

Questions and Answers for RFA 2020-211
Housing Credit Financing for Proposed Developments Located in Small Counties that have an Aged
Active Award of 9% Housing Credits

Question 1:

On the bottom of page 9 of the RFA, the third bullet talks about “Sizing limits based on 3.d.(2)” and then goes on to include “...at a minimum, the same amount of permanent sources provided in the Original Application and a Viability Loan Application, if applicable...” However, 3.d.(2)(a) has a paragraph that says “However, in the case of the permanent funding disclosed in the Original Application and a Viability Loan Application, if applicable, the amount of the first mortgage will be discounted by 5% prior to making the comparison.” This ‘however’ paragraph in 3.d.(2)(a) does not appear to be clearly referenced by the third bullet paragraph.

Answer:

The third bullet paragraph (“Sizing limits based on 3.d.(2)”) includes the same 5% first mortgage discount as stated in 3.d.(2)(a) of the RFA.

Question 2:

If an Applicant has a Viability Loan and the Additional HC Request Amount meets the sizing parameters of 3.d.(1), but the sizing parameters of 3.d.(2) indicate the possibility of excess funding sources, what is the order of adjustments to the permanent sources of funding (at time of application) that will occur to make them balance with the total development costs?

Answer:

The sizing of the permanent funding sources when excess funding has been determined to exist in accordance with 3.d.(2) is to first reduce the deferred developer fee down to the minimum amount, then reduce any applicable Viability Loan to the extent possible, and finally, reduce the Additional HC Request Amount (based on its relationship to HC equity in accordance with the syndicator letter of interest and Rule Chapter 67-48, F.A.C.).

Please Note: The Q&A process for RFA 2020-211 is concluded and Florida Housing does not expect to issue any further Q&As regarding RFA 2020-211.

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