**Questions and Answers for RFA 2026-212 Housing Credit Financing to Provide Affordable Multifamily Rental Housing that is a Part of Local Revitalization Initiatives**

1. Under the Average Income Test chart, does FHFC use unit counts, with no rounding up and no 100% total check?

   Answer:

   As stated in Section Four.A.6.c.(3)(b) of the RFA, if committing to the Average Income Test, Applicants must indicate on the chart in Exhibit A the number of Set-Aside Units, stated in whole numbers, to be set aside at each selected AMI level.

   The Corporation will verify that the number of units set aside at the ELI level meets the ELI minimum requirements by dividing the number of units that are set-aside at 30% AMI, or less, by the total number of units. The Corporation will also verify the overall Set-Aside Commitment of all units by adding all Set-Aside Units and then dividing this sum by the total number of units. Exhibit A provides a calculation of the Average AMI of the Qualifying Housing Credit Units using the methodology outlined in this section of the RFA.

   Note: After entering the number of units into Exhibit A, the percentage of total units is calculated, which may reflect numbers represented with decimal places instead of whole numbers. This is acceptable for the Average Income Test calculation.

   If the Total Set-Aside Breakdown Chart reflects that the Average AMI of the Qualifying Housing Credit Units exceeds 60%, and/or if the number of Set-Aside Units set aside at 30% AMI, or less, is not equal to or greater than the required ELI commitment, and/or the overall Set-Aside Commitment requirement is not met, this Application will not be eligible for funding.

   There are further instructions on the Calculation of the Average AMI of the Qualifying Housing Credit Units within this section of RFA; please refer to the RFA itself for more detailed instructions.

2. Can a public entity sign the Revitalization form if the plan is linked to that entity's website or does it have to be signed by the city or county only?

   Answer:

   The Florida Housing Finance Corporation Local Government Verification that Development is Part of a Local Revitalization Plan form (Form Rev. 08-2020) must be submitted as Attachment 5 demonstrating that the plan was adopted on or before January 1, 2026. The certification must be signed by the chief appointed official (staff) responsible for such approvals, Mayor, City Manager, County Manager/Administrator/Coordinator, Chairperson of the City Council/Commission or Chairperson of the Board of County Commissioners. Other signatories are not acceptable.

3. Can I provide a link to the plan?

   Answer:

   If providing a link to the Plan, the link must be to the website of the local government that has adopted the Plan, and accessible to Corporation staff. If the copy is provided but illegible or if the link to the Plan is provided but either not accessible to staff or not on the website of the local government that has adopted the Plan, the Application will be ineligible.

4. Does a Housing Finance Authority count as a "Local Government" for Form 03-2025 and the Qualifying Financial Assistance preference?

   Answer:

   No.

5. **Attachment 5** is assigned to both the Revitalization form and the housing authority letter. Which goes where?

   Answer:

   This is correct. **Attachment 5** must include the properly completed Florida Housing Finance Corporation Local Government Verification That Development Is Part Of A Local Revitalization Plan form (Form Rev. 08-2020) and may also include a letter from the PHA dated within 12 months of the Application Deadline certifying that the site(s) where all of the units in the proposed Development will be located has an existing Declaration of Trust between the PHA and HUD.

6. It looks like the incorrect RFA exhibit pages are posted in the Final RFA PDF - starting at page 69, it is using RFA 204. Is this a mistake?

   Answer:

   Yes. Pages 69 – 102 of the .pdf document “Complete RFA 2026-212 Revitalization” document issued at 5:38 p.m. on October 15, 2026 incorrectly included a copy of the Exhibit A for RFA 2026-204 SAIL Financing for the Preservation of Elderly Developments. The “Complete RFA 2026-212 as Modified on October 27, 2026 (clean) – bookmarked” reflects the correct copy of Exhibit A. The Excel version of the Exhibit A and other aspects of the RFA are not affected by this modification.

7. We have a previously stamped APPROVED HC Principals Disclosure form that was used for another RFA. Can this Principals Disclosure form be submitted with the Application, as the business structure and project name and details have not changed?

   Answer:

   Yes.

8. RFA 2026-212 discusses the bedroom factor adjuster; however, Exhibit A to the application does not include the bedroom factor adjuster in the calculation. Will there be a correction to Exhibit A?

   Answer:

   The Calculation of Each Development's Larger Number of Bedrooms per Unit Multiplier described in Item 3.e. of Exhibit C of the RFA was inadvertently left off of the Leveraging calculation in the Funding Tab of Exhibit A. Leveraging will be calculated correctly with this multiplier by Florida Housing staff and reflected on the Application Submitted Report when posted.

***Please Note: The Q&A process for RFA 2026-212 is concluded and Florida Housing does not expect to issue any further Q&As regarding RFA 2026-212.***

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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 2026-212.