

**2011 Universal Application  
Q & A  
(Continuation)**

65. Q: The site control instructions at Part III.C.2. require that a qualified contract have a term that does not expire before a date that is seven (7) months after the Application Deadline. The Non-Corporation funding commitment instructions at Part V.D.1. and at Part V.D.3. require that the commitment, proposal or letter of intent not expire before a date that is nine (9) months after the Application Deadline. What are the actual dates that the Corporation will use for scoring purposes?

A: The computation of time does not include the date of the Application Deadline. For purposes of the 2011 Universal Application, a qualified contract for site control must have a term that does not expire before July 7, 2012, and finance documents must not expire before September 7, 2012.

66. Q: The application instructions require that a local government contribution be effective at least through June 30, 2012, and that a financing commitment/proposal/letter of intent must not expire before a date that is nine (9) months after the Application Deadline. So, if an Applicant receives points for a local government contribution that expires June 30, 2012 (or on a date that is prior to nine (9) months after the Application Deadline), the Applicant would not be able to use the amount of the local government contribution as a source of financing. In the event the developer has committed to defer enough developer fee to cover the amount of the local government contribution (sources equal or exceed uses by more than the amount of the local contribution) would threshold still be considered to be met?

A: In the event a contribution from a local government or any other funding source cannot be counted as a source of financing, all other eligible sources, including eligible deferred developer fee, can be counted. Threshold will be met as long as all eligible sources equal or exceed uses.

67. Q: If a local government loan or grant is submitted for local government contributions points, but the funding amount cannot be used as a source of financing because the term of the contribution is not through a date that is at least nine (9) months after the Application Deadline, and if the Applicant is able to secure an extension of the loan or grant after the Application Deadline to a date that would meet the minimum nine (9) month requirement for financing, could the Applicant submit the extension during the cure period in order to meet threshold?

- A: The extension of the loan or grant to at least September 7, 2012 can be accepted by the cure deadline, provided the loan or grant, including the extension documentation, meets all of the other requirements outlined under Part V.D.1. of the 2011 Universal Application Instructions.
68. Q: The 2012 DDAs and QCTs have recently been designated by HUD. Which designations apply to the 2011 Universal Application Cycle – the 2011 DDAs/QCTs or the 2012 DDAs/QCTs?
- A: Because the 2011 Universal Applications will be due in calendar year 2011 and the allocations will be issued in calendar year 2012, Applicants can use either the 2011 or the 2012 HUD-designated DDAs and QCTs for the 2011 Universal Application Cycle.
69. Q: If a proposed Development will consist of both Homeless and Elderly units in two buildings on two Scattered Sites, is it permissible to locate the Homeless SRO units in one building and the larger Elderly units in the other building?
- A: First, the Applicant must select either Homeless or Elderly as the Demographic Category for the proposed Development, each of which has specific requirements as set out in the 2011 Universal Application Instructions. Secondly, where reasonably possible, Applicants will be required to keep the unit mix consistent across each committed AMI level.
70. Q: If a proposed Development qualifies for the 10 automatic proximity tie-breaker points at Part III.A.10.b.(1) of the Application Instructions, is it still necessary to provide the surveyor certification form?
- A: There are a maximum of 37 proximity tie-breaker points available in the 2011 Universal Application. Applicants eligible for the 10 automatic proximity points must provide the properly completed and executed Surveyor Certification for Competitive HC Applications form to be eligible for the Transit, Tier 1 and Tier 2 Services proximity points. Applicants that are not eligible for the 10 automatic proximity points must provide the properly completed and executed Surveyor Certification for Competitive HC Applications form to be eligible for any of the 37 available proximity tie-breaker points.
71. Q: Do the Optional Features and Amenities items in Part III.B.3.a. through d. of the Application apply to all Developments or only to those that are Scattered Sites?
- A: The Optional Features and Amenities section applies to all Applicants and is worth a maximum of 31 points. The Scattered Sites commitment question at the top of page 19 of the Application applies only to Scattered Site Developments.

