.

Regions for Proposed Developments that commit to serve the Demographic Commitment of Homeless Persons

Region	Large Counties	Medium Counties
Central	Orange, Polk	Brevard, Flagler, Highlands, Indian River, Martin, Osceola, Seminole, St. Lucie, Volusia
North	Duval	Alachua, Bay, Clay, Escambia, Leon, Marion, Nassau, Okaloosa, St. Johns, Santa Rosa
South	Broward, Miami-Dade, Palm Beach	Collier
Tampa Bay	Hillsborough, Lee, Pinellas	Charlotte, Citrus, Hernando, Lake, Manatee, Pasco, Sarasota, Sumter

b. Scattered Sites - Developments are limited to three Scattered Sites.

6. Units

a. Total Number of Units

(1) Minimum number of units

Large County Applications that commit to serve the Demographic Commitment of Homeless Persons must have a minimum of 50 units.

All other Applications must have a minimum of 30 units.

(2) Maximum number of units

Applicants that commit to serve the Persons with Developmental Disabilities Demographic Commitment have a maximum number of 60 units in the Development.

Other Applicants have no maximum number of units.

Note: These RFAs do not include IRO Units or Shared Housing Units.

c. Set-Aside Commitments

(1) Required Income Set-Aside Units

If the Average Income Test is not selected, at least 80% of the units shall be rented to households (person or persons) with incomes at or below 60% of the Area Median Income (AMI).

If the Average Income Test is selected, at least 80% of the Development's total units must be set aside at 80% AMI or less, but the Average AMI of the Qualifying Housing Credit Units cannot exceed 60%.

(2) Extremely Low-Income Units (ELI Units)

(a) Required ELI Commitments

If the Average Income Test is not selected, at least 15% of the total units must be set aside to serve Extremely Low Income (ELI) Households.

If the Average Income Test is selected, at least 20% of total units must be set aside to serve ELI Households. The ELI AMI level will be 30%, regardless of county.

(b) ELI Funding

Applicants that commit to the Average Income Test are not eligible for ELI Funding.

Applicants that do not commit to the Average Income Test are eligible for ELI funding for one-third of the required ELI Set-Aside units, (i.e., 5% of the total units).

For purposes of this provision, the requirement to set aside units for ELI Households refers to the 2026 ELI Area Median Income (AMI) level for the county where the proposed Development is located outlined in the 2026 ELI AMI Level chart in the RFA.

The portion of the SAIL loan that is attributable to the ELI Units is a forgivable loan.

d. Unit Mix

The Applicant must complete the Unit Mix Chart listing the total number of bedrooms per unit, the total number of bathrooms per unit (including half-baths, if applicable), the total number of units per bedroom type.

Unit Mix Requirements if committing to the Homeless Demographic Commitment

- Units must consist of Zero, one, two, or three bedrooms only;
- At least 15% of the total units, rounded up, must be one-bedroom units;
- No more than 50% of the total units, rounded up, may be Zero Bedroom Units; and
- No more than 40% of the total units, rounded up, may be three-bedroom units.

Unit Mix Requirements if committing to the Persons with Disabling Conditions and the Persons with Developmental Disabilities Demographic Commitment

- Units must consist of Zero, one, or two bedrooms only;
- At least 50% of the total units, rounded up, must be one bedroom units; and

- No more than 50% of the total units, rounded up, may be Zero Bedroom Units.

e. Number of residential buildings must be provided

f. Compliance Period Requirements.

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, 2027), 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

All successful Applications will be required to demonstrate zoning, infrastructure (water, sewer, electricity and roads), and Environmental Site Assessment within 21 Calendar Days of the issuance of the invitation to enter credit underwriting for the entire proposed Development site, including all Scattered Sites, if applicable.

8. Required Construction Features

All units are expected must meet all requirements as outlined in the RFA.

a. Federal Requirements and State Building Code Requirements

Note: Section 504 of the Rehabilitation Act of 1973 requirements are met through the Applicant's commitment to meet either the Level 1 or Level 2 requirements described in c. below.

b. General Features

c. Accessibility

(1) Level 1 Accessibility Requirements in each RFA

(2) Level 2 Accessibility Requirements in each RFA

(3) Applicants that commit to a certain higher percentage of fully accessible units and commit to a certain % above the applicable required percentage of the total units, rounded up, as fully accessible units in accordance with the 2010 ADA Standards for Accessible Design will qualify for the Accessibility Preference used in the funding selection process.

d. Emergency Operations for all Developments

The following Emergency Operations Features must be provided in all Developments:

- 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.

e. Required Green Building Features for all Developments

Required features are outlined in the RFA.

In addition to the required features, proposed Developments must achieve one of the following: Leadership in Energy and Environmental Design (LEED); Florida Green Building Coalition (FGBC); Enterprise Green Communities; or ICC 700 National Green Building Standard (NGBS).

