

## Questions and Answers for RFA 2016-114

### Housing Credit Financing for Affordable Housing Developments Located in Miami-Dade County

#### **Question 1:**

If an Application was previously submitted in a 2016 competitive RFA, is the same property (including the same Development name) eligible for submission for funding in RFA 2016-114 without penalty to the Developer?

#### **Answer:**

If there is a prohibition or disincentive for an Applicant to respond to more than one RFA for the same property, any such prohibition or disincentive, as well as any resulting penalty, will be outlined in the particular RFA(s). All Applicants should also be aware of the following provisions of Rule Chapter 67-48, F.A.C., with regard to eligibility to apply for SAIL, HOME and Competitive Housing Credits: subsections 67-48.009(5), 67-48.018(1), and 67-48.023(1).

#### **Question 2:**

It appears that the recent RFA modification now allows an Applicant to use forms used in a previous RFA, provided they are still the latest forms. Is this correct?

#### **Answer:**

For each certification form that is required in each RFA, the specific version of the form that must be used is clearly stated in the RFA. Applicants are permitted to submit a certification form that was included in a previous RFA submission for the same proposed Development, provided that the form used in the new submission (i) is the correct version as specified in the new RFA (i.e., has the correct Form Rev. number at the bottom of the form) and (ii) other than the RFA reference number at the top of the form, none of the information entered on the form and certified to by the signatory is changed in any way. The previous RFA reference number should be crossed through and the new RFA reference number inserted.

#### **Question 3:**

DDA ZCTA location has to be confirmed as part of the Surveyor Certification and QCT location requires a verification letter. Is any such documentation needed to confirm being located within a 2- or 3- Factor Areas of Opportunity?

#### **Answer:**

2- or 3- Factor Areas of Opportunity requirements are stated at Section Four A.11.a.(2) of the RFA.

#### **Question 4:**

In the case an Applicant has a proposed Development with multiple Development Types (i.e. some units are in Garden Style buildings and some other units are in a Mid-Rise 5 story building), or as Section Four A.5.d. calls this: "mixed-type Developments", since the distribution of units between the multiple Development Types is not disclosed in the application's Exhibit A:

1. For purpose of applying the leverage adjustment factor of 0.785 [Exhibit C's Section 6.b.(2)(b)], how would the Review Committee know that at least 90 percent of the total units are in the Mid-Rise 5- or 6- story buildings?
2. Since from Q&As of previous RFAs it has been clarified that the TDC of these mixed-type Developments are those applicable to the number of units in each Development Type added, for purpose of considering ineligible any application that exceeds TDC (as per Exhibit C's Section 5.a), how would the Review Committee know what total TDC should be applied to these mixed-type Developments?

**Answer:**

- Question 1. If the Applicant (i) selected the Development Category of New Construction or selected and qualified for the Development Category of Redevelopment or Acquisition and Redevelopment and (ii) selected the Development Type of Mid-Rise 5 to 6-stories, the leveraging factor of 0.785 will be applied during scoring and parameters reviewed during credit underwriting.
- Question 2. During scoring, the Total Development Cost (TDC) Limitation will be calculated using the Development Type and Development Category selected by the Applicant in the Application. The TDC limits will be further verified during credit underwriting and the Credit Underwriter will use a pro rata share of the units within each Development Type and Development Category combined configuration when determining the TDC limits. The TDC limits will be verified again at final cost certification.

**Please Note: The Q&A process for RFA 2016-114 is concluded and Florida Housing does not expect to issue any further Q&As regarding RFA 2016-114.**

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