

Questions and Answers for RFA 2014-111

SAIL FINANCING OF AFFORDABLE MULTIFAMILY HOUSING DEVELOPMENTS TO BE USED IN CONJUNCTION WITH TAX-EXEMPT BOND FINANCING AND NON-COMPETITIVE HOUSING CREDITS

Question 1:

In Section One A. of the RFA, 73% of total funds are set aside for the Family demographic. May one assume that about 73% of the \$34,136,664 that is set aside for large counties (or \$24,819,900) is for the Family demographic?

Answer:

No. The estimated total amount of \$64,408,800 of SAIL funding available in this RFA is divided geographically: 53% for Large counties, 37% for Medium counties, and 10% for Small counties. The amounts available for Elderly and Family are not divided based on the geographic splits, but are determined based on the Florida Statutes and the most recent rental market study.

Question 2:

What is the definition of the tie-breaker “Per Unit Construction Preference”?

Answer:

The criteria for the Per Unit Construction Funding Preference is outlined in Section Four A.15.e. (page 47) of the RFA.

Question 3:

Section Four A.8.d.(2)(e)(i) of the RFA notes when a Broward or Miami-Dade development must be 0.5 or 5 miles from a development on the list. As there are no LDAs in either county, a proposed development would always need to be at least 0.5 miles distant from a development on the list in these two counties?

Answer:

Yes, unless the proposed Development either (i) is eligible for the automatic qualification for the Mandatory Distance Requirement (as outlined on page 27 of the RFA) or (ii) meets the criteria to be able to disregard a Development on the 2014 FHFC Development Proximity List (as outlined at the bottom of page 29 of the RFA).

Question 4:

Part I.C.10. of Exhibit E (page 127) of the RFA states that the Credit Underwriter shall determine any negative impact on Guarantee Fund Developments within 5 miles or within the “primary market area”, whichever is greater. How is “primary market area” defined, particularly as it applies to Miami-Dade County and Broward County?

Questions and Answers for RFA 2014-111

SAIL FINANCING OF AFFORDABLE MULTIFAMILY HOUSING DEVELOPMENTS TO BE USED IN CONJUNCTION WITH TAX-EXEMPT BOND FINANCING AND NON-COMPETITIVE HOUSING CREDITS

Answer:

The term “primary market area” is used and defined by the market study provider for a particular development. As the market study provider analyzes the market conditions and influences of the subject development, they will define the size and shape of the primary market area. Florida Housing reserves the right to have a minimum 5-mile radius to be a delineator of possible impact on an existing Guarantee Fund Development regardless of the primary market area as provided in the market study.

Question 5:

To be eligible to be considered for funding, applications must qualify for the Mandatory Distance Requirement. Determination of whether the Application meets the qualifications of the Mandatory Distance Requirement for the applicable county or county category will be based on whether the Development Location Point meets the criteria for the required distance of a Development on the List serving the same demographic group. The Instructions to the RFA 2014-111, page 27 says, “For purposes of this provision, same demographic refers to Family Demographic, Elderly Non-ALF Demographic, and Elderly ALF Demographic.” Sometimes the English language is vague but this seems to say to me that there are 3 separate designations. Please clarify that there is a difference between the “Elderly Non-ALF Demographic” and the “Elderly ALF Demographic”. To illustrate, if a proposed Elderly ALF development is within a 2 mile radius of an Elderly Non-ALF, would this application qualify for the Mandatory Distance Requirement?

Answer:

For purposes of the 2014 FHFC Development Proximity List (the “List”), Elderly ALF and Elderly Non-ALF are considered to be different demographics. The List posted to the Website has been revised to better clarify that the “E” designation in the “Demo” column (i.e., Demographic) means Elderly Non-ALF. There are no Elderly ALF Developments included on the List.

For a proposed Elderly Non-ALF Development to meet the Mandatory Distance Requirement, if it is not eligible for the automatic qualification (as outlined on page 27 of the RFA) or does not meet the criteria to be able to disregard Development(s) on the List (as outlined at the bottom of page 29 of the RFA), it must be the applicable distance (outlined in Section Four A.8.d.(2)(e) of the RFA) from Elderly Non-ALF Developments on the List.

