

## Questions and Answers for RFA 2019-104

### SAIL FINANCING FOR SMALLER DEVELOPMENTS FOR PERSONS WITH SPECIAL NEEDS

#### **Question 1:**

Is it permissible for local officials to line through information on the Ability to Proceed forms?

#### **Answer:**

If alterations are made to an Ability to Proceed form that change the meaning of the form, the form will not be accepted.

#### **Question 2:**

With regard to the Qualifying Financial Assistance Funding Preference, the Application states “If the Applicant qualifies for this funding preference and is awarded funding under this RFA, the Applicant must provide and maintain an amount equal to or greater than 3 percent of the Applicant’s Eligible SAIL Request Amount (exclusive of the Eligible ELI Loan Request Amount) within the permanent sources of financing.” Is the intent of this to mean that the Qualifying Financial Assistance cannot amortize like a traditional loan, where payments would reduce the principal balance below the SAIL request amount? If so, the only kinds of funding that would qualify are cash, grants, or an interest only loan thru to permanent financing. Or, can the payments amortize over time allowing for bank and other types of loans that amortize to count as Qualifying Financial Assistance?

#### **Answer:**

Qualifying Financial Assistance must be in the form of cash loans, cash grants, and or cash on hand from Local Government entities and/or other non-Corporation sources. Financing proposal documentation will be reviewed for financing terms pursuant to Section Four A.10.b. of the RFA.

Qualifying Financial Assistance cannot be classified as a source of funding for only the construction phase of the development. It must be used as a source of funding for the permanent phase of the development in an amount that meets or exceeds the minimum amount provided in the RFA and, in addition, it may be used as a source of funding for the construction phase of the development. Permanent sources of funding are traditionally considered to be repaid from either property cash flow during the permanent phase, refinancing or forgiven.

The Q&A process for RFA 2019-104 is concluded and Florida Housing does not expect to issue any further Q&As regarding RFA 2019-104.

Submitted by:

Marisa Button  
Director of Multifamily Allocations  
Florida Housing Finance Corporation  
227 N. Bronough Street, Suite 5000  
Tallahassee, FL 32301  
850-488-4197 or Marisa.Button@floridahousing.org