Questions and Answers for RFA 2017-108

SAIL FINANCING OF AFFORDABLE MULTIFAMILY HOUSING DEVELOPMENTS TO BE USED IN CONJUNCTION WITH TAX-EXEMPT BONDS AND NON-COMPETITIVE HOUSING CREDITS

Question 1:

While working on your website I came across a possible error I thought I would share.

a. I think a Marion County Proximity Listed property is accidentally located in Polk County.

b. The "Optional Layer" refers to 08-30-17 Proximity List and MDR buffers, but the data that is shown on the map shows 08-24-17.

Answer:

On the 8-30-17 FHFC Development Proximity List, the latitude and longitude coordinates plot incorrectly in Polk County, while the address plots correctly in Marion County. The correct latitude and longitude coordinates for Silver Pointe are 29.190386, -82.105839. This will be reflected on a new Proximity List. A new data layer in the mapping software will also be created to reflect these changes.

Question 2:

Can FHFC please clarify exactly how the quintile's will be calculated after sorting for Leveraging Percentage? It's pretty straightforward how the First Quintile is calculated, but we wanted to see if you could provide additional clarification as to what exactly happens after that. For instance, assuming a hypothetical situation where there are 32 eligible applications sorted lowest to highest by Leveraging Percentage. Based on the language in the RFA, it's safe to assume that the First Quintile will be comprised of the first 7 applications in that sorting order (32 applications x 20% = 6.4 rounded up =7).

However, after the First Quintile Cut-off is calculated, it is a bit unclear as to which of the two scenarios below will determine the make-up of the rest of the Quintiles:

- **Scenario 1: All remaining Quintiles are based on the number of applications in the First Quintile (7), with the Fifth Quintile absorbing the leftovers**. In the above hypothetical, this would result in applications 8-14 being in the Second Quintile (7 applications), applications 15-21 being in the Third Quintile (7 applications), applications 22-28 being in the Fourth Quintile (7 applications), and applications 29-32 being in the Fifth Quintile (4 applications).
- **Scenario 2: The number of applications in each Quintile is "re-calculated" based on the number of applications that remain after the previous Quintile is calculated.** In the above hypothetical, this would result in next 5 applications making up the Second Quintile, or applications 8-12 (the first 7 applications make up the First Quintile per the RFA, leaving 25 applications for the remaining 4 Quintiles. Multiplying 25 applications x 20% results in 5 applications). The Third Quintile would then be the next 4 applications, or applications 13-16 (20 applications remain after calculating the Second Quintile cutoff, multiplied by 20% results in 4 applications). The Fourth Quintile would then be the next 4 applications, or applications 17-20 (16 applications remain after calculating the Third Quintle cutoff, multiplied by 20% and rounded up results in 4 applications). The Fifth Quintile would then be comprised of the remaining 12 applications.

Or perhaps there a third Scenario that we are not contemplating? Any clarification the Corporation could provide as to exactly how the number of applications in each Quintile is calculated would be greatly appreciated.

Answer:

Each quintile consists of 20% of the total Applications. Using 32 eligible Applications in the example provided, the first quintile would consist of 7 Applications (32 x 0.20 = 6.4, which would be rounded up to 7.)

The second quintile is recalculated using the following formula: 32 eligible Applications x 0.40 = 12.8, rounded up to 13. Subtracting out the Applications assigned to the first quintile, means that 6 Applications would be in the second quintile, which would be Applications 8 – 13.

The third quintile would be calculated in the same manner. 32 x 0.60 = 19.2, rounded up to 20. Subtract the 13 Applications assigned to the first two quintiles, which would leave 7 Applications in the third quintile. This would be repeated for the fourth and fifth quintiles, leaving 6 Applications in each.

Question 3:

If a proposed development consists of both mid-rise with elevator and garden style buildings, which Leveraging Factor is used? Would it be pro-rated? Would it be based on the building type providing the most units?

Answer:

For mixed-type Developments, indicate the type that will comprise the majority of the units in the Development. The Leveraging Percentage is based on the Applicant's Eligible SAIL Request Amount, Total Development Cost, Development Type, Development Category, county location, total number of units, and whether or not the proposed Development consists of concrete construction, as stated in the Application and applied to all units in the proposed Development.

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Question 4:

To qualify for Redevelopment category the number of HUD or RD subsidized units must be the same as or greater than provided in the original or existing subsidy agreement.
Is there also any minimum number of units or minimum percentage of proposed total units that have to be subsidized?

Answer:

Redevelopment is defined in subsection 67-48.002(98), F.A.C. and means the following:
(a) With regard to a proposed Development that involves demolition of multifamily rental residential structures currently or previously existing that were originally built in 1986 or earlier and either originally received financing or are currently financed through one or more of the following HUD or RD programs: Sections 202 of the Housing Act of 1959 (12 U.S.C. §1701q), 236 of the National Housing Act (12 U.S.C. §1701), 514, 515, or 516 of the U.S. Housing Act of 1949 (42 U.S.C. §1484), 811 of the U.S. Housing Act of 1937 (42 U.S.C. §1437), or have PBRA; and new construction of replacement structures on the same site maintaining at least the same number of PBRA units; or
(b) With regard to proposed Developments that involve demolition of public housing structures currently or previously existing on a site with a Declaration of Trust that were originally built in 1986 or earlier and that are assisted through ACC; and new construction of replacement structures on the same site, providing at least 25 percent of the total new units with PBRA, ACC, or both, after Redevelopment.

Question 5:

The Development that I am proposing is an Elderly ALF Development. The TDC PU Limitation Analysis that starts on line 377 of the Development Cost Pro Forma does not allow me to choose the Elderly ALF multiplier. Is this an error?

Answer:

Yes. This cell was incorrectly blocked, but this has now been fixed. Applicants that commit to the Demographic Commitment of Elderly ALF may download the Development Cost Pro Forma again to access the corrected version. There are no other changes to the Development Cost Pro Forma.

Please Note: The Q&A process for RFA 2017-108 is concluded and Florida Housing does not expect to issue any further Q&As regarding RFA 2017-108.

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