

**First Set of Questions and Answers for RFA 2024-103 Housing Credit And SAIL Financing To Develop Housing For Homeless Persons and RFA 2024-106 Financing To Develop Housing For Persons With Disabling Conditions / Developmental Disabilities**

1. Please confirm the Qualifying Financial Assistance documentation should be included behind Attachment 8?

*Answer: As stated in Section Four, A.10.d.(1) 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 financing terms, 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 in order to be considered Qualifying Financial Assistance. Any Qualifying Financial Assistance identified in this section must be included on the Development Cost Pro Forma and utilized for permanent funding as presented in the RFA if the Applicant is awarded funding under this RFA.*

*10.b. of the RFA includes descriptions of the documentation provided as Attachment 8.*

2. Can we renovate an existing emergency shelter building into permanent supportive housing or does the entire project need to be new construction?

*Answer: Per Section Four, A.4.b. of the RFA:*

*The proposed Development must consist entirely of new construction. Rehabilitation of existing units is not allowed. For purposes of this RFA, creation of new housing means that the proposed Development and the entire Development site is not currently contractually or otherwise legally obligated to provide affordable or public housing for individuals or families pursuant to any written instrument, rule, regulation or law. All New Construction Developments are considered to be creating new affordable housing.*

3. If there is no known flood zone or wetland area identified on the RFA provided mapping tools as of the application date, but the applicant discovers one later, during permitting and credit underwriting, what will happen to the awarded SAIL, LIHTC and/or NHTF funds?

Applicants will be awarded NHTF Funding unless the Applicant is not eligible for NHTF Funding, whether due to requirements such as the HUD environmental requirements as provided in 24 CFR 93.301(f)(1) and (2), or due to a depletion of NHTF Funding available. Such Applicants may instead be awarded an equivalent amount of funding through HOME-ARP. Although the HUD environmental requirements provided in 24 CFR 93.301(f)(1) and (2) do not apply; however, all HOME-ARP requirements would apply such as how the units must be used for Qualifying Populations, the HUD environmental requirements

provided in 24 CFR Part 92 and 24 CFR Part 58, AND Davis-Bacon requirements apply, if there are at least twelve 22% Units.

***Please Note: The first Q&A process for RFA 2024-103 and RFA 2024-106 is concluded. The second Q&A period is now open and questions may be submitted until January 8, 2024. Florida Housing will respond to these questions by January 12, 2024.***

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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 2024-103 and RFA 2024-106.