

Questions and Answers for RFA 2016-105

FINANCING TO BUILD OR REHABILITATE SMALLER PERMANENT SUPPORTIVE HOUSING PROPERTIES FOR PERSONS WITH DEVELOPMENTAL DISABILITIES

Question 1:

May an applicant develop a 6-8 unit apartment facility specifically to serve those who qualify for Developmentally disabled supportive living under this RFA?

Answer:

Per E.9. of page 11, "In Developments consisting of Supported Living Units, the maximum is four (4) Units in the Development."

Question 2:

If the Applicant owns one or more - but not all - units in a duplex, triplex and/or quadraplex, would each unit owned be considered Single Family at question E.6, of Exhibit A?

Answer:

No, an Application may not be for a portion of units in a structure. A Single family home, duplex, triplex and/or quadraplex are Development Types and refer to the entire structure. A duplex, triplex and/or quadraplex cannot be split apart and submitted as separate single family home structures.

Question 3:

If a Development consists of Scattered Sites and includes Single Family units and a Quadraplex, should the Applicant select both Single Family and Quadraplex at question E.6. of Exhibit A?

Answer:

Yes, but only if the proposed Development consists of Supported Living Units. The Application has checkboxes for each Development Type with the understanding that multiple Development Types can be chosen for Supported Living Units.

Notes: Community Residential Homes cannot be Scattered Sites. If the Applicant is proposing a Community Residential Home, the proposed Development must be single family and each Application is limited to one (1) Community Residential Home, which shall be, for the purposes of this RFA, considered one (1) Unit.

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Question 4:

Can the Applicant use an existing secured mortgage loan or an existing secured forgivable grant for the Qualifying Financial Assistance Preference?

Answer:

If at least a portion of the existing financing is being used to pay for any portion of the costs of the proposed Development's scope of work (inclusive of certain acquisition costs incurred no earlier than 12 months prior to Application Deadline), then that portion of the existing financing can be used for the Qualifying Financial Assistance. Any portion of the existing financing used for development costs not part of the scope cannot be used as Qualifying Financial Assistance.

Question 5:

We understand that the Corporation will directly pay the expenses associated with the services noted at J.2.c.(l)(a)-(e) of the RFA. Please confirm the only service the Corporation will order directly is the physical needs assessment (PNA); and that all the others will be ordered by the Applicant.

Answer:

The services noted at J.2.c.(l)(a)-(e) of the RFA are ordered by the Credit Underwriter.

Question 6:

Please clarify the maximum eligible award amount for RFA 2016-105. Is the maximum eligible award amount for a project serving developmentally disabled individuals capped at \$375,000 for the entire project? (excluding credit underwriting and pre development grant of \$17,000) Or is the applicant awarded \$375,000 per unit? Please expand on the maximum eligible award amount definition in Section four, J of RFA 2016-105.

Answer:

In Section Four, J.2.b.(1), (page 29), the funding maximums for Applicants proposing Adding Units that Serve Persons with Developmental Disabilities are differentiated between (a) Shared Housing and (b) Non-Shared Housing.

The Shared Housing maximum amounts described in (a) range from \$225,000 to \$375,000 and are based on the number of Residents that will be living in the proposed Development, as stated in E.8.b. of Exhibit A. The Corporation will determine this amount, then add \$17,000 as described in Section Four, J.2.c. to calculate the Maximum Eligible Funding Amount.

The Non-Shared Housing maximum amounts described in (b) are only applicable to Supported Living Units. These amounts range from \$225,000 to \$375,000 and are based on the number of Units stated by the Applicant in E.9. of Exhibit A. The Corporation will determine this amount, then add \$17,000 as described in Section Four, J.2.c. to calculate the Maximum Eligible Funding Amount.

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Question 7:

If a respondent to the RFA has an existing undeveloped site where there are no public utilities on the property, but a private septic and well system is permissible as part of the construction permitting process and the local authority will sign off on the "ability to proceed infrastructure forms" in advance indicating so, will this meet the Ability to Proceed to Credit Underwriting requirements? Having FHFC accept the signature of the local authority on the "ability to proceed forms" is critically important to development in rural areas.

Answer:

Yes, this will meet the Ability to Proceed to Credit Underwriting requirements. Note that Applicants that receive a Corporation letter of preliminary award will be required to submit all Ability to Proceed documentation within the timeframes outlined in the RFA. It is not required to be submitted within the Application. The forms relevant to sewer capacity, package treatment and septic tanks can be found on the webpage <http://www.floridahousing.org/Developers/MultiFamilyPrograms/Competitive/2016-105/RelatedForms/AbilityToProceed/>. It is not required that the sewer capacity, package treatment or septic tanks be installed and usable prior to the submission of the form.

Please Note: The Q&A process for RFA 2016-105 is concluded and Florida Housing does not expect to issue any further Q&As regarding RFA 2016-105.

Submitted by:

Ken Reecy
Director of Multifamily Programs
Florida Housing Finance Corporation
227 N. Bronough Street, Suite 5000
Tallahassee, FL 32301
850-488-4197 or Ken.Reecy@floridahousing.org