

Second set of Questions and Answers for RFA 2022-103 Housing Credit And SAIL Financing To Develop Housing For Homeless Persons

Question 1:

With FHFC's response to question 4 in the Q&A is not clear if the definition of Development (as defined in 67-48.002(30) F.A.C. and Project (as defined in 420.503, F.S) would prohibit a wetland from being located within the Development site. Please confirm the Development site can contain a wetland provided there will not be any be any draining, dredging, channelizing, filling, diking, impounding, or performing grading activities in the wetland area.

Answer:

We understand that the HUD policies allow for development on a property that contains a wetland, as long as construction will not impact the wetland in any way, and the Q & A document posted addresses that policy. Florida Housing has seen Developments that have no intention of disturbing the wetlands on the property, but found that during the actual construction, some Developments have encountered challenges to meeting this requirement. To avoid these issues, Florida Housing has intentionally created the prohibition of Developments being located in a flood zone or wetland in RFAs 2022-103 and 2022-106. Florida Housing recognizes that this prohibition is more stringent than what HUD requires, but strongly feels that this is the more prudent way of ensuring the Development can move forward.

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The Q and A responses are based on the information presented in the question and the terms of the RFA. The responses to the Q and A are provided as a courtesy and shall not be construed as scoring of an application. If there is any conflict between the response to a Q and A and the RFA itself, the terms of the RFA control. These Q and A responses apply solely to RFA 2022-103.