72. Q: If the proposed Development involves relocation, but the Applicant is not requesting HOME funding, should the relocation questions in Part III.G. be answered?
- A: As stated at Part III.A.3.a., page 24, of the 2011 Universal Application Instructions, Redevelopment and Preservation Developments that are tentatively funded will be required to provide to the Credit Underwriter a plan for relocation of existing tenants. Only Applicants requesting HOME funding are required to answer the questions in Parts III.G., III.H, and III.I. of the Application.
73. Q: Does all lighting have to be energy star rated?
- A: If the lighting is required to be energy star rated, such requirement will be stated in the 2011 Universal Application Package.
74. Q: The question at Part III.A.2.K.(2)(d) of the 2011 Universal Application asks for the date the development originally placed in service. Does this refer to the date the first building received its certificate of occupancy, the date the last building received its certificate of occupancy, or the date the property was acquired?
- A: The Applicant can use the issue date of the certificate of occupancy for either the first building or the last building – either date is acceptable.
75. Q: Can the market analysis required in Part III.D., Demographic Commitment, be prepared in-house or must it be done by a third party provider?
- A: The 2011 Universal Application Instructions do not specifically require that the market analysis be prepared by a third-party provider.
76. Q: Are the additional required features for Elderly Developments described under Section 3 of the Universal Design and Visitability Manual absolute requirements or are they subject to a capital needs assessment performed during credit underwriting?
- A: As stated in Part III.D.1.f.(1) and (2) of the 2011 Universal Application Instructions, Applicants with the Elderly Demographic will be required to provide the additional features outlined in Part A.3. of the Universal Design and Visitability Manual for all new construction units, as well the additional features outlined in Part B.3. of the Universal Design and Visitability Manual for all rehabilitation units. These additional features are required and are not subject to a capital needs assessment.
77. Q: Is a market study required for rehabilitation or preservation?

- A: The Application requirements for Applicants selecting the Development Category of Rehabilitation or Preservation are outlined in Part III.A.3.a. of the 2011 Universal Application Instructions and in the definitions of Rehabilitation and Preservation in Section 67-48.002, F.A.C. During the credit underwriting process, a market study will be required for all funded Applications as outlined in Section 67-48.0072, F.A.C.
- 78: Q: The Universal Design and Visitability Manual, Part A New Construction Units, Section 1 “Required Features” Pages 6-9, requires there to be at least one bathroom on an accessible level of the unit with clear floor space at toilet of at least 48” x 56” and clear floor space at sink of at least 30” x 48”; In addition, a minimum of 30” x 48” of clear floor space outside swing of door shall be provided. Does each of these clear floor space measurements have to be provided at each bathroom fixture as well as provided outside swing of door?
- A: Yes, but the clear floor spaces at toilet and sink may overlap. The specifications provided in the Manual demonstrate that clear floor space is required so a person who uses a wheelchair can get close enough to use the fixture. The maneuvering space necessary for usable bathrooms is thus made up of the combination of the designated clear floor spaces at fixture and the presence of clear floor space outside the swing of the door.
- 79: Q: The Universal Design and Visitability Manual, Part A New Construction Units, Section 1 “Required Features” Pages 6-9, requires that the sink and vanity cabinet must permit clear floor space. Does the clear floor space specification of 30” x 48” at the sink allow for a sink with a vanity cabinet?
- A: The required clear floor space of 30” x 48” permits a person who uses a wheelchair to get close enough to the basin and controls to use the sink. This may be achieved by either a forward or parallel approach with the wheelchair. The required clear floor space may be achieved with a vanity cabinet with a removable base cabinet. The type of sink and its width, plus the available maneuvering space in the room, determines whether or not a vanity cabinet must be removable.
- 80: Q: The Universal Design and Visitability Manual, Part A Section 2 “Optional Features in New Construction Units” Page 14, requires an unobstructed turning space in living room and one bedroom of at least 60 inches in diameter. Does this mean that there must be 60-inch diameter space that is free of everything, including furniture and other objects the resident may place there?
- A: No. The requirement of 60” diameter of unobstructed space in living room and one bedroom means that there must not be any architectural or other permanent features constructed that would intrude on the space requirement.

81: Q: Is LEED-NC allowed for high rise developments?

A: The 2011 Universal Application Instructions list LEED (Leadership in Energy and Environmental Design) as an acceptable choice for green building certification. The Instructions do not specify any applicable sub-program of LEED (LEED for Homes; LEED for Homes Mid-rise; or LEED-NC). Per the Instructions, Part III.B.5.a.(2), periodic verification must be accomplished by a third-party. In the case of LEED-NC, the commissioning agent is the third-party verifier.