

Questions and Answers for RFA 2015-101

SAIL FINANCING FOR SMALLER PERMANENT SUPPORTIVE HOUSING PROPERTIES FOR PERSONS WITH SPECIAL NEEDS

1. **Question:** Will the application fee be waived under special circumstances? For example, for special needs applicants. Is there a representative to assist special needs applicants?

Answer: The Corporation is soliciting applications from qualified Non-Profit Applicants that commit to provide housing with the terms and conditions of this RFA. All such Applicants must meet all submission requirements outlined in Section Three, A. of the RFA, which includes a required non-refundable \$3,000 Application fee.

As stated on page 37, the Corporation reserves the right to assign a technical assistance provider for any Application that receives a preliminary award from the Corporation's Board of Directors. If assigned, the provider will assist the Applicant as needed in formalizing the Development plans proposed in the response to this RFA and with the closing process.

2. **Question:** The non-profit sponsoring the application has created a single-purpose LLC to be the applicant and own the development. The LLC is wholly controlled by the non-profit. Is the 501(c)3 designation of the Sponsor and a legal opinion that the LLC is covered by the sponsor's non-profit designation sufficient to document the non-profit "applicant"? The non-profit will be a co-developer and provide support services to the residents.

Answer: The documentation required for all Non-Profit Applicants is outlined in Exhibit A, C.2.a., C.2.b., and C.2.c. The definition of non-profit is stated in subsection 67-48.002(83), F.A.C. In this definition, subsection 67-48.0075(2), F.A.C. is referenced which states:

For purposes of this rule chapter, in accordance with Section 42 of the IRC, a for-profit entity wholly owned by one or more qualified non-profit organizations will constitute a Non-Profit entity. The purpose of the Non-Profit must be, in part, to foster low-income housing and such purpose must be reflected in the Articles of Incorporation of the Non-Profit entity. A Non-Profit entity shall own an interest in the Development, either directly or indirectly; shall not be affiliated with or controlled by a for-profit Corporation; and shall materially participate in the development and operation of the Development throughout the total affordability period as stated in the Land Use Restriction Agreement and the Extended Use Agreement.

3. **Question:** Is a map showing concentric rings around the location of the proposed development considered a document "not created by the applicant" for purposes of the limitations in the number of pages of the response?

Answer: Yes.

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4. **Question:** Item B.1.b. on page 6 of the RFA notes that one of the Persons with Special Needs Demographic groups includes persons receiving benefits from a veterans' disability benefit program. Is the HUD-VASH (Veterans Affairs Supportive Housing) program considered a veterans' disability benefit program?

Answer: No.

5. **Question:** Item 4 on page 10 of the RFA notes that creation of new Permanent Supportive Housing means that the proposed Development does not currently serve Persons with Special Needs. Is an existing Development with no use restrictions or requirements to serve Persons with Special Needs, but with current residents who are receiving SSDI, SSI or veterans' disability benefits, considered new Permanent Supportive Housing?

Answer: The issues raised in this question are clarified in the Second Modification to this RFA posted February 4 to the webpage <http://www.floridahousing.org/Developers/MultiFamilyPrograms/Competitive/2015-101/> and can be accessed by clicking [here](#).

6. **Question:** As it relates to the Community Building (page 15 and 16 of the RFA): Do the private office space and enclosed training room have to be in the same building?

Answer: No. As stated in number 3 on page 15, the Community Building/dedicated space must be on the site or, if Scattered Sites, must be located on each of the Scattered Sites.

7. **Question:** As it relates to the Community Building (page 15 and 16 of the RFA): Do the private office space and enclosed training room have to be in a standalone 'community building' separate from the residential buildings?

Answer: No.

Please Note: The Q&A process for RFA 2015-101 is concluded and Florida Housing does not expect to issue any further Q&As regarding RFA 2015-101.

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