

Questions and Answers for RFA 2020-103 Housing Credit and SAIL Financing to Develop Housing for Homeless Persons

Question 1:

I was told if a county is awarded competitive financing for a development, they are not allowed to submit another RFA the following year. Is this true?

Answer:

No, but because Lee County was awarded in RFA 2019-106, there is additional language within the County Award Tally regarding Lee County. The County Award Tally is described on page 63 of the RFA posted on page <https://www.floridahousing.org/programs/developers-multifamily-programs/competitive/2020/2020-103>:

As each Application is selected for tentative funding, the county where the proposed Development is located will have one Application credited towards the County's Award Tally. The Corporation will prioritize eligible unfunded Applications that meet the Funding Test and are located within counties that have the lowest County Award Tally above other eligible unfunded Applications with a higher County Award Tally that also meet the Funding Test, even if the Applications with a higher County Award Tally are higher ranked.

Prior to beginning the funding selection process, Lee County, a county that received an award in RFA 2019-106, will be considered to have one Application credited towards the County Award Tally.

Lee County is not prohibited from applying, but it will have one Application credited towards the County Award Tally.

Question 2:

Are there restrictions on how often a county can apply for specific types of financing such as developments for homeless households?

Answer:

No. In this RFA, there are no such restrictions.

Question 3:

Section Four, Item A.3.a.(3)(d) on page 10 of the RFA, requires that one of the purposes of the Non-Profit entity is to foster low-income housing. Are the words "foster low-income housing" specifically required to be included in the articles of incorporation or can the Applicant comply with other similar wording demonstrating that purpose?

Answer:

The RFA states that the articles of incorporation must demonstrate that, as of the Application Deadline, one of the purposes of the Non-Profit entity is to foster low-income housing. It does not require specific wording. The IRS Form 990 most recently filed with the IRS, but no earlier than 2018, will also be provided to demonstrate this purpose of the Non-Profit entity.

Question 4:

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 2020-103 is concluded and Florida Housing does not expect to issue any further Q&As regarding RFA 2020-103.

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