Questions and Answers for RFAs 2025-201, 2025-202, and 2025-203

The following is a set of Questions and Answers for the following RFAs:

- RFA 2025-201 Housing Credit Financing for Affordable Housing Developments Located in Small and Medium Counties
- RFA 2025-202 Housing Credit Financing for Affordable Housing Developments Located in Broward, Duval, Hillsborough, Lee, Orange, Palm Beach, Pinellas, and Polk Counties
- RFA 2025-203 Housing Credit Financing for Affordable Housing Developments Located in Miami-Dade County

Questions that are applicable to RFAs 2025-201, 2025-202, and 2025-203

1. The total funding available in the RFAs does not match the timeline. What is the correct amount of funding?

   Answer:

   The amounts that are expected to be used in the funding selection process will be the numbers represented in the timeline as such:

   In RFA 2025-201, the total amount is estimated to be $1,939,330 for Applications proposing Developments in Small Counties and $21,646,020 for Applications proposing Developments in Medium Counties.

   In RFA 2025-202, the total amount is estimated to be $33,709,230.

   In RFA 2025-203, the total amount is estimated to be $10,909,420.

2. The RFAs go from attachment 3 to 5. Was attachment 4 intentionally omitted?

   Answer:

   Yes. Attachment 4 was intentionally omitted from these RFAs.

3. Can Florida Housing clarify what is required to be in place for a local government to execute the permit ready form? Is only site permit approval required or do both site and building permit approvals need to be in place at the time of signing the form?

   Answer:

   As stated on the Local Government Verification that Development Qualifies as a Permit Ready Development form: The city/county of ____________ commits that all necessary permit review has been completed to begin vertical building construction for the above-referenced Development, and, other than unpaid fees, such permits are ready for issuance.

   Vertical building construction is not defined in the RFA. When researching this provision, staff found that the various permitting offices throughout the state had unique processes, procedures and documentation necessary to obtain approvals to begin vertical building construction. To maintain flexibility for permitting offices to be able to execute the form based on their specific procedures, the language of the form allows flexibility for the local government to determine what documentation and/or approvals are needed to begin vertical building construction within its jurisdiction.

4. Is ICC-700 NGBS Green Certification (Bronze level or higher) an acceptable stand-alone green building certification path for Florida Housing-funded multifamily projects, without requiring concurrent ENERGY STAR Multifamily New Construction certification?

   Answer:

   As stated in Section Four, A.8.e.(2) of each RFA, proposed Developments with the Development Category of New Construction must select one Green Building Certification programs, which includes an option for ICC 700 National Green Building Standard (NGBS). There is no requirement for ENERGY STAR Multifamily New Construction certification; however, the certification program selected at question 8.e. of the Exhibit A is in addition to the required Green Building features described in Section Four, A.8.e.(1) of the RFA. These required features described in the RFA include a requirement for some EnergyStar products such as an EnergyStar refrigerator and dishwasher. There is also a note that states: If Energy Star certified products referenced above are no longer available at the time of implementation, the Applicant may request a substitute option that meets or exceeds the most recent Energy Star requirements.

<u>Questions regarding Local Government Area of Opportunity that are applicable to RFAs 2025-201 and 2025-202</u>

5. If you do receive a contribution from a local government, it meets the amount required for LGAO and you get the form signed, is your application still considered a Local Government Areas of Opportunity <u>designation</u>? Meaning, does the application still qualify for the basis boost, mandatory distance and proximity preference eligibility?

   Answer:

   All Applications that qualify for the Local Government Area of Opportunity designation will qualify for the basis boost, mandatory distance and proximity preference eligibility and may also qualify for the Local Government Area of Opportunity Goal.

6. To qualify for the LGAO goal, do we need to have a commitment letter for the local government funds or can we apply for these funds concurrently with the RFA?

   Answer:

   To qualify for the Local Government Areas of Opportunity Designation, demonstrate a high level of Local Government interest in the project via an increased amount of Local Government contributions in the form of cash loans and/or cash grants on the Local Government Area of Opportunity Form, Rev. 03-2025 as Attachment 12. This form is specific to the Local Government

Area of Opportunity funding and is the only form that will be accepted for the Local Government Area of Opportunity designation and goal qualifications.

<u>Questions specific to RFA 2025-202</u>

7. Can you please confirm when preliminary scores will be released?

   Answer:

   The Review Committee Meeting for RFA 2025-202 is expected to be held January 14, 2025, with scores presented to the Board at the January 30, 2026, meeting.

8. Can you please confirm the difference between priority 1 vs priority 2 applications?

   Answer:

   Priority 1 Applications receive preference in the Funding Selection Process. The qualifications for Priority 1 Applications are set out in Section Four, A.3.(3)(a) of the RFA.

9. Do Level 1 Rental Assistance projects get any priority when it comes to scoring/tiebreakers?

   Answer:

   No.

10. For the point scoring section, what are the attachments that need to be bookmarked prior to submission?

    Answer:

    Each Attachment should be bookmarked as explained in the Bookmarking instructions found on the RFA webpage under the heading of "Other Information."

11. Can you please confirm that for each goal, 1 project will get funded from each of the counties listed?

    Answer:

    The selection process is specific to what counties are selected for each goal.

12. Are there any penalties for limiting our housing credit ask to lower our total corporation funding per set aside unit?

    Answer:

    No.

Please Note: The Q&A process for RFAs 2025-201, 2025-202 and 2025-203 is concluded and Florida Housing does not expect to issue any further Q&As regarding these RFAs.

Submitted by:

Melissa Levy
Managing Director of Multifamily Programs
Florida Housing Finance Corporation
227 N. Bronough Street, Suite 5000
Tallahassee, FL 32301
850-488-4197 or Melissa.Levy@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 RFAs 2025-201, 2025-202, and 2025-203.