

Questions and Answers for RFA 2024-215 Live Local SAIL Financing for Developments Near Military Installations

1. If 50% of the units in this RFA are to be set aside for active duty members with or without dependents then how are you calculating the 80% AMI requirement for them with their salary and BAH (basic allowance for housing)?

For example, an E5-Technical Sgt with a dependent stationed at Hurlburt Field gets paid in BAH monthly on top of their monthly salary. Adding these two together will exceed the 80% AMI max for the active duty member, even if they have a spouse and a kid. If the spouse works then it would definitely put them over the limit regardless of how many kids they have.

Can you please explain how you are planning to calculate the salaries and whether the BAH will be part of the calculation?

Answer:

Military Income for determining whether the Active Duty resident meets the AMI requirements of the RFA includes the basic allowance for housing amount UNLESS IRC Section 142 applies to the building where the tenant resides AND the building is located in a county in which a “qualified military installation” is located (or in an adjacent county).

Section 142(d)(2)(B)(iii) defines a “qualified building” to mean a building located: (I) in any county in which is located a qualified military installation to which the number of members of the Armed Forces of the United States assigned to units based out of such qualified military installation, as of June 1, 2008, has increased by not less than 20 percent, as compared to such number on December 31, 2005, or (II) in any county adjacent to a county described in subclause (I). Section 142(d)(2)(B)(iv) defines a “qualified military installation” to mean any military installation or facility that has at least one thousand members of the Armed Forces of the United States assigned to it as of June 1, 2008.

The RFA Demographic requirement stated in Section Four A.2. is Family (i.e. general population) with at least 50 percent of the units serving Active Duty residents or Veterans. Additionally, all Developments must set aside the greater of 5 units or 5 percent of the total units as ELI Units for Veterans Experiencing Homelessness.

The Income Set-Asides stated in Section Four A.6. state that 80 percent of the Development’s total units must be set aside at 60 percent AMI or less. It is possible to have units that meet the Demographic Commitment but are not income restricted within the Development.

2. In the definition of “Community-based care lead agency” or “lead agency”, the RFA states that a list of Lead Agencies is available on the RFA webpage. Where can I access this list?

Answer:

Per a listserv sent on August 5, 2024, the definition of “Community-based care lead agency” will be modified to remove the sentence regarding a list of designated Community-based care lead agencies for each county is available on the RFA Webpage. There is no such list on the RFA Webpage.

As stated in multiple places within the RFA, the Applicant will be expected to partner with the appropriate lead agency(ies) serving the intended residents in the area where the property is located. These partners could include, but are not limited to, the military housing office, Military and Family Support Center offered through the military installation in the area, Department of Veterans Affairs, Supportive Services for Veteran Families program (SSVF), Public Housing Authorities, etc. At least one Lead Agency must serve ELI Units for Veterans Experiencing Homelessness.

The Corporation expects to issue the modification the week of August 19, 2024.

3. For a Local Government financial commitment, through what date should the grant or loan be effective?

Answer:

Grant and/or loan forms must be effective at least through June 30, 2024, in this RFA.

4. I would like to apply for MMRB, but the field on the Funding tab is shaded grey with red text. I am certain that I am eligible to apply for MMRB. Can this be adjusted?

Answer:

The Exhibit A was revised to resolve this. **Applicants that wish to apply for Corporation-issued MMRB must use the August 13, 2024 version of Exhibit A to request MMRB.** The Corporation will accept either the July 31, 2024 Exhibit A or the August 13, 2024 Exhibit A from Applicants that are not requesting Corporation-issued MMRB.

5. I would like to apply for Live Local SAIL only, but I cannot enter data into all fields on the Development Cost Pro Forma. Can this be adjusted?

Answer:

The Exhibit A was revised to resolve this. **Applicants that wish to apply for Live Local SAIL only must use the August 13, 2024 version of Exhibit A to correctly enter data into the Development Cost Pro Forma.** The Corporation will accept either the July 31, 2024 Exhibit A or the August 13, 2024 Exhibit A from Applicants that are not requesting Live Local SAIL only.

