Questions and Answers for RFA 2019-103
Community Development Block Grant-Disaster Recovery (CDBG-DR) for Small Developments in Areas Deemed Hurricane Recovery Priorities

Question 1:

Public Housing Authorities are exempt from the requirements of Chapter 475, Florida Statutes – please see 475.011 Exemptions – http://www.leg.state.fl.us/Statutes/index.cfm?App_mode=Display_Statute&URL=0400-0499/0475/Sections/0475.011.html

Any establishment operated by a Public Housing Authority regulated under Chapter 421, F.S. is also exempt from DBPR license requirements – please see http://www.myfloridalicense.com/DBPR/services-requiring-a-dbpr-license/

Answer:

If selected for funding, the Corporation must approve the selection or replacement of a management company prior to such company assuming responsibility for the Development using criteria such as Real estate licensure as required under Chapter 475, Florida Statutes. One of the ways that this requirement will be considered met is if the management company is exempt from this requirement.

Question 2:

If the Applicant Entity is a Public Housing Authority, do we answer 'yes' or 'no' to question 10. d.?

Answer:

The Applicant should state whether any Principals of the Applicant entity are a Public Housing Authority and/or an instrumentality of a Public Housing Authority. If the Applicant entity is a Public Housing Authority, it would also be a Principal of the Applicant entity.

Question 3:

When calculating the number of Extremely Low-Income (ELI) Set-Aside Units, do we round up? For example, 10% ELI for a 22 unit project would be 2.2 units. Are we required to provide 2 ELI units or 3 ELI units?

Answer:

At least 10 percent of the total units must be set-aside as Extremely Low-Income (ELI) Set-Aside Units. A 22 unit project would need to commit 3 units as ELI units to meet this requirement.

Question 4:

The Demographic Commitment for RFA 2019-103 must be Workforce households at or below 80% of the Area Median Income, serving general occupancy. How is the workforce housing requirement

enforced? Is the head of household required to be working? If the head of household stops working, is the family forced to vacate the unit?

Answer:

The Demographic Commitment must be Workforce households at or below 80% of the Area Median Income, serving general occupancy. No properties funded under this RFA may be age restricted. Because the requirement is "at <u>or below</u>" 80% of the Area Median Income, lower incomes are allowed.

Question 5:

Is a duplex considered one unit? Is a quadraplex considered one unit?

Answer:

A duplex consists of two units. A quadraplex consists of 4 units.

Question 6:

In Tier 2, what is the amount allowed for land acquisition?

Answer:

The CDBG-DR Funding in this RFA can be used to pay for any development costs, including land acquisition, regardless of the Tier level. The maximum amount of cost that can be recognized for land acquisition in credit underwriting will be the lesser of the contracted acquisition price or the "as is" appraised value. If the contracted acquisition price is greater than the "as is" appraised value (as ordered by the Corporation's credit underwriters in credit underwriting), the excess acquisition price will become a subset of the developer fee.

Question 7:

Is construction cost limited to $5 million?

Answer:

The Corporation shall limit the Total Development Cost (TDC) per unit for all Developments. The TDC Per Unit Base Limitation chart is provided in Section Five, A. of the RFA. Any Application that has an amount that exceeds these limitations during scoring will not be eligible for funding. These TDC Per Unit Base Limitation amounts, inclusive of any applicable TDC multiplier and/or TDC add-on, are effective during the scoring process. Item 1 of Exhibit C provides the TDC Per Unit Base Limitation amounts that account for an escalation factor to be incorporated for the credit underwriting process and final allocation process, as explained in the exhibit.

CDBG-DR Funding in this RFA can be used to pay for any development costs, including land acquisition.

Question 8:

The RFA states 100% at 80% or below, but then we have to set aside 10% ELI. On the set aside chart does FHFC want us to put in the ELI units at 10% and then 90% at 80% or below? Or are we to assume the ELI units are included in the 80% or below?

Answer:

At the chart at question at 6.b.(2) of Exhibit A, at least 10 percent of the total units must be set-aside at or below the appropriate AMI as Extremely Low-Income (ELI) Set-Aside Units. The percentage of Residential Units at each AMI level will be added together to determine the total set-aside percentage that is at or below 80 percent AMI.

Question 9:

The Development Cost Pro Forma for RFA 2019-103 does not include a drop down for Mid-Rise 4 stories on page 7 of 7 for the question: What is the proposed Development's Development Type? Can the pro forma be revised?

Answer:

On August 13, 2019, Florida Housing issued a Revised Development Cost Pro Forma which allows the Development Type "Mid-Rise 4 stories" to be selected.

Question 10:

When calculating the Latitude/Longitude Coordinates, where should the coordinates be taken – property corner, middle of lot, center of street frontage?

Answer:

The latitude and longitude coordinates must be located on the site, and if applicable, each Scattered Site.

Please Note: The Q&A process for RFA 2019-103 is concluded and Florida Housing does not expect to issue any further Q&As regarding RFA 2019-103.

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