Question 6:

Please clarify what this means as found in Exhibit D on Page 114: “By the time the Applicant’s Non-Competitive Application is deemed complete, or as otherwise outlined in the invitation to enter credit underwriting, the following information must be provided to the Corporation.” This pertains to forms in the Ability to Proceed section. The question is are these forms to be included with the application – Exhibit A or are they to be furnished at a later date after the application has been selected for funding during underwriting?

Questions and Answers for RFA 2014-111

SAIL FINANCING OF AFFORDABLE MULTIFAMILY HOUSING DEVELOPMENTS TO BE USED IN CONJUNCTION WITH TAX-EXEMPT BOND FINANCING AND NON-COMPETITIVE HOUSING CREDITS

Answer:

The Applicant should not include the Ability to Proceed Verification forms (outlined at Item 16.b.(1)(d) of Exhibit A and Item 2.f. of Exhibit D) in its Application. These forms must be furnished to the Corporation only after a proposed Development has been invited to enter credit underwriting. The due date for the forms will be stated in the credit underwriting invitation.

Question 7:

With regards to the General Contractor Certification Form, if invited to credit underwriting and an award is allocated, will we be permitted, if need be, to change the general contractor before the closing from the general contractor submitted on the certification form during the application process?

Answer:

The Applicant should not include the General Contractor Certification form in its Application. This form, along with the other Development Team forms outlined in Item 16.a.(1) of Exhibit A and Item 1.h. of Exhibit D, must be furnished to the Corporation only after a proposed Development has been invited to enter credit underwriting. The due date for the forms will be stated in the credit underwriting invitation. The General Contractor, as well as the other Development Team members outlined in Item 16.a.(1) of Exhibit A and Item 1.h. of Exhibit D, may be changed at a later date; however, the replacement must be acceptable to the Corporation and the Credit Underwriter.

Question 8:

Goals stated in the RFA include a goal to fund one new construction project in Miami-Dade; and a goal to fund two new construction projects in large counties. So, there could be up to 3 developments in Miami-Dade County?

Answer:

Pages 50 through 54 of the RFA outline the funding goals and selection process. As described therein, the number of Developments located in Miami-Dade County that can be funded is limited to two (2) New Construction Developments (i.e., proposed Developments with the Development Category of New Construction, Redevelopment, or Acquisition and Redevelopment), one of which shall be a Family Demographic Development.

Question 9:

Where do we find the 2014 forms for Verification of Site Plan Status, Zoning & Land Use Verification, Availability of infrastructure, and Phase I Environmental verification?

Answer:

The Ability to Proceed Verification forms that apply to this RFA are the forms designated Forms Rev. 08-14, which are available as indicated at Item 2.f. of Exhibit D of the RFA.

Questions and Answers for RFA 2014-111

SAIL FINANCING OF AFFORDABLE MULTIFAMILY HOUSING DEVELOPMENTS TO BE USED IN CONJUNCTION WITH TAX-EXEMPT BOND FINANCING AND NON-COMPETITIVE HOUSING CREDITS

Question 10:

What is the max number of units that Miami-Dade and Broward Counties are limited to? On p. 105 there is a reference to a max of 200 units, but it is under Item 2.a. whose header refers to Elderly Demographic Commitment. However, on page 104 of RFA, Item 2. header reads: “The following pertains only to applications with the Family or Elderly”.

Answer:

Item 2 of Exhibit D applies to Family and Elderly (ALF and Non-ALF) Demographic Developments. Each section of Item 2 indicates whether the provisions apply to Family, Elderly, or both Family and Elderly.

Question 11:

If the developer doesn't currently own the properties that he would utilize for the developer experience do they still meet the criteria for an Experienced Developer?

Answer:

Yes, provided the Principal claiming the experience was a Principal for the previously-owned development.

Question 12:

Under Leveraging in Exhibit D. Section 1.f.(1) – If a Miami-Dade County applicant submits Local Government Contributions (loan &/or grant) totaling over \$5,000,000 will the Corporation disregard the entire contribution including the \$5,000,000 or just the amount that exceeds \$5,000,000?

Answer:

For purposes of leveraging for proposed Developments located in Miami-Dade County, loans and/or grants totaling up to \$5 million will be considered. Any amount above the \$5 million cut-off will be disregarded.

Please Note: The Q&A process for RFA 2014-111 is concluded and Florida Housing does not expect to issue any further Q&As regarding RFA 2014-111.

Submitted by:

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