6. There appear to be some inconsistencies within the Attachment numbering for the RFA and Exhibit A. The PHA Proximity boost documentation is Attachment 4 in the RFA, but Attachment 5 in the Exhibit A. The Site Control documentation is Attachment 5 in the RFA, but Attachment 6 in Exhibit A. Could you please clarify the placement of the required attachments in the RFA and Exhibit A?

Answer:

The Exhibit A was revised to resolve this. This means that the PHA Proximity boost documentation should be submitted as Attachment 4 and the Site Control documentation should be submitted as Attachment 5. The Corporation will accept either the July 31, 2024 Exhibit A or the August 13, 2024 Exhibit A.

7. Section 5.B.3 (page 63) of the issued RFA states:
 - a. A maximum of 1 Application will be credited to any Small County.
 - b. A maximum of 2 Applications will be credited to any Medium County.
 - c. A maximum of 3 Applications will be credited to any Large County.

Please provide clarification on how to interpret the above. For example, does that mean a specific Medium County can only receive two awards, or conversely does it mean that Medium Counties – in general – can only receive two awards?

Answer:

No Small County will receive more than one award. Similarly, no Medium County will receive more than two, and no Large County will receive more than three. The Corporation will issue a modification to clarify this language to say the following:

- a. A maximum of 1 Application will be credited to any single Small County.
- b. A maximum of 2 Applications will be credited to any single Medium County.
- c. A maximum of 3 Applications will be credited to any single Large County.

The Corporation expects to issue the modification the week of August 19, 2024.

8. Is the Lead Agency described on page 9 of the RFA the same as the Community-Based Services Coordination Provider described throughout the RFA? If they are different, will we need to execute two separate MOUs for each?

Answer:

They may be the same OR different entities. If the Lead Agency and Community-Based Services Coordination Provider are different entities, then separate MOUs are required for each.

The description of the Lead Agency Partnerships on page 9 notes “so that [the] agency may provide the Development with referrals from their pool of eligible households and/or coordinate with the

Development regarding services provided by the lead agency or another provider within the lead agency's network."

The description of the Demographic Resident Services Coordination on page 40 states "The services may be related to a household's income, benefits, education/training, healthcare, legal needs, childcare, housing counseling, etc." It also notes that services that must be provided on-site or be available in the community with transportation provided to these services at least twice weekly.

9. Are there requirements for Link Units associated with ELI households in this RFA or are Link units not a requirement of this RFA? If Link units are a requirement as part of the ELI units, can the referral agency for the link units be the same as the Lead Agency or Community-Based Services Coordination Provider?

Answer:

Link Units are often a component in other Corporation-issued RFAs, but they are not a component within this RFA.

The ELI Units set aside for Veterans Experiencing Homelessness will operate in a manner similar to traditional Link Units in other Florida Housing RFAs by making referrals and holding the units available for referrals from the Lead Agency. The description of the Lead Agency Partnerships requirements on page 9 includes "at least one Lead Agency must serve ELI Units for Veterans Experiencing Homelessness."

Florida Housing acknowledges that not all current Link providers would be able to meet the Lead Agency Partnerships requirements and has chosen to use this to operate in the same way.

10. Exhibit E.1 is listed on page 116 of the RFA and Exhibit E is listed on page 118 of the RFA but, Exhibit E on page 120 is listed as intentionally omitted. Could you please provide Exhibit E?

Answer:

Exhibit E is intentionally omitted in this RFA because this Exhibit is exclusive to Link Units in other RFAs and there are no Link Units in this RFA. The Corporation will issue a modification to remove references to Exhibit E.

Item 3.h. of Exhibit D will be modified to state:

- h. Provide confirmation that the owner will submit the fully executed Memorandum of Understanding for Agency Partnerships providing Community-based Support Services (MOU) for the Corporation's approval within nine months of the invitation to enter into credit underwriting, as described in [Exhibit E.1 Section Four, A.2.b. of the RFA](#);

Item 4. of Exhibit D will be modified to state:

4. The Applicant will submit the fully executed MOU for Agency Partnerships providing Community-based Support Services for the Corporation's approval within nine months of the

date of the invitation to enter credit underwriting, as described in ~~Exhibit E~~ Section Four, A.2.b. of the RFA;

Please Note: The Q&A process for RFA 2024-215 is concluded and Florida Housing does not expect to issue any further Q&As regarding this RFA.

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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 2024-215.