

Questions And Answers For RFA 2015-110
Financing of Affordable Multifamily Housing Developments
with HOME Funding to be used in conjunction with
Florida Housing-Issued MMRB and Non-Competitive HC

1. **Question:** In order to apply in the CHDO set-aside, what percentage of the LTD must be a nonprofit?

Answer: In a limited partnership, the CHDO or its wholly owned subsidiary must be the sole general partner; and in a limited liability company, the CHDO or its wholly owned subsidiary must be the sole managing member.

2. **Question:** Will restrictions apply as to how the proposed project is proximate (within 2 miles) of a similar project that has received FHFC funding? If the answer is “yes”, will the proposed project be allowed if one of the principals is the same in both projects?

Answer: There is no mandatory distance requirement in RFA 2015-110 or the Non-Competitive Application Form NCA (Rev. 11-14). A market study will be ordered for the proposed Developments invited into credit underwriting.

3. **Question:** Will there be an advance approval of the principals?

Answer: No. RFA 2015-110 does not require a list of Principals to be submitted; however, RFA 2015-110 Applicants must also submit the Corporation’s Non-Competitive Application Form NCA (Rev. 11-14) by the Application Deadline for RFA 2015-110. A list of Principals for the Applicant, is required to be provided in the Non-Competitive Application, which also has a cure period.

4. **Question:** We are purchasing land that has some occupied mobile homes on it, but not purchasing the mobile homes themselves. Will we need to follow Uniform Relocation Act?

Answer: Yes. Because the residents will be displaced, the Applicant will be required to follow the Uniform Relocation Act and provide a plan for relocating of existing tenants during credit underwriting.

5. **Question:** In the case of a scattered site development, what is the maximum distance between development project sites?

Answer: A modification has been issued which includes the following language:

If the proposed Development meets the definition of Scattered Sites:

- (a) For Developments located in all Counties except Monroe County, a part of the boundary of each Scattered Site must be located within ½ mile of the Scattered Site with the most units. For Developments located in Monroe County, a part of the boundary of each Scattered Site must be located within 20 miles of the Scattered Site with the most units;
- (b) Site control must be demonstrated in the Application for all of the Scattered Sites, as outlined in Section Four A.8. of the RFA;

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- (c) During the credit underwriting process, the Applicant must demonstrate that the Development meets the requirements of this RFA and Section 42 of the IRC; and
- (d) All Scattered Sites must be located in the same county.

Please Note: The Q&A process for RFA 2015-110 is concluded and no further Q&As will be issued regarding RFA 2015-110.

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