

Questions and Answers for RFA 2020-102
SAIL Financing for Smaller Permanent Supportive Housing Developments for Persons with Special Needs

Question 1:

Is a PHA considered a Local Government entity for purposes of “cash funding” under the Qualifying Financial Assistance Funding Preference? If so, can the PHA use the Local Government Verification of Contribution - Grant Form (Form 07-2019) to document the “cash funding”?

Answer:

A PHA is not considered a Local Government entity for purposes of “Cash Funding”; however, to qualify for the Qualifying Financial Assistance Funding Preference, the “Cash Funding” can be from Local Government entities and/or other non-Corporation sources (all of which, for purposes of this provision, will be considered to be “Qualifying Financial Assistance”). Cash loans, cash grants and/or cash on hand from a PHA would be considered a non-Corporation source and may still qualify as Cash Funding.

As further explained in Section Four, A.10.d. of the RFA, “The financing proposal documentation or other related support documentation for the Qualifying Financial Assistance must be provided in accordance with Item 10.b. above and will be reviewed for compliance, including the ability to fund if the funds are not coming from a Regulated Mortgage Lender, and must meet all stated requirements to be counted as a permanent funding source (and a construction funding source, if applicable) in order to be considered Qualifying Financial Assistance.”

Question 2:

Each Developer entity identified is required to provide evidence from the Florida Department of State, Division of Corporations (DOC) that it is a legally formed entity qualified to do business in the state of Florida as of the application deadline. The DOC is unable to provide the required confirmation for a PHA as it is not a corporation. What documentation should be provided for a PHA under Attachment 4?

Answer:

Florida Housing will issue a Modification to the RFA making the following changes:

Each Developer entity identified (that is not a natural person or Public Housing Authority) must be a legally formed entity qualified to do business in the state of Florida as of the Application Deadline. For each stated Developer entity (that is not a natural person or Public Housing Authority), provide, as **Attachment 4** to Exhibit A, evidence from the Florida Department of State, Division of Corporations, that the Developer satisfies the foregoing requirements. Such evidence may be in the form of a certificate of status or other reasonably reliable information or documentation issued, published or made available by the Florida Department of State, Division of Corporations.

Question 3:

Can all of the units in the proposed development be age restricted (i.e., Elderly)?

Answer:

Yes, if the other Demographic Commitment requirements are also met.

Question 4:

Under the General Features section on page 25 of the RFA, a bathtub with shower in at least one bathroom in at least 90 % of the new construction units is required. For projects serving persons that have a disabling condition that currently impairs or is likely to impair their physical mobility, it is our experience that a roll-in shower is a more appropriate option. Can the bathtub requirement be revised or removed?

Answer:

Yes. On March 13, 2020, Florida Housing issued a Modification which removes this requirement.

Question 5:

We're concerned about the COVID-19 virus and how this might affect our ability to submit the Application by the Application Deadline. Will Florida Housing be making any modifications to assist Applicants?

Answer:

On March 13, 2020, Florida Housing issued a Modification making the following changes:

- Hard copies of the Application Package will not be required. Applicants will be required to submit the Application Package online and submit the Application Fee to Florida Housing's offices prior to the Application Deadline.
- The revised Exhibit A no longer requires the Ability to Proceed forms for zoning, electricity, water, sewer, or roads (i.e., Attachments 9 – 13) to be included with the submission of the Application. Instead, successful Applicants will be required to submit Attachments 9 - 13 in credit underwriting; however, the documentation must demonstrate that the proposed Development met the all Ability to Proceed elements as of Application Deadline, for the entire proposed Development site, including all Scattered Sites, if applicable.

Please Note: The Q&A process for RFA 2020-102 is concluded and Florida Housing does not expect to issue any further Q&As regarding RFA 2020-102.

Submitted by:

Marisa Button

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