

COMMENTS AND RESPONSES FOR THE FY 2020 SURTAX HOMEOWNERSHIP RFA

Doug Mayer – Stone Soup Development

1. **Question:** What is the acceptable Developer fee for homeownership projects? 16% or 18%?

Answer: For purposes of this RFA, developer fees are not applicable, however a general contractor is allowed up to 14.99% in profit and overhead expenses.

2. **Question:** Page 37, for model types, please consider adding Garden Style condominium and Mid-Rise condominium.

Answer: The RFA has been updated to include garden style condominium and mid-rise condominium as model types.

3. **Question:** Can Surtax dollars be used to cover predevelopment expenses, such as architectural fees, deposits for site control, permits, attorney fees, etc.?

Answer: Yes, this Surtax funding may be used for hard and soft costs related to construction.

4. **Question:** Why is there a difference between the interest rate in repaid loans and construction loans?

Answer: For purposes of this RFA, there is no repaid loan provision. The RFA has been updated to reflect allowable loan terms for homeownership activities.

Amanda Bartle – South Florida Community Land Trust

5. **Question:** Community Land Trust Terms - Will the County allow for the provision and terms for a Community Land Trust (CLT) as previous RFAs have and as discussed with the PHCD Director and Staff in October? PDF pages 30-31 (printed pages 28-29) in the attached FY2019 RFA which included terms for Acquisition, New Construction or Rehabilitation of Affordable Rental Housing, Homeownership, Single-Family (underline for emphasis) include CLT specific loan terms. When applied to homeownership, these terms allow for a long-term ("at least 50 years") loan on a ground lease held by the CLT and leased to the homeowner. It facilitates the CLT being able to make the home affordable to the homebuyer. But it continues to maintain the County funds as a loan, not a grant. Although the FY2019 RFA was for HOME funds, as a loan, the County funding could, in this case, be provided from Surtax, the funding source in the FY2020 RFA. The requisite ongoing monthly debt service payments would then be serviced from the CLT's stream of monthly ground lease payments from the homeowners. Consistent with the terms in the prior RFA, no appraisal limitation should be placed on the CLT loan, so the amount of the CLT loan would be outside of and above the appraised value/sale price of the home, making the home more affordable.

Answer: The RFA has been updated to include Community Land Trust loan terms.

6. **Question:** The base scoring subtotals and total seem to be double counting the new construction and rehab points. Without double counting, the maximum base points possible are only 80 points, not 100. (If you have a Master Permit and you can also get points for a

permit ready letter and process number, then the max is 92; but those have generally been either/or.) We suggest you add 20 points in the following:

- Public approval – revise from 20 to 30 (+10 points)
- Infrastructure – revise from 8 to 15 (+7 points)
- GC contract – revise from 5 to 8 (+3 points)

Answer: The RFA has been updated to address the scoring discrepancy.

7. **Question:** Proximity to Community Services or Rapid Transit Services
- Similar to above, the maximum bonus points only add to 8 points, not 10.
 - Add to b. Rapid Transit: existing and proposed Bright Line stations as approved by the BCC

Answer: The RFA has been updated to address the scoring discrepancy. Points for proximity to proposed Bright Line stations may be considered in future RFA's.

8. **Question:** Disability Set-Asides – the prospect of having a pre-qualified buyer at the time of application is extremely slim. This should just be based on a commitment.

Answer: The Disability Set-Aside scoring criteria will remain the same.

9. **Question:** Income Targeting – what percentage of units would need to be targeted to get points? Scoring should allow for a range of income targeting.

Answer: The RFA has been updated to include specific criteria to achieve points.

10. **Question:** Timely Completion of Projects – while it makes sense to allow more time for larger projects, this should allow for maximum points regardless of the size of the project.

Answer: The point structure is based on the timely completion of projects from the time of contract execution and not on the size of projects.

11. **Question:** Minimum Scoring Thresholds – even with the above recommendation to add 20 base points, reaching 70 base points is exceedingly difficult. If a base scoring threshold is kept, we recommend that it be lowered to a more attainable, realistic threshold of 60 base points.

Answer: The requirement to achieve a minimum score of 70 before applying bonus points remains the same. However, some scoring criteria has been adjusted.

12. **Question:** Florida Building Code – RFP should allow for earlier versions if already in the permitting process.

Answer: The most recent edition of the Florida Building Code will apply to new applications to be permitted. Applications for new developments that are already in the permitting process may allow for earlier versions of the applicable building code.