

Questions and Answers for RFA 2016-107

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

Question 1:

In the previous RFA for this funding and population (RFA 2016-105), if an applicant was Renovating Existing Supported Living Units Occupied by Persons with Developmental Disabilities, the Maximum Eligible Funding Award Amount was \$14,000 per Resident, for a maximum of \$112,000, plus \$17,000 for Predevelopment and Credit Underwriting Costs. Please confirm that RFA 2016-107 does not include a cap (e.g. \$112,000) on the Maximum Eligible Funding Award Amount for Renovating Existing Supported Living Units Occupied by Persons with Developmental Disabilities.

Answer:

Supported Living Unit Applicants will be initially awarded funding of up to \$14,000 per Resident, plus \$17,000 for Predevelopment and Credit Underwriting Costs. Because the maximum number of Residents in Supported Living Units has increased to 10 for this RFA, the Maximum Eligible Funding Award Amount for Renovating Existing Supported Living Units Occupied by Persons with Developmental Disabilities for this RFA has increased to \$157,000 (\$14,000 x 10, plus \$17,000).

Question 2:

The third paragraph of Section One notes that Supported Living Units must consist of no more than six (6) Units and serve no more than ten (10) Residents. If an applicant applying to Renovate Existing Supported Living Units Occupied by Persons with Developmental Disabilities has a Scattered Site Development with five (5) Units serving eleven (11) Residents, would that be eligible? Would a Scattered Site Development with six (6) Units serving twelve (12) Residents be eligible?

Answer:

If a proposed Development consists of Supported Living Units, the entire proposed Development must serve no more than ten (10) Residents, even if there are less units and/or the Residents are living among several Scattered Sites.

Question 3:

Is the Construction Inspection Fee detailed at Section Four J.2.d.(1) estimated per location or per development? For example, if you have a Scattered Site Development that consists of five sites, would the fee be \$668 or \$3,340 (\$668 x 5)?

Answer:

The estimated Construction Inspection Fee provided in the RFA reflects the time involved to process a construction inspection for one property. If there are multiple sites involved in one draw request and they are not close in proximity, the total fee may be up to the amount of fee times the number of sites. However, if any of them are relatively close in proximity, there would be an overall reduction. The

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credit underwriter and the construction inspector will negotiate an appropriate fee relative to the necessary time involved.

Question 4:

Are the third-party fees detailed at Section Four J.2.d.(4) estimated per location or per development? For example, if you have a Scattered Site Development that consists of five sites, would the:

- Appraisal fee for an unincorporated property be \$600 or \$3,000 (\$600 x 5)?
- Transaction Screen Process fee be \$1,000 or \$5,000 (\$1,000 x 5)?
- Lead-based paint and asbestos testing fee be \$2,200 or \$11,000 (\$2,200 x 5)?
- Title report fee be \$250 or \$1,250 (\$250 x 5)?
- Boundary survey be \$1,000 or \$5,000 (\$1,000 x 5)?

Answer:

Even though the third-party fees listed above are per location, bidding out multiple reports for one Applicant may earn a discount. The third-party reports ordered by the credit underwriter are offered to multiple providers in a bidding process.

Question 5:

Will agencies that have received funding that is not finalized yet from a previous grant receive lower consideration?

Answer:

There is no scoring item related to the Applicant's previous award; however, history of the Applicant and capacity of the Applicant will be a consideration during credit underwriting, as stated in Part II of Exhibit D of the RFA.

Question 6:

On the Cash Assistance form, it says that land acquisition is an allowable match. Does acquisition mean buying vacant land, or does the value of a community residential home owned by the applicant for years count as matching assistance? I want to be sure of this before looking for other sources.

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Answer:

Acquisition with Rehabilitation is a defined term. Exhibit C states that this means “The acquisition or conveyance of existing housing or structures to the Applicant entity that will be altered, improved or modified to serve Persons with Developmental Disabilities.”

The Qualifying Financial Assistance Preference, as explained in Section Four, J.1. on page 27 of the RFA, is calculated based on the amount of Cash Funding from local or other non-Corporation sources; however, as the RFA states, “In-kind donations, donations of property or other assets, waivers of any fees, and any funding from the Corporation are not considered Qualifying Financial Assistance, although they can be used to help reduce costs in the construction or rehabilitation of the proposed Development.

Further, in J.1. of Exhibit A, it states that “If the Applicant is awarded funding in this RFA, all sources of funding must be in the form of cash received, cash spent on approved Development Costs and/or land acquisition, and/or firm commitments from a funds provider that has demonstrated the capacity to fund by the time the credit underwriting report is finalized.”

In addition, Section Four, E.3.a. on pages 8-9 provides information regarding how to consider the value of property owned by the Applicant via the note: “Any acquisition costs incurred earlier than 12 months prior to Application Deadline will not be allowed as part of Total Development Costs nor will the value of the subject property be allowed... If an entity related to the Applicant is selling or has sold the property to the Applicant, the allowed cost of acquisition shall be the lesser of the Applicant’s acquisition costs or the actual cost of acquisition incurred by the related entity in so far as the related entity’s acquisition costs were incurred no earlier than 12 months prior to Application Deadline, in which case no acquisition costs will be allowed.”

Question 7:

We are in the pre-application stage for the above referenced RFA and have come across an issue which need clarification before we can move forward with completing the application. The question pertains to the nature of supported living housing being envisioned.

We are contemplating new construction of 3 duplexes, each one with a 2 bedroom unit on one side and a one bedroom unit on the other. Therefore we anticipate a mix of shared housing (2 bedroom side of a duplex, each resident with their own bedroom) and not shared housing (one bedroom side of the duplex). This development then would be 3 total units, with space for 9 residents in a blend of shared and not shared housing. The question is how do we report the development will include both shared and not shared housing in the application?

Answer:

Applicants of Supported Housing Units must state at question E.7. whether the Applicant is proposing to develop Shared Housing, as defined in Exhibit C. In the scenario described, Shared Housing is being proposed. The next two questions ask how many Residents (as defined in Exhibit C) and how many

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Units. In the scenario described, 9 Residents are expected to live in the Development with 6 Units. Shared Housing Developments with 9 Residents will have a maximum base award amount of \$475,000 as described in Section Four, J.2.b.(1)(b) of the RFA. During the credit underwriting process, this information will be reviewed.

Please Note: The Q&A process for RFA 2016-107 is concluded and Florida Housing does not expect to issue any further Q&As regarding RFA 2016-107.

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