

Questions and Answers for

RFA 2021-201 Housing Credit Financing for Affordable Housing Developments Located in Medium and Small Counties

RFA 2021-202 Housing Credit Financing for Affordable Housing Developments Located in Broward, Duval, Hillsborough, Orange, Palm Beach, and Pinellas Counties

RFA 2021-203 Housing Credit Financing for Affordable Housing Developments Located in Miami-Dade County

Question 1:

Are electronic signatures acceptable for the ability to proceed and local government contribution forms?

Answer:

Yes. Electronic signatures are acceptable throughout the submitted Application Package.

Question 2:

Should we include the whole address, including the city, in question 5.b.(1), then repeat the city in question 5.b.(2)?

Answer:

Applicants should only enter the city/unincorporated area of county into question 5.b.(2) of Exhibit A.

Question 3:

Ability to Proceed forms must be dated within 12 months to be accepted with the application for the geo RFAs. I'm curious if the same applies to Principal Disclosure Forms. If we're reapplying and we had the principal disclosure form approved last year and nothing has changed with the entity, and it's the right version of the form (rev. 05-2019), can that be an approved Principal Disclosure Form for a 2021 geo application?

Answer:

Yes. There is no prohibition on sending in Principal forms that were stamped approved more than 12 months ago.

Question 4:

Can a first phase and a second phase share road access and still be considered to meet the availability of roads requirements?

Answer:

Florida Housing cannot confirm in advance if a particular situation meets the requirements or not. When executing the Availability of Infrastructure - Roads form, the service provider is confirming that the Development Location met the following:

1. Existing paved roads provide access to the proposed Development, or there are no known impediments to the construction of paved roads to connect part of the proposed Development to existing paved roads;
2. There are no impediments to the proposed Development using the roads other than payment of impact fees or providing curb cuts, turn lanes, signalization, or securing required final approvals and permits for the proposed Development; and
3. The execution of this verification is not a granting of traffic concurrency approval for the proposed Development.

Question 5:

There are two high schools near our proposed Development that meet the definition of Public School. If the proposed Development is closer to one public high school but zoned for the public high school that is further away, can we use the school that is closer for Public School proximity points?

Answer:

Yes. The Corporation does not consider school zoning when awarding proximity points for Public School.

Question 6 for RFA 2020-201:

Pages 70 through 72 of the RFA discuss preferences that will be used to select applicants to satisfy the Local Government Area of Opportunity Goal. The preferences are:

- (1) Two LGAO developments that previously submitted as LGAOs in RFA 2019-113 and RFA 2020-201 but were not selected;
- (2) Two LGAO developments that previously submitted as LGAOs in RFA 2020-201 but were not selected; and
- (3) Two developments that qualify as LGAOs in the current RFA regardless of whether they were previously submitted.

If an LGAO development applying in the current RFA applied as an LGAO in RFA 2019-113 and 2020-201, and otherwise satisfies the criteria set out on pages 70 through 72, can that development compete for all six of the LGAO Preference slots described above? As the RFA is written, it is unclear whether second two LGAO slots (preference (2) above) are limited to applicants who applied as LGAOs only once before (i.e., ONLY in RFA 2020-201), or are also available to LGAO applicants who applied as LGAOs who applied twice before (in both RFA 2019-113 and 2020-201).

Answer:

Applications that qualify for the first preference will qualify for all three preferences. Applications that qualify for the second preference will also qualify for the third preference.

Please Note: The Q&A process for RFAs 2021-201, 2021-202, and 2021-203 is concluded and Florida Housing does not expect to issue any further Q&As regarding RFA 2021-201, 2021-202, and 2021-203.

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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 RFAs 2021-201, 2021-202, and 2021-203.