

Questions and Answers for RFP 2013-08

Special Needs High Priority Affordable Housing Developments

The following represents questions that were received as of April 22, 2013:

Question 1:

We believe the new Lee County VA Healthcare Center in Cape Coral should be included on the list of applicable Hospitals and medical Centers. It is located at 2489 Diplomat Parkway, E., Cape Coral and contains approximately 220,000 sf. It opened in Dec. 2012.

Answer:

The Cape Coral VA Hospital will not be included in RFP 2013-08 as a designated VA Hospital and/or Medical Center development in Florida. It does not have the comprehensive nursing, rehabilitation, or domiciliary care facilities that are provided by the VA Hospitals/Medical Centers on the RFP list.

Question 2:

Will the Corporation post on its website a “redline” of the RFP against the 4/2/13 Draft?

Answer:

The Corporation does not plan to post a redline version.

The following represents questions that were received between April 22 and April 26, 2013:

Question 3:

From Page 16: The Developer Experience section is worth 25 points, but the narrative description (max 12,000 characters) is worth up to 20 points. Where are the other 5 points?

Answer:

Florida Housing posted a modification to the RFP on its website at 8:30AM on 4-25-13 correcting this discrepancy.

Questions and Answers for RFP 2013-08

Special Needs High Priority Affordable Housing Developments

Question 4:

Can you please give examples of the types of Attachments that would be provided as the “3 additional pages of the appropriate exhibits, not created by the applicant, to supplement the description”? For example, do members of the Applicant’s team, i.e. architect, count as being part of the “Applicant” or do we have use the additional pages to describe a team members’ qualifications?

Answer:

“Applicant” is a defined term within the RFP. Although the phrase “...up to 3 additional pages of appropriate exhibits, not created by the Applicant, to supplement the description...” is stated as part of fourteen unique questions, it appears the specific question here relates to its use within Question 3 of the RFP regarding Developer and Management Company Information. Question 3 is requesting the Applicant to document certain experience of the Developer, co-Developer, and/or Principal, along with the Management Company. As stated in Question 3, additional information about the Development Team will be reviewed during credit underwriting.

Question 5:

The definition of “Shared Housing” states each tenant shall have a private full bath. Does the IRC require a private full bath per tenant? If not can this be waived to permit a more cost effective housing solution?

Answer:

For purposes of this RFP, the definition of Shared Housing requires each tenant to have a private bedroom with private full bath.

Question 6:

Can FHFC provide any additional guidance on the scoring criteria for Developer Experience with Supportive Housing and Management Experience with Supportive Housing? Is there a range of a certain number of completed/managed supportive housing developments or units that will score the maximum points?

Answer:

No, the Corporation cannot provide information regarding these questions at this time.

Questions and Answers for RFP 2013-08

Special Needs High Priority Affordable Housing Developments

Question 7:

The definition of Non-Profit includes a requirement that the entity be "... acceptable to federal and state agencies and financial institutions as a Sponsor for affordable housing." Sponsor is a defined term that appears to require prior FHFC approval. Sponsor is also a commonly used and defined term in many federal agency (e.g. USHUD) affordable housing programs. How does a non-profit know if it is a Sponsor for purpose of this RFP?

Answer:

Under this RFP, an Applicant's status as a Non-Profit must be established only if the Applicant wishes to qualify for the Non-Profit HC administrative fee; as provided in the RFP, evidence of an Applicant's status as a Non-Profit for that purpose is not due until after the Applicant is issued an invitation to enter credit underwriting. The evidence required by Florida Housing in order demonstrate an Applicant's Non-Profit status will be listed among the items that must be provided within 21 calendar days of the invitation to enter into credit underwriting.

Question 8:

The RFP states that we must set aside 80% of the total units for veterans or persons with special needs, with at least 50% of the units for the population that will be the major focus of the application. The question is for what period of time must these units be kept vacant while waiting for an eligible household? If no qualified household is found to occupy a vacant unit after this period of time, to whom can the unit be rented?

Answer:

The set-asides the Applicant commits to provide must be maintained throughout the entire term of the Extended Use Agreement and the Land Use Restriction Agreement.

Submitted by:

Kevin L. Tatreau
Director of Multifamily Programs
Florida Housing Finance Corporation
227 N. Bronough Street, Suite 5000
Tallahassee, FL 32301
850-488-4197; Kevin.Tatreau@floridahousing.org