

Questions And Answers For RFA 2014-101 Financing To Build Permanent Supportive Housing For Homeless Persons And Families

1. **Question:** We need clarification on what is considered an exhibit. Are pictures acceptable? What are some examples of exhibits that are acceptable? And are attachments limited to the twelve specifics in the application or can we add more?

Answer: For a number of attachments in the RFA, the instructions state “Up to three (3) additional pages of appropriate exhibits, not created by the Applicant, may be provided to supplement the description(s).” Examples of this could be photographs, brochures, maps and other materials. There are only 12 instances where Attachments are allowed.

2. **Question:** A question came up concerning Section 4, Operating/Managing Permanent Supportive Housing Experience. We are a small community with limited Permanent Supportive Housing units and it's difficult to find a property manager with this specific experience but we do have a property manager with experience in developmental disability group homes. Would they qualify as an experienced property manager for this specific RFA?

Answer: Florida Housing will evaluate operating/managing Permanent Supportive Housing based on the scoring criteria outlined in Section Four, C.2.

3. **Question:** Are there any special credentials required of a property manager to manage Permanent Supportive Housing. One of our applying agencies has a realtor/property manager on staff but they haven't managed PSH, only Transitional Housing. I would like to know if there is any special training for property managers, if there is a certification of special license required?

Answer: Florida Housing will evaluate operating/managing Permanent Supportive Housing based on the scoring criteria outlined in Section Four, C.2.

4. **Question:** If there will be no online application, will there be an interactive application to fill out? If not, how do we use the RFA which is posted to answer the questions within the RFA?

Answer: Section Four is the Application. It should be printed and completed by the Applicant. Applicants may use a typewriter or print the answers by hand, as long as the responses are legible. Attachments in Section Four that allow Applicants to respond in three or fewer pages should be prepared on a computer according to the directions in each subsection. Then, an Original Hard Copy must be signed (blue ink is preferred), the correct number of photocopies of the Original Hard Copy and all Attachments must be made and submitted as outlined in Section Three.

5. **Question:** What does ELI stand for?

Answer: As provided in Exhibit B of the RFA, ELI is an acronym for Extremely Low-Income. Extremely Low-Income or ELI Household means one or more natural persons or a family whose total annual household income does not exceed 30 percent of the median annual adjusted gross income for households within the state, as defined in Section 420.0004(9), F.S. The Corporation may adjust this amount annually by rule to provide that in lower income counties, extremely low income may exceed 30 percent of area median income and that in higher income counties, extremely low income may be less than 30 percent of area median income.

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6. **Question:** Will the RFA allow funds to be used for land and new construction?

Answer: As stated in Section Four, N., costs associated with the acquisition of the subject property can be included in the Development Cost Pro Forma in so far as the costs were incurred no earlier than 12 months prior to Application Deadline.

7. **Question:** We would like to build a multi-phased property that consists of low income and formerly homeless families. The first phase will be for one building consisting of 5 - 15 units for formerly homeless families. Can we use funds from this RFA for this phase?

Answer: Yes, however, as stated in Section One of the RFA, at least 80 percent of the total units at the entire site must be set aside for Homeless persons.

8. **Question:** May an Applicant that was selected for funding under RFA 2013-006 be eligible to apply for funding under RFA 2014-101?

Answer: Yes, an Applicant that was awarded in RFA 2013-006 may apply in RFA 2014-101 if it is for a different proposed Development. A proposed Development that was awarded in RFA 2013-006 will not be eligible for additional funding in RFA 2014-101.

9. **Question:** Will there be any pre-application meetings or conference calls for parties interested in applying under RFA 2014-101?

Answer: No.

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