

**Questions and Answers for RFA 2023-304 RRLP Financing To Be Used For Rental Developments In
Hurricane Ian And Hurricane Nicole Impacted Counties**

1. I see that the RFA no longer says that if someone withdraws from this RFA, it will be considered withdrawn from all future RFAs. The March workshop said it would be subject to 67-21.003(11), which states same.

Is the RRLP app still subject to 67-21.003(11)? If so, does that mean that if FHFC institutes penalties on future apps for withdrawing on a prior year app, that they will get demerit points on those future apps?

Answer:

As stated in Section Three F.3. of RFA 2023-304, proposed Developments funded under this RFA will be subject to the requirements of the RFA, inclusive of all Exhibits and all provisions of Rule Chapters 67-21, F.A.C., 67-60, F.A.C., and the Compliance requirements of Rule Chapter 67-53, F.A.C. Subsection 67-21.003(11), F.A.C. therefore does apply. It states “The withdrawal by the Applicant from any one program will be deemed by the Corporation to be a withdrawal of the Application from all programs”.

This is separate from the Withdrawal Disincentive point item used in some RFAs. There is no withdrawal disincentive point item in RFA 2023-304 and Applications submitted through RFA 2023-304 that are funded but later withdraw will not be counted towards any potential withdrawal disincentives in future RFAs.

2. Within the Development Cost Pro Forma tab of Exhibit A, the Tax-Exempt Bond 50% Test does not appear to be pulling the Tax Exempt Bond Amount in order to perform the calculation for the percentage of Aggregate Basis. Will my Application still be eligible for funding without this calculation?

Answer:

The Tax-Exempt Bond 50% Test calculation within the Development Cost Pro forma is intended for information purposes only and is not scored. The resulting analyses is based on various inputs throughout this application and is not indicative of the analyses conducted at Credit Underwriting or Final Cost Certification. This calculation issue has been corrected and Applicants that wish to use the Tax-Exempt Bond 50% Test calculation must download and complete the Exhibit A posted on April 20, 2023.

3. The application states that the FHFC form verifying the status of site plan approval for multifamily developments must be submitted with the application. Can you please clarify if site plan approval is a condition of submitting this application?

Answer:

Yes. The RFA requires demonstration of the status of site plan or plat approval as of the Application Deadline, for the entire proposed Development site, by providing, as **Attachment 10** to Exhibit A, the applicable properly completed and executed verification form.

4. We would like to apply for funding for a second phase of a funded property. If we were awarded funding for this second phase, we would have to provide evidence of availability of road access as part of the 21-Day Package after invitation to credit underwriting. Road access will likely not be completed at that time. Is the road availability verification letter that references a road that is under construction or about to be constructed acceptable?

The Verification Of Availability Of Infrastructure – Roads form must be signed by the service provider who must confirm that the requirements outlined on the form are met. This includes language in item number 1 which takes into account the possibility that the roads have not yet been built by stating “Existing paved roads provide access to the proposed Development, or *there are no known impediments to the construction of paved roads to connect part of the proposed Development to existing paved roads.*”

5. We have one Public Bus Stop that should achieve 2.0 proximity points because it is less than 0.30 miles away from the Development Location Point; however, it is reflecting only 1.5 points. Can this be fixed?

This issue has been corrected. Applicants that are including proximity information for one Public Bus Stop must download and complete the Exhibit A posted on April 20, 2023 to ensure the points are correctly calculated.

Please Note: The Q&A process for RFA 2023-304 is concluded and Florida Housing does not expect to issue any further Q&As regarding this RFA.

Submitted by:

Marisa Button
Managing 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

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 2023-304.