

Questions and Answers for RFA 2022-02 Homebuilders New Construction Pilot Program

Q: How do I qualify to live in one of these houses? I am not a builder, but someone looking for affordable housing.

A: Florida Housing will work with builders on how these homes will be sold closer to the construction completion date(s). Floridians seeking assistance with affordable homeownership opportunities are encouraged to review our [Homebuyer Overview webpage](#). Rental opportunities may be found at <https://www.floridahousingsearch.org/>.

Q: Is the RFA posted on the website the application? If not, where do I go to fill out the application for this program?

A: The Application will be a PDF document prepared by qualified Applicants as outlined in the RFA. Instructions for how to submit Applications for this program can be found in Section Three and the required information to be submitted to Florida Housing as a part of the application is located in Section Six.

Q: Is the mandatory request for 15 homes completed during the last three years a minimum threshold?

A: Yes.

Q: Is there a stated cost for underwriting?

A: The current Florida Housing Fee Schedule can be found at this link: [Credit Underwriting, Loan Servicing and Compliance Monitoring \(floridahousing.org\)](#). The 2022 Analytical Credit Underwriting Review fee is \$5,156.

Q: Is there a stated cost for homebuyer review by the underwriters?

A: The current Florida Housing Fee Schedule can be found at this link: [Credit Underwriting, Loan Servicing and Compliance Monitoring \(floridahousing.org\)](#). This program will follow the HOP Analytical Review fee on the schedule which for 2022 is \$531.

Q: Must the lots, every lot, be donated as of the date of submission, or can the donations be contingent upon a successful underwriting?

A: The RFA requires the Applicant to list addresses of lots that are or will be provided at no cost, that are builder ready, including necessary infrastructure needed to build at a minimum of 5 units. For the successful applicants, the sufficiency of the commitments will be further analyzed by the credit underwriter during the analytical review.

Q: Will a letter from a local government identifying the availability of lots and the willingness of the governmental entity to donate lots pursuant to an award to the applicant satisfy the criteria in Section Six, Item B.7.?

A: For the successful applicants, the sufficiency of the commitments will be further analyzed by the credit underwriter during the analytical review.

Q: Under the experience section, does the requirement pertain to either General Contractor or applicant or is it both? Do the applicants have to show 15 units for General Contractor and 15 units for Applicant/developer? Can there be a combination of experience for the team partners?

A: The Applicant provides the required experience information in Table 2. If the Applicant is acting in a developer capacity only, then a General Contractor will need to be identified and will be required to provide the experience information in Table 3.

Q: In cases where the lot is not donated but purchased, is there a maximum purchase price? Can a lot owned by one of the partners be included as equity?

A: There is no maximum purchase price on the lot to be donated. The Applicant, including Applicant team partners, can have purchased lots in their inventory that will be used for this program. However, the lot must be donated, i.e., the cost of the lot will not be recouped upon sale of the home to the qualified borrower under this pilot program.

Q: How will the term of affordability (beyond the minimum) be valued under item B.4.? Will applications featuring longer affordability periods have a point advantage in this RFA? Will permanently affordable projects receive any point advantage?

A: There is no set formula for the scoring of this section.

Q: The RFA states "Provide in the narrative a description of which party in the development team will be responsible for instituting and continuing to monitor the affordability period. Examples could include deed restrictions, shared equity provisions, community land trusts, etc." Will any of these stated examples viewed more favorably than others in terms of scoring?

A: There is no set formula for the scoring of this section.