

Questions and Answers for RFA 2016-108
Elderly Housing Community Loan

Question 1:

Do you upload attachments or just the application form and pro forma and then, submit the attachments with the printed copies of the final Uploaded Application?

Answer:

Submission Requirements are outlined in Section Three of the RFA.

Question 2:

If the EHCL work will be done in conjunction with other rehab, should we include the cost and source of that other rehab in the Development Cost Pro Forma or just the EHCL eligible costs?

Answer:

The Development Cost Pro Forma should reflect only sources and uses related to the scope of the work for the EHCL funding.

Question 3:

Could you clarify the required input elements for the pro forma? Should this pro forma be project specific based only on the FHFC funding or all funding?

Answer:

The Development Cost Pro Forma should reflect only sources and uses related to the scope of the work for the EHCL funding.

Question 4:

Should the resident relocation costs be included in the pro forma?

Answer:

If the scope of the work includes resident relocation, the costs of such relocation should be included on the Development Cost Pro Forma. Costs associated with the resident relocation are not eligible for reimbursement from the EHCL funding.

Question 5:

Are the following eligible as life-safety, health, sanitation, or security related repairs and improvements?

- Replace bath tubs with the installation of accessible handicapped showers in each unit

- Metal security gates around the property
- Building access security gates
- Impact glass windows
- Hurricane resistant doors

Answer:

Yes.

Question 6:

For the match contribution requirement, is it permissible to utilize cash funds equal to five percent of the EHCL request amount in lieu of a local government contribution?

Answer:

There is no requirement for a local government contribution in this RFA.

Question 7:

Must all new residents in each household be age 62 or older?

Answer:

Yes.

Question 8:

Does a local government jurisdiction need to commit the 5% Match Funding or can the loan or grant commitment be made from any party except Florida Housing?

Answer:

There is no requirement for a local government contribution in this RFA.

Question 9:

In addition to applying for an EHCL loan, can the owner still apply for 9% or 4% LIHTC either in this round or in future years?

Answer:

Yes

Question 10:

If the loan is paid in full via early payoff, would the Applicant be required to set-aside the units for a minimum of 15 years or is this requirement only for duration of the active loan?

Answer:

All Applicants are required to set aside the units for a minimum length of 15 years, regardless of when the loan is paid in full.

Please Note: The Q&A process for RFA 2016-108 is concluded and Florida Housing does not expect to issue any further Q&As regarding RFA 2016-108.

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