



Q & A DOCUMENT FOR ARPA/SLFRF MULTI-FAMILY RFP

QUESTION:

I hope this finds you well. I'm hoping you can provide information regarding qualifying projects in affordable/workforce housing based on AMI calculations.

I'm unclear whether the 2 developments we currently have in the pipeline may qualify for funding through this program. Both projects, Lake Maggiore and Coquina Key located in District 6 – South St. Pete – are “workforce housing” and not subsidized through any federal programs. We base our rents and qualify applicants on 80% and 120% AMI. I noticed “workforce housing” was referenced (vs. “affordable” housing) and not sure if there's a distinction between them or if the RFP is general language.

Upon review of the Final Rule, the Final Rule Summary, the City's Comprehensive Plan, as well as the links to the programs federal site, I'm unable to come to a definitive conclusion. In the interest of being prepared to submit questions by the 6/9/22 deadline, your input as to whether our developments would qualify for the program would be appreciated.

ANSWER:

Page 4 of the attached RFP states that the City requires that the ARPA funds be used for the development of housing that is primarily affordable to households with incomes at or below 60% AMI, however the FHFC income averaging method of reaching 60% AMI may be used to achieve this goal.

Page 5, Item # 3 indicates that those who will provide some units at 30% AMI will be prioritized.