

Revised Questions and Answers for RFA 2019-116
SAIL Financing of Affordable Multifamily Housing Developments to be Used in Conjunction with Tax-Exempt Bonds and Non-Competitive Housing Credits

Question 1:

If we apply for both 9% HC and for SAIL in the 2019 cycle for the same development and against all odds were to be eligible for funding under both programs, is there any kind of penalty associated with withdrawing the SAIL application as long as the withdrawal request is NOT submitted between the Review Committee recommendation and Board action (pursuant to subsection 67-60.004(2), F.A.C.? We understand that the \$3,000 application fee is non-refundable.

Answer:

Yes, but only if the Application in RFA 2019-116 is a Self-Sourced Application. The Withdrawal Disincentive for Self-Sourced Applicants and Developers of Self-Sourced Applications is described in Section Four, A.3.b.(3)(c) of the RFA. Non-Self-Sourced Applicants do not have a Withdrawal Disincentive.

Question 2:

Can a Development Location Point be located at a point within the subject property which at the Application Deadline is NOT within a dedicated right-of-way, but which could, as a part of the proposed development become located within a dedicated right-of-way?

Answer:

The Development Location Point must meet the definition stated in subsection 67-48.002(34), F.A.C. If the Application is selected for funding and if there are future proposed Development site changes, the requirements of paragraph 67-48.004(3)(e), F.A.C. must be met.

Question 3:

For the project we are looking to apply for, the Purchase Contract does provide for a closing date after April 30, 2020. However, the date is not far beyond that (May 2020), and we are concerned that the SAIL approval and bond underwriting/closing process will take much longer. Therefore, we propose to have the applicant entity purchase the property using a bridge loan for the interim period and to allow time to close with the bonds/SAIL and admit the tax credit investor. Is this acceptable to FHFC?

Answer:

As described in Section Four, A.7 of the RFA, the eligible contract must have a term that does not expire before April 30, 2020 or that contains extension options exercisable by the purchaser and conditioned solely upon payment of additional monies which, if exercised, would extend the term to a date that is not earlier than April 30, 2020.

It is acceptable for the contract to extend beyond April 30, 2020.

Question 4:

Must the Applicant apply for FHFC MMRB? Can the Applicant use HFA issued bonds?

Answer:

The Applicant must apply for either Corporation-Issued MMRB or provide evidence of the Application for County HFA-issued Tax-Exempt Bonds as outlined in Section Four, A.10.a.(3) of the RFA.

Question 5:

National Housing Trust Fund: will these funds be awarded if the Applicant does not have NHTF units?

Answer:

No. As stated in Section One, D of the RFA, National Housing Trust Fund (NHTF) funding may be requested by Applicants that select the Development Category of New Construction or Redevelopment (with or without acquisition) and commit to NHTF Units.

Question 6:

Page 20- Transit Service points are or are not a threshold item for funding for large counties?

Answer:

As stated in Section Four, A.5.e. of the RFA, all Large County Applications must achieve a minimum number of Transit Service Points and achieve a minimum number of total proximity points to be eligible for funding.

Question 7:

Will a Letter of interest, that contains all the required loan information, be accepted as documentation for the county tax exempt bond allocation if a letter from an authorized individual at the governing body is not obtainable due to timing of the application deadline?

Answer:

As stated in Section Four, A.10.a.(3)(b) of the RFA, the Applicant must provide, as **Attachment 15** to Exhibit A, a letter, executed by the chair or vice chair of the governing body, mayor, or deputy mayor, city manager or assistant city manager, county manager/administrator/coordinator or assistant county manager/administrator/coordinator, executive director or assistant executive director, or by an individual occupying a position reasonably equivalent to any of the foregoing, as applicable, of the entity issuing the Tax-Exempt Bonds, that (a) confirms that the Applicant has submitted an application for Tax-Exempt Bonds for the Development proposed in this RFA, (b) states the amount of the Applicant's Bond request, and (c) confirms that the closing on the Bonds has not occurred and will not occur prior to the Application Deadline for this RFA... There is no requirement to include any other documentation regarding the County HFA-issued Tax-Exempt Bonds in the Application beyond what is required at Attachment 15. The necessary documentation will be required after the Applicant is invited to enter credit underwriting, as outlined in Exhibit D to the RFA.

Question 8:

During the Funding Selection Process, if funding remains that cannot be allocated in the Self-Sourced Family SAIL bucket, will those funds be available to the highest ranking eligible unfunded Family development subject to the Geographic and Demographic Funding Tests and the County Award Tally?

Answer:

There is no Self-Sourced Family SAIL “bucket”. \$48,642,354 of Family Funding will be available for proposed Developments with the Family Demographic Commitment. Up to a maximum of \$24,321,177 of the Family Funding will be reserved for Applicants that qualify as Self-Sourced Applicants (“Self-Sourced Applicant Family Funding”). No more than \$24,321,177 of the Family Funding (50% of the total) shall be awarded to Self-Sourced Applicants (“Self-Sourced Applicant Funding Maximum”).

As Non-Self-Sourced Applications are considered for funding during the selection process until the Family Funding Merge described below, to meet the Demographic Funding Test, the total SAIL Request Amount (SAIL plus ELI) must be less than or equal to the reserved Non-Self-Sourced Family Funding remaining. As Self-Sourced Applications are considered for funding during the selection process, to meet the Demographic Funding Test, the total SAIL Request Amount (SAIL plus ELI) must be less than or equal to the reserved Self-Sourced Family Funding remaining, and the total SAIL Request Amount cannot cause the Self-Sourced Applicant Funding Maximum to be exceeded.

As described in Section Five, B.5.d. of the RFA, if funding remains and none of the eligible unfunded Family Large County Self-Sourced Applications can meet both Funding Tests, all remaining Self-Sourced Applicant Family Funding and Non-Self-Sourced Applicant Family Funding will be merged (“Family Funding Merge”). No further Self-Sourced Applications will be funded. The highest ranking eligible unfunded Non-Self-Sourced Family or Elderly (ALF or Non-ALF) Large County Applications, regardless of Development Category, will be selected for funding, subject to the Geographic and Demographic Funding Tests and County Award Tally. If the Family Funding is exhausted, no additional Family Applications will be selected for funding, even if the Self-Sourced Applicant Funding Maximum has not been met.

Question 9:

There are two competing projects both located in areas of opportunity in the same municipality. I don't see local government preference or area of opportunity as a scoring item but local government contribution is. Can the City make a local government contribution to both and not disqualify one or the other. Regarding the county tally, does this mean that one of these will be placed behind other projects so other counties have a chance? The City is making a loan to the PHA applicant.

Answer:

In this RFA, Local Governments may make contributions to multiple Applications. Applications will be awarded up to 5 points for the Local Government contribution. In the Funding Selection Process, Applications are first sorted by points followed by additional sorting items outlined in Section Five, B.4. of the RFA. The County Award Tally is a funding distribution tool used to help distribute funding across the state, and is described in Section Five, B.2. of the RFA. If the City is making the loan, the City may demonstrate the loan by executing the Local Government Verification of Contribution – Loan Form (Form Rev. 07-19).

Please Note: The Q&A process for RFA 2019-116 is concluded and Florida Housing does not expect to issue any further Q&As regarding RFA 2019-116.

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