

**Questions and Answers for Requests for Proposals (RFP) 2009-03  
Nine Percent Low-Income Housing Tax Credits With Or Without Tax Credit  
Assistance Program (TCAP) Funding**

**Question 1:**

If syndicating the credits, why is FHFC concerned with the maximum amount of deferred Developer fee? Shouldn't this be exclusively the syndicator's concern?

**Answer:**

Repayment of a portion of the deferred Developer fee takes precedence over the cash flow dependent payments of the TCAP loan. Florida Housing has structured the transaction to allow adequate cash flow for all concerned, creating a development with a greater chance of long-term viability.

**Question 2:**

Why are Location A Areas different in RFP 2009-03 and RFP 2009-04?

**Answer:**

The Location A Areas listed in each RFP were structured around the location of the potential Applicants. Since Florida Housing knew who the potential Applicants were for each RFP, only the relative Location A Areas were listed. Florida Housing started by taking all of the 2009 Location A Areas and then only listing the counties in each respective RFP where prospective Applicants were located.

**Question 3:**

Is Exhibit A intended to be an interactive form?

**Answer:**

No.

**Question 4:**

What is meant (on page 25 of the RFP, subsection f.) by "all other items required for the Credit Underwriter"? Does this include plans and specs?

**Answer:**

The Credit Underwriters will send a due diligence checklist to the Applicants. The items requested on the checklist must be received within the stated deadlines.

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