

## **Surtax RFA Questions**

**Question:** For leveraging, confirm that the County assisted units for SHIP are units set aside for households earning up to 120% AMGI and for Surtax, units for households earning up to 140% AMGI.

**Answer:** The Surtax book uses 140% AMGI for both funding sources.

**Question:** – A new amenity and feature is SEER 16. The Florida Housing Finance Corporation requires SEER 14.

**Answer:** The features and amenities must be minimally consistent with the FHFC's construction features. All features and amenities are subject to modification at the discretion of PHCD.

**Question:** For developer experience, the RFA is requiring a list of projects built, certificates of occupancy for each project and pictures of each project. More than 1000 will make the book much larger.

**Answer:** Applicants are required to only show 1000 completed units to receive maximize points. Applicants must provide acceptable evidence of the completed and occupied development. Acceptable evidence includes copies of Certificate of Occupancy for the completed development and pictures of the front of each completed development showing signage including the address of the development. It is not necessary to provide more than one picture for each development.

**Question:** Is there any seminars/roundtables scheduled for this RFA?

**Answer:** No. There have been several meetings held prior to the RFA's release, there are not any future meetings scheduled.

**Question:** What is the timeline following the submission? (release of scores)

**Answer:** PHCD can only provide projected dates. It is anticipated that 45 days from release of scores PHCD will be ready to take the item to the appropriate Board of County Commissioners (BCC) Committee and then to the full BCC.

**Question:** Can one project apply for funding under two separate categories? If so, could this be achieved with one application?

**Answer:** Funding can be sought for rental housing, homeownership, homebuyer counseling and small developments under this RFA. However, they must be separate applications.

**Question:** Page 17 of the RFA refers to a Due Diligence Checklist and Affidavit. Are they required as part of the submittal.

**Answer:** Yes they are required. Please go to [www.miamidade.gov/housing/](http://www.miamidade.gov/housing/) to retrieve the affidavit and complete the affidavit. The County is responsible for conducting due diligence per Resolution R-630-13.

**Question:** Is there additional Green Certification by a third party rating agency or e.g. NGBS certification suffice.

**Answer:** PHCD will accept certification form LEED, FGBC, NGBS etc. Note: it will be a contractual obligation.

**Question:** Should we still complete and submit the Housing Forms for Rental and Homeownership section covering pages 20-32. We are submitting a GAP financing application.

**Answer:** Applicants should complete the forms that are appropriate for GAP financing.

**Question:** Scoring item 7 on page 59 for disability set-aside mentions evidence. Should we just check the box on page 59 or write a commitment letter?

**Answer:** It is sufficient to just check the box. However, if awarded funds, it will be a contractual obligation.

**Question:** County loan processing cost is discussed on page 5. Do we need a line item for this in our budget, or if so, how much, or is it an item to be aware of for underwriting?

**Answer:** Developers are encouraged to include loan closing costs in the requested award amount. It is anticipated that these costs will be absorbed into the project costs. The County fees are as follows:

- Commitment Fee (for for-profit developers only)- 1% of the loan amount
- Loan Set Up Fee- \$200 per loan

\*This does not include the underwriting fees

**Question:** Scoring item 6 on page 59 for Green Certification mentions evidence. Should we just check the box on page 59 or write a commitment letter or provide something else.

**Answer:** You may check the box and provide a letter/statement committing that you will provide a green certified building. It will be a contractual obligation.

**Question:** For a non-Low Income Housing Tax Credit rehab project, is the max you can request 15% of the Total Development Cost (TDC), which does not include the cost of land acquisition. If so, to determine the cost of land acquisition in a rehab project, can you distinguish between the acquisition value of the land and the improvements, thereby including the value of the improvements acquisition in the Total Development Costs?

**Answer:** The maximum you can request for non LIHTC rehabilitation is 15%, which does not include the cost of the land. Any improvements would be considered as part of the TDC.

**Question:** Clarify if the RFA is requesting more than 5% units equipped for disabled households or more than 5% of units to be set aside for disabled households.

**Answer:** The County is not requiring additional set aside units for disabled households beyond that which is required by federal, state or local fair housing laws. See County Ordinance 14-56.