

**Questions and Answers for RFA 2019-117  
Financing To Build Smaller Permanent Supportive Housing Properties  
For Persons With Developmental Disabilities**

**Question 1:**

The RFA has the due date as September 26, 2019. I was just double-checking that applications are due on the 26th of September.

**Answer:**

A modification was issued which changed the Application Deadline to Thursday, October 3, 2019.

**Question 2:**

We are applying for the grant with the intention to purchase land/property to build a CRH once awarded. As we will not have identified a property prior to the application deadline, is it acceptable to fill in the address as "Unknown"?

**Answer:**

Yes. As stated in Section Four, A.5.d. of the RFA, "It is not mandatory that the Development Location be submitted as of the Application Deadline. The Development Location and the required site control documentation must be submitted and deemed complete within 90 Calendar Days of the mailing of the Corporation's letter of preliminary award as provided in Exhibit D, Part I, Item A."

**Question 3:**

The RFA states that we will have 90 days after selection to provide site control documents- in our case a purchase contract. The RFA states the applicant should select a closing date for the purchase that does not expire prior to the completion of the credit underwriting (estimated at nine months). In purchasing a property or land for a CRH our Realtor advised us that in the current market it would be difficult to get a seller to agree to such a long closing date, and normal would be 60 days. What would you suggest regarding how to address this? We would need grant funds to close which will only be available after underwriting.

**Answer:**

The grant funding award will not be available to use towards the purchase of the property until the credit underwriting process is completed. The Applicant and the seller must negotiate the closing date.

**Question 4:**

Are there any additional usage restrictions for CRH (extra acreage etc.) as long as CRH is operating as RFA intends?

**Answer:**

All of Florida Housing Finance Corporation's requirements for the Community Residential Homes and Supported Living Units are stated in the RFA.

**Question 5:**

For new construction of CRH – The RFA reads a CRH up to a maximum of 6 persons. Could you clarify this? Do we have to add six to the number currently served by our agency or can we move existing clients to their own rooms etc. in the new CRH?

**Answer:**

There are no requirements regarding whether the new Residents would be added to the number currently served by the agency or existing clients.

**Question 6:**

The RFA states funds available of \$10,000 for demolition- does this include any land clearance or site prep fees or just demolition of structures?

**Answer:**

The demolition funding is awarded to Applicants of proposed Developments that involve demolition of existing structures/residences. Any demolition funding remaining after demolition costs have been paid may be utilized for Development costs.

**Question 7:**

Under 10 B in the RFA it lists \$18,000 to be added to base awards. It states this funding is for credit underwriting costs of \$8,505.74 and predevelopment costs of \$9,494.26. What does predevelopment costs and credit underwriting costs consist of? Do predevelopment costs include all reimbursable testing, third party fees and items in 10 (B-3)?

**Answer:**

The predevelopment costs that are estimated to cost \$9,494.26 or less are described in Section Four, A.10.b.(1) – (3) of the RFA.

**Question 8:**

Optional items are mentioned as “Energy & Accessibility- where is the information on what these are and allowable amounts?

**Answer:**

In Section Four, A.10 of the RFA, two lists are provided: required items and a hierarchy of optional items. The optional items include energy and accessibility features requested by the Applicant beyond those required in the RFA. There are no restrictions regarding the items that may be requested, and these items will be funded based on availability of funding remaining after required items are addressed, based on a determination by the Credit Underwriter, in consultation with the Corporation and the Applicant.

**Question 9:**

We noticed under “Other Information” on the RFA is a list of ELIGIBLE RESERVE FOR REPLACEMENT ITEMS, can you clarify what this is and how it is part of this RFA in relation to the award funds?

**Answer:**

The eligible reserve for replacement items is a requirement in other RFAs issued by Florida Housing but is not a requirement in this RFA. The link on the RFA Webpage for this list has been removed because it is not applicable.

**Question 10:**

It appears that the RFA consists of Exhibit A, Five Attachments and the Addenda section. The sample attachment pages go up to 20- are we allowed to add more attachments than the five requested?

**Answer:**

Applicants are not prohibited from submitting more information than what is required.

**Question 11:**

There does not appear to any requirement or attachment for the submission of Development Cost Pro Forma, scope of work, or budget. Is this correct?

**Answer:**

Yes.

**Question 12:**

As we have not yet identified a property is it acceptable to request the demolition funds, and end up not using them if the property does not require?

**Answer:**

If an Applicant states in the Application that demolition is involved, but during credit underwriting, it is determined that demolition is not involved, the Maximum Eligible Funding Award Amount available for the proposed Development will be reduced by \$10,000.

***Please Note: The Q&A process for RFA 2019-117 is concluded and Florida Housing does not expect to issue any further Q&As regarding RFA 2019-117.***

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