

**First set of Questions and Answers for RFA 2023-102 SAIL Financing For Smaller Permanent Supportive Housing Developments For Persons With Special Needs**

**Question 1:**

Is an applicant required to apply for all of the three funding sources? Or can an applicant choose only one or only two sources?

**Answer:**

The draft Exhibit A will be posted soon. There you will find that the NHTF Request Amount is calculated automatically as described in Section Four, A.10.a.(3) of the RFA. It This is consistent with the sentence at Section Four, 5.e. of the RFA that states "All successful Applicants will be awarded NHTF Funding for the required NHTF Units, and therefore will be required to comply with the HUD environmental requirements as provided in 24 CFR 93.301(f)(1) and (2)." Although providing SAIL and HOME-ARP Request Amounts are listed as Eligibility Items on the Eligibility Items Chart in Section Five, A.1. of the RFA, there is no minimum request amount required.

**Question 2:**

We have a development site for new construction that has wetlands. The wetlands impacts are to an entrance road, parking and stormwater retention, but not to the building pad. will the project be disqualified at application or in underwriting for a wetlands finding?

**Answer:**

The project cannot adversely impact a wetland. The project will not drain, dredge, channelize, fill, dike, impound or perform grading activities in wetlands. If there are wetlands on the property and any impact to them will happen as a result of development, the project cannot be funded with NHTF.

**Question 3:**

24 CFR 93.301 makes specific reference to this mapping platform regarding wetlands determination:

<https://www.fws.gov/program/national-wetlands-inventory/wetlands-mapper>

Is this the mapping tool that FHFC will be used to make the wetlands determination? Or will there be another standard for review and approval?

**Answer:**

Section Four, A.5.e. has the following language with websites for wetland verification:

- e. Confirmation that the proposed Development meets the HUD environmental requirements for the NHTF Program  
All successful Applicants will be awarded NHTF Funding for the required NHTF Units, and therefore will be required to comply with the HUD environmental requirements as provided in 24 CFR 93.301(f)(1) and (2).

- Mapping software from the National Wetlands Inventory can be found at the webpage <https://www.fws.gov/wetlands/> (which is also available [here](#)).
- Mapping software from the FEMA Flood Map Service Center can be found at the webpage <https://msc.fema.gov/portal/home> (which is also available [here](#)).

The Development's location within a flood zone or wetland area is subject to further verification in credit underwriting.

Note: Applicants will not be charged a fee for the environmental review.

#### **Question 4:**

Under the description of Qualifying Financial Assistance Funding Preference, can a land contribution from an unrelated private party qualify in lieu of cash under either 1) cash funding or 2) donation of land?

#### **Answer:**

Any Cash Funding must be cash loans, cash grants and/or cash on hand ("Cash Funding") from Local Government entities and/or other non-Corporation permanent sources (all of which, for purposes of this provision, will be considered to be "Qualifying Financial Assistance") and, for each permanent source, provide evidence that meets the criteria for all non-corporation permanent sources... The financing proposal documentation or other related support documentation for the Qualifying Financial Assistance must be provided in accordance with Item 10.b. above and will be reviewed for financing terms, including the ability to fund if the funds are not coming from a Regulated Mortgage Lender, and must meet all stated requirements to be counted as a permanent funding source in order to be considered Qualifying Financial Assistance. Qualifying Financial Assistance for which acceptable funding proposals are not provided will not be counted as a source of funding or as Qualifying Financial Assistance.

The Donation of Land option for the Qualifying Financial Assistance Funding Preference is very specific to a donation of land by a Local Government. Section Four, A.10.d.(2) of the RFA, you'll see several references to Local Government such as, among other requirements, the site control documentation must reflect the Local Government as the seller if an eligible contract, the grantor if a deed, or the Lessor if a Lease.

#### **Question 5:**

May we still submit an application even though we did not submit the experience eligibility requirement or request a Pre-Application meeting by the deadline? I understand that we will not be eligible for the 10 experience points because we missed the experience deadline, but are we still eligible to submit an application? If we submit an application, we would include the experience form with the application.

#### **Answer:**

The eligibility items listed in Section Five of the RFA do not include attendance at a Pre-Application meeting or the submission of the "Pre-Application Meeting or Experience for Proposed Permanent Supportive Housing Developments Form (Rev. 09-2022)". Attending the Pre-Application meeting within

the specified time frame and/or providing the form were optional point opportunities for Applicants. Although there is an eligibility item that requires a minimum total score of 136 points, Applicants that do not attend a Pre-Application meeting or submit the “Pre-Application Meeting or Experience for Proposed Permanent Supportive Housing Developments Form (Rev. 09-2022)” may be able to meet this minimum number of points through other points offered and therefore still be eligible for funding.

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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 2023-102.