

Questions and Answers for RFA 2024-306 Community Development Block Grant – Disaster Recovery (CDBG-DR) Financing for Affordable Housing Developments Located in Hurricane Ian Impacted Areas

1. Can applicants use local bonds with the CDBG-DR money, or only FHFC?

Answer:

For Developments that are eligible to utilize Tax-Exempt Bond Financing and 4% Housing Credits as described in Section One B., the RFA contemplates the use of both Corporation-issued MMRB or non-Corporation-issued Tax Exempt Bonds (i.e. issued by a Public Housing Authority (established under Chapter 421, F.S.), a County Housing Finance Authority (established pursuant to Section 159.604, F.S.), or a Local Government).

2. A.5.e, Page 21: Is this section applicable to this RFA - Proximity Tiebreakers used in Funding Selection Process? There is no Proximity Funding Preference included in the Selection Process – Sorting Order in B.1 on page 67.

Answer:

Per a listserv issued on June 5, 2024, a Proximity Funding Preference was added to Section Four A.5.e. of the RFA and included in the July 17, 2024 draft posted to the RFA Webpage; however, the Sorting Order described in Section Five, B.1.c. of the RFA was not consistent with this change. The RFA was modified on August 8, 2024 to include the Proximity Funding Preference within the Sorting Order making it consistent with the June 5, 2024 listserv and Section Four A.5.e. of the RFA.

3. Is there a definition of Private Transportation?

The RFA has been modified to include language regarding Private Transportation which includes a definition in Exhibit B.

4. The Development Cost Pro Forma Eligible plus Ineligible Costs on certain rows do not equal the Total Cost in the same row. Can this be fixed?

Answer:

Although the total columns are accurate, Applicants that exceeded a maximum value in any row that included a maximum (such as Developer Fee), reflected an inaccurate total in the eligible and ineligible columns. Florida Housing has corrected this calculation. **Applicants must use the August 21, 2024 version of Exhibit A to ensure accurate calculations of the Development Cost Pro Forma. Users who open the correct Exhibit A will see that the top line of the first page within the General Information tab of Exhibit A states the effective date of August 21, 2024.**

5. The Florida Job Creation does not seem to be calculating correctly. Can this be fixed?

Answer:

Florida Housing has corrected this calculation. **Applicants must use the August 21, 2024 version of Exhibit A to ensure accurate calculations of the Florida Job Creation Score. Users who open the correct Exhibit A will see that the top line of the first page within the General Information tab of Exhibit A states the effective date of August 21, 2024.**

6. Please note Exhibit A has the wrong title, it states 2024-305 Hurricane Sally (both the excel and the PDF).

Answer:

The Exhibit A, both the Excel version and the PDF, contain a typographical error in the title. The Exhibit A has been modified to update the title of the document.

7. Regarding the Federal Funding Experience Preference described in 3.b.(4) on page 11, is the multifamily rental housing development required in 3.b.(3) and in Exhibit A to meet the Developer experience also expected to meet the Federal Funding Experience Preference requirement or will this be a credit underwriting item?

Answer:

Applicants are required to provide information for one Development that meets the required Developer Experience described in Section Four, A.3.b.(3) of the RFA. If the Applicant wishes to qualify for the Federal Funding Experience Funding Preference, but does not meet this preference with the first Development provided in Exhibit A, the Exhibit A has been modified to allow Applicants to provide a second Development to meet this preference.

8. We found the following inconsistency – in Exhibit A, the General Information tab Section 4.A.3.c.(3) asks if the Application qualifies for the Previous Submission Funding Preference. The RFA does not include any Previous Submission Criteria or Tiers.

Answer:

The Exhibit A has been modified to remove the question regarding the Previous Submission Funding Preference.

9. What day does the Development have to be completed and occupied? The RFA states December 20, 2028, but the certification states September 22, 2027.

Answer:

The certification within Exhibit A has been modified to reflect the following:

Applicants that are selected to receive funding will be invited to enter credit underwriting and will be expected to complete the credit underwriting process, including Board approval of the credit underwriting report, complete the Development and be occupied on or before December 20, 2028.

10. For the Development Category Page 16 of the RFA states that "New Construction: The proposed Development may consist of either (A) 100 percent new construction; or (B) a combination of new construction and Rehabilitation if at least 50 percent of the total units are new construction." On Exhibit A Section 4.A.4 b.(1) if you select New Construction (line 6), the Unit Characteristics Chart (line 74) greys out the column to fill in the units in the Rehab section. If you have a development that is a combination of New Construction (over 50% of the units) and Rehab how should we complete this chart?

Answer:

The Exhibit A has been modified to allow Applicants to provide a combination of new construction and rehabilitation units.

11. On Exhibit A Section 4.A.10 (iii) - SADDA Question (line 316) when I put in the zip code that is in a HUD-SADDA it gives an error "Data entries do not confirm eligibility". I also input a few other zip codes from the list, and it appears that the spreadsheet does not recognize any of the ZCTA on the HUD 2024 database list.

Answer:

The Exhibit A has been modified to correctly reflect eligible HUD-SADDA information.

12. Please confirm that there are no limitations on the number of applications that may be submitted by related entities in this RFA, and that there is no Priority 1 or 2 designations required. Additionally, please confirm that any applicant limitations listed in the Priority 1 Limitations Chart do not apply to this RFA.

Answer:

There are no Priority 1/2 designations in RFA 2024-306.

Please Note: The Q&A process for RFA 2024-306 is concluded and Florida Housing does not expect to issue any further Q&As regarding this RFA.

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The Q and A responses are based on the information presented in the question and the terms of the RFA. The responses to the Q and A are provided as a courtesy and shall not be construed as scoring of an application. If there is any conflict between the response to a Q and A and the RFA itself, the terms of the RFA control. These Q and A responses apply solely to RFA 2024-306.