

Revised - First set of Questions and Answers for RFA 2022-103 Housing Credit and SAIL Financing to Develop Housing for Homeless Persons

Question 1:

The Executive Director Certification of Non-Profit Qualifications Form states at C.3. that “The Board of Directors will include members or representatives of the population(s) being served by the Non-Profit.” Can you provide more clarification on what is considered a member or representative of the population being served? Does an individual who has a lifetime of work as a homeless advocate satisfy this requirement as a representative although they have not experienced homelessness themselves? Since it says members or representatives, plural, how many Board members are sufficient to satisfy this requirement? Also, it says “will” include. Does that mean those individuals can be added later?

Answer:

A “member or representative of the population being served” is an individual with lived experience or a family member (as defined in the RFA) of someone with lived experience.

In response to the number of members or representatives on the Board, it shall be at least one more than one, but less than the number that would interfere with number of board members meeting other requirements identified.

The word “will”, is not intended to reference a future period of time, but rather an expectation that is met for the purposes of this application.

Item C.3. of the Executive Director Certification of Non-Profit Qualifications form (Rev. 10-2021) will be revised to state: *The Board of Directors include at least one member or representative of the population(s) being served by the Non-Profit;*

The Corporation will accept either the original or modified form. Applicants are advised to review any Corporation-approved Executive Director Certification of Non-Profit Qualifications form received prior to this modification to ensure the qualifications above are met.

Question 2:

The RFA requires confirmation that the proposed Development is not located in a known flood zone or wetland area and it further states that the Development Location Point must be located outside of the flood zone and wetland area. So if a site has a small section of wetlands or has a special flood zone hazard area covering a small portion of the site, but all the buildings will be constructed in the Flood Zone X area or outside of the wetlands, will that meet the requirements of the RFA?

Answer:

The development cannot adversely impact a wetland. There cannot be any draining, dredging, channelizing, filling, diking, impounding, or performing grading activities in wetlands. The new construction of the Development cannot be within a floodplain.

Question 3:

Our application to FHFC will have one-non-profit applicant and two non-profit developers, both of which will be actively involved in the development, operations and on-going services and supports to the project. Can I describe both non-profits on the questionnaire and submit both non-profits supporting documents?

Answer:

The Non-Profit Entity Material Participation Questionnaire (Form Rev. 10-2021), the Executive Director Certification of Non-Profit Material Participation form (Rev. 10-2021), and the Non-Profit Application Package outlined in Section Four A.3.a.(3) must only be submitted for each non-profit entity that makes up the Applicant entity.

Question 4:

Can the development site contain a flood zone or wetland area provided the proposed development activity is not impacting the wetland or flood zone area?

Answer:

The Development cannot be located in a flood zone or wetland area. Development is defined in subsection 67-48.002(30), F.A.C. to mean Project as defined in Section 420.503, F.S.

The Development cannot adversely impact a wetland. There cannot be any draining, dredging, channelizing, filling, diking, impounding, or performing grading activities in wetlands. The new construction of the Development cannot be within a floodplain.

Question 5:

If there is no known flood zone or wetland area identified on the RFA provided mapping tools as of the application date but the applicant discovers one later, during permitting and credit underwriting, what will happen to the awarded SAIL, LIHTC and/or NHTF funds?

Answer:

It is the Applicant's responsibility to confirm that the Development is not located in a known flood zone or wetland area. If it is discovered that the proposed Development is located in a flood zone or wetland area during permitting and credit underwriting, the entire award may be rescinded.

Question 6:

Can an applicant who might need to impact a wetland area but who does not need NHTF funds still apply and not request NHTF funds? If no, please consider modifying the RFA to permit this scenario. Returning the NHTF funds only might also be a good solution for a scenario wherein a wetland area impact is discovered after the initial application since only the NHTF appears to prohibit impacts to wetland areas.

Answer:

In this RFA, NHTF funds will be awarded to all Applications. All NHTF requirements must be adhered to by all Developments.

Please Note: The first Q&A process for RFA 2022-106 is concluded. The second Q&A period is now open and questions may be submitted until January 14, 2022. Florida Housing will respond to these questions by January 20, 2022.

The dates for the second Q&A Period were revised in a Modification to the RFA posted on December 21, 2021. The dates presented above represent the correct information.

Submitted by:

Marisa Button
Managing Director of Multifamily Programs
Florida Housing Finance Corporation
227 N. Bronough Street, Suite 5000
Tallahassee, FL 32301
850-488-4197 or Marisa.Button@floridahousing.org

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 2022-103.