9. Resident Programs

a. New! – All Applicants must commit to the applicable minimum number of Resident Programs below:

<u>Group A</u> (Select 3)
- Computer Training
- Health and Wellness Program
- Literacy Training
- Nutritional Education, Planning, and Food Distribution
- Socialization Activities

<u>Group B</u> (Select 4)
- Afterschool Program
- Education Assistance
- Employment Assistance
- Family Resources
- Financial Management Program
- Special Resident Hardship Fund
- Veteran Services

<u>Group C</u> (Select 2)
- Assistance in Accessing Government Benefits
- Basic Daily Living/Life Skills
- Certified Peer Support Specialists
- Private Transportation
- Substance Use Counseling Supports

These services are defined in Section Four, A.9.b. of the RFA.

b. Housing Stability Services and Access to Community-Based Services Coordination Experience

This requirement must be met through one of the following:

(1) Applicants that do not meet the requirement described in (b) below may partner with a provider of supportive services that includes Resident Community Based Services Coordination for the intended Demographic. A Non-Profit, within the Applicant entity, that meets the qualifications to provide Resident Community Based Services Coordination, pursuant to this RFA, may partner with the Applicant to provide the Development's Resident Community Based Services Coordination. The Applicant must provide the properly completed and executed Florida Housing Finance Corporation Resident Community-Based

Services Coordination Provider Or Principal Of Resident Community-Based Services Coordination Provider Certification Florida Housing Finance Corporation Services Coordinator or Principal of Services Coordinator Certification form (Form Rev. 10-2021).

(2) At least one natural person Principal of a Non-Profit entity within the Applicant entity structure must have experience owning and operating a minimum of two Permanent Rental or Permanent Supportive Housing developments that serve the intended Demographic and that provides Resident Community Based Services Coordination. To meet this requirement, Applicants will be required to list the properties and there must be a combined total number of units within the properties that equals no less than 50% of the total number of units in the proposed Development.

Note: In credit underwriting, the provider must demonstrate it has been in business and performing Services Coordination for at least five consecutive years before the date of Application submission, and the Applicant must provide the legal contract demonstrating the partnership with the service provider for approval.

10. Funding

a. Corporation Funding

(1) Competitive Housing Credits

The Housing Credit Request Amount cannot exceed the applicable County Category amount stated in the following chart:

County Category	**Maximum Request Amounts**
RFA 2027-103 and RFA 2027-106 Medium Counties	$3,000,000
RFA 2027-103 Large Counties	$3,465,000
RFA 2027-106 Broward and Miami-Dade County	$3,800,000
Hillsborough, Orange, or Palm Beach County	$3,500,000
Duval or Pinellas County	$3,200,000
Lee or Polk County	$3,000,000

Note: All proposed Developments in RFAs 2027-103 and 2027-106 qualify for the basis boost.

(2) SAIL must be requested by all Applicants

(a) SAIL

(1) Per Unit Amount

In RFA 2027-103, the SAIL Base Request Amount is limited to $115,000 per unit.

There is no per unit SAIL Base Request Amount in RFA 2027-106.

(2) Per Development Amount

The SAIL Base Request Amount **plus** the ELI Request Amount is limited to the lesser of the following:

- $6,250,000 if applying in RFA 2027-103;
- $6,000,000 if applying in RFA 2027-106; or
- 35% of the Total Development Cost.

(b) Eligible ELI Request Amount

- Applicants that commit to the Average Income Test are not eligible for ELI Funding.
- Applicants that do not commit to the Average Income Test are eligible for ELI funding for the required ELI Set-Aside units, not to exceed the lesser of (i) $1,000,000; or (ii) the maximum amount based on the ELI Set-Aside per unit limits, as outlined in Section Four, A.6. above, for 5% of the total units (total number of units x 0.5, rounded down).

b. Developer Fee / General Contractor Fee/Operating Deficit Reserve

(1) Developer fee

The Developer Fee is limited to 16% of the Development Cost; however, the Corporation will allow Applicants to provide a Developer Fee up to 21% of the Development Cost to be stated on the Development Cost Pro Forma, with up to 5% of the Development Cost placed in an operating deficit reserve account to be held by the Corporation or its servicer.

(2) General Contractor fee shall be limited to 14% of actual construction cost.

c. Completing the Development Cost Pro Forma

Local Government Contributions are not required, but if provided as a source, the Local Government Verification of Contribution Form (Rev. 03-2025) is new and available on the RFA Webpages.

d. Qualifying Financial Assistance Funding Preference

To qualify for the Qualifying Financial Assistance Preference, the Applicant must meet one of the following requirements:

(1) Cash Funding equals at least 3% of the Applicant's Eligible SAIL Base Request Amount (exclusive of the ELI amount)

(2) Donation of Land by a Local Government

If the Applicant qualifies for this preference through the donation of land and is awarded funding under this RFA, the Applicant will not receive any Corporation funding in excess of the allowable costs outlined in the RFA towards the cost of the land.

Note: In-kind donations, waivers of any fees, and any funding from the Corporation are not considered Qualifying Financial Assistance, although they can be used to help reduce costs in the construction of the proposed Development.

e. Principal of the Applicant is a Public Housing Authority and/or an instrumentality of a Public Housing Authority

f. Rental Assistance History Preference

g. Supportive Services Funding History Preference

h. Total Development Cost Limitation Test applied during the credit underwriting and Final Cost Certification Process

Allowances for Higher Costs of Enhanced Safety and Accessibility Features is available as a multiplier in the Total Development Per Unit Limitation requirements for RFA 2027-106.

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

Expected Timeline

Issue RFAs:	*October 20, 2026*
RFA Due Date:	
RFA 2026-103	*January 19, 2027*
RFA 2026-106	*January 20, 2027*
Pre-Application Meetings:	
Deadline to request a meeting	*October 27, 2026*
Deadline to hold a meeting	*December 16, 2026*
Review Committee Meetings (make recommendations to Board):	*February 24, 2027*
Request Board Approval of Recommendations:	*March 12, 2027*