

## **Questions And Answers For RFA 2014-105**

### **Financing To Build Or Rehabilitate Smaller Permanent Supportive Housing Properties For Persons With Developmental Disabilities**

1. **Question:** If we submit two applications, are both considered? As I understand one will be Tier I, as it was not funded last time and the other would be considered new?

**Answer:**

- Applicants that did not receive a preliminary award(s) from RFA 2013-005 at the December 13, 2013, Board Meeting for any of their submitted Applications will have all of their eligible Applications submitted for this RFA deemed Tier 1 Applications for funding selection purposes, whether Adding Units or Renovation Applications.
- Applicants that did receive a preliminary award(s) from RFA 2013-005 at the December 13, 2013, Board Meeting for any of their submitted Applications will have all of their eligible Adding Units Applications submitted for this RFA deemed Tier 1 Applications for funding selection purposes.
- Applicants that did receive a preliminary award(s) from RFA 2013-005 at the December 13, 2013, Board Meeting for any of their submitted Applications will have all of their eligible Renovation Applications submitted for this RFA deemed Tier 2 Applications for funding selection purposes.

2. **Question:** We have a current maintenance/repairs/additions department team which does a lot of work for us. Are they permitted to handle the building of the additions, hire subs, etc.? After reviewing the winning proposals from last time I did not see that it was a requirement for a GC to handle the project, which increases cost.

**Answer:** Per Exhibit C. Part II, number 5., the Credit Underwriter shall review all information in the Application and subsequently provided during the credit underwriting process, including information relative to the Applicant, Developer, and General Contractor, as applicable, as well as other members of the Development team. A General Contractor is necessary when new construction is part of the development scope for the Development.

3. **Question:** What is the accounting, reporting documentation required for additions of bedrooms post award?

**Answer:** Per Exhibit C., Part I, number 7., the Credit Underwriter will provide an itemized due diligence list for additional documentation needed to complete the credit underwriting report.

4. **Question:** The current renovation max for 2 bedroom additions is \$48,000 and we are also permitted to ask for up to \$12,000 in retrofits as well for the same project?

**Answer:** Yes, the Applicant may request up to \$48,000 to add 2 Bedrooms, up to \$12,000 for new bathroom facilities, and, if also retrofitting, up to \$12,000 per Resident currently served (up to 6 Residents).

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5. **Question:** Our single-family homes each have 3 bedrooms and provide Shared Housing to 3 individuals with developmental disabilities. All units are located in Hillsborough County. My question pertains to the information in the 2014 Income & Rent Limits Chart for Hillsborough County; specifically, is the rent/unit for the units we will be submitting applications \$597/occupant (\$1791/single-family home)? Or, \$597/single-family home?

**Answer:** When 3 individuals are leasing their own Bedroom in a 3 bedroom house through Shared Housing, the rent limit is 75 percent of the zero Bedroom Unit rent of the appropriate AMI level outlined on the 2014 Income Limit and Rent Limit chart, posted on the webpage [http://www.floridahousing.org/FH-ImageWebDocs/PropertyOwnersAndManagers/IncomeLimits/005-2014\\_Income\\_Limits/001-2014\\_Combined\\_Income\\_Limits\\_&\\_Rent\\_Limits\\_by\\_County\\_-\\_FHFC\\_Rental\\_Programs\\_12-18-2013.pdf](http://www.floridahousing.org/FH-ImageWebDocs/PropertyOwnersAndManagers/IncomeLimits/005-2014_Income_Limits/001-2014_Combined_Income_Limits_&_Rent_Limits_by_County_-_FHFC_Rental_Programs_12-18-2013.pdf), minus 75 percent of the applicable utility allowance for that unit size.

The ELI level of Hillsborough County has an AMI of 40 percent. In a 3 bedroom Development that is Shared Housing, the Rent Limit for the ELI Resident would be \$301, minus the appropriate utility allowance. The Rent Limit for each non-ELI Resident of this Development would be \$452, minus the appropriate utility allowance.

6. **Question:** What line item should development costs be shown for a project that will propose to 1) renovate existing home to allow residents to age in place 2) add three new bedrooms for single occupancy and 3) add new bathroom, total request 150,000?

**Answer:**—In the section of the pro forma called “Actual Construction Costs”, the Applicant should list the construction costs on the line item that best describes the proposed work. The item New Construction costs may be used to describe any new construction work that is proposed.

**Please Note: The Q&A process for RFA 2014-105 is concluded and no further Q&As will be issued regarding RFA 2014-105.**

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