

Questions and Answers for RFA 2013-006 Financing To Build Permanent Supportive Housing For Homeless Persons And Families

1. **Question:** Concerning the Certifications requested at the end of the RFA (pages 61-68 when you open the PDF), would it not be reasonable to assert that if a 15 unit acquisition and rehab project would be utilizing an existing apartment complex, then the certifications are unnecessary? If agreed, what attachments would be necessary to demonstrate the current use would not be changing- merely an acquisition and rehab as contemplated by the RFA. We would suggest: the current business tax receipt (formerly Occupational License), County Property Appraiser listing, and a letter confirming current use from Seller attached to the contract for sale, etc.

Answer: The verification forms in question are the forms listed in the chart at Section Four, K. of the RFA entitled Ability to Proceed Tie Breaker. In order to obtain Ability to Proceed tie-breaker points, an Applicant must provide a properly completed verification form or, if allowed in the chart, a letter from the provider.

2. **Question:** A question came up at a meeting this afternoon concerning RFA 2013-006, Section 4, page 7 2. Operating/Managing Permanent Supportive Housing Experience. We are a small community with limited Permanent Supportive Housing units and it's difficult to find a property manager with this specific experience but we do have a property manager with experience in developmental disability group homes. Would they qualify as an experienced property manager for this specific RFA?

Answer: Florida Housing will evaluate operating/managing Permanent Supportive Housing based on the scoring criteria outlined in Section Four, C.2.

3. **Question:** Are there any special credentials required of a property manager to manage Permanent Supportive Housing. One of our applying agencies has a realtor/property manager on staff but they haven't managed PSH, only Transitional Housing. I would like to know if there is any special training for property managers, if there is a certification of special license required?

Answer: Florida Housing will evaluate operating/managing Permanent Supportive Housing based on the scoring criteria outlined in Section Four, C.2.

4. **Question:** If there will be no online application, will there be an interactive application to fill out? If not, how do we use the RFA which is posted to answer the questions within the RFA?

Answer: Section Four is the Application. It should be printed and completed by the Applicant. Applicants may use a typewriter or print the answers by hand, as long as the responses are legible. Attachments in Section Four that allow Applicants to respond in three or fewer pages should be prepared on a computer according to the directions in each subsection. Then, an Original Hard Copy must be signed (blue ink is preferred), the correct number of photocopies of the Original Hard Copy and all Attachments must be made and submitted as outlined in Section Three.

5. **Question:** What does ELI stand for?

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Answer: As provided in Exhibit B of the RFA, ELI is an acronym for Extremely Low-Income. Extremely Low-Income or ELI Household means one or more natural persons or a family whose total annual household income does not exceed 30 percent of the median annual adjusted gross income for households within the state, as defined in Section 420.0004(9), F.S. The Corporation may adjust this amount annually by rule to provide that in lower income counties, extremely low income may exceed 30 percent of area median income and that in higher income counties, extremely low income may be less than 30 percent of area median income.

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