

Questions and Answers for RFA 2018-116 SAIL Financing of Affordable Multifamily Housing Developments to be Used in Conjunction with Tax-Exempt Bonds and Non-Competitive Housing Credits

Question 1

In Section 11 - Local Government Contributions, Florida Housing requires a Miami-Dade County Applicant to provide evidence of at least \$1 million in Local Government committed funding (i.e. grants and/or loans). In prior years, the loan amount required to earn points was the face amount, not the net present value amount. The current SAIL RFA does not include the following language in last year's RFA 2017-108: "Applications of proposed Developments located in Miami-Dade County are not required to reflect the value (difference between the face amount and the net present value of the payment streams) on any Local Government Verification forms." Will Florida Housing for RFA 2018-116 accept the \$1 million contribution at the face amount?

Answer

On November 2, 2018, Florida Housing issued a modification to insert the following language that had been inadvertently removed from the RFA:

Applications of proposed Developments located in Miami-Dade County are not required to reflect the value (difference between the face amount and the net present value of the payment streams) on any Local Government Verification forms.

Question 2

We believe there is a typo in Section 6.d.(3)(a) on page 33 in the note –should the highlighted underlined section below say “not be”?

Note: In order for the NHTF Units to convert to serve residents at or below 60 percent AMI after 30 years, the NHTF Units should to be stated on the Total Set-Aside Breakdown Chart. Because the column represents a 50 year commitment, Applicants that restate the NHTF commitment in the column are committing to set-aside that number of units as NHTF Units for the entire Compliance Period. Applicants should not represent any NHTF Units in this chart.

Answer

Yes. Florida Housing will issue a second modification to say the following:

Note: In order for the NHTF Units to convert to serve residents at or below 60 percent AMI after 30 years, the NHTF Units should not be stated on the Total Set-Aside Breakdown Chart. Because the column represents a 50 year commitment, Applicants that restate the NHTF commitment in the column are committing to set-aside that number of units as NHTF Units for the entire Compliance Period. Applicants should not represent any NHTF Units in this chart.

Question 3

I scanned the document, looked at the document on my computer, and everything looked fine. After uploading it, the All Attachments portion of the Application Package is sideways. Is this okay?

Answer

Florida Housing will accept pages that display in either the portrait view or landscape view.

The Q&A process for RFA 2018-116 is concluded and Florida Housing does not expect to issue any further Q&As regarding RFA 2018-116.

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