

Questions and Answers for RFA 2020-208 SAIL Financing for the Construction of Workforce Housing

Question 1:

Is the Workforce SAIL Funding, except for Monroe County, limited to the lesser of \$70,000 per unit for all units?

Answer:

The maximum request amount for Workforce SAIL is based on the lesser of a per unit amount or a per Development amount, as outlined in Section Four, A.10. of the RFA. The per unit limits are for all units and are not limited to Workforce Housing Units. The following is an excerpt from Section Four, A.10. of the RFA.

The Applicant must state the amount of Workforce SAIL funding.

Monroe County: The Applicant's Workforce SAIL Request Amount is limited to the lesser of the following:

- \$115,000 per unit for proposed Developments with set-aside commitments at or below 80% AMI;
- \$70,000 or per unit for proposed Developments with set-aside commitments at or below 120% AMI; or
- \$2,520,000 per Development

All counties except Monroe County: The Applicant's Workforce SAIL Request Amount is limited to the lesser of the following

- \$70,000 per unit; or
- \$6,500,000 per Development.

Question 2:

We're concerned about the COVID-19 virus and how this might affect our ability to submit the Application by the Application Deadline. Will Florida Housing be making any modifications to assist Applicants?

Answer:

On March 13, 2020, Florida Housing issued a Modification making the following changes:

- Hard copies of the Application Package will not be required. Applicants will be required to submit the Application Package online and submit the Application Fee to Florida Housing's offices prior to the Application Deadline.
- The revised Exhibit A removed the 5 points for Local Government Contributions which means that eligible Local Government financial commitments (i.e., grants and loans) can be considered a source of financing; however, there will be no Local Government Contribution Points associated with this RFA.
- The revised Exhibit A no longer requires the Ability to Proceed forms for zoning, electricity, water, sewer, or roads (i.e., Attachments 9 – 13) to be included with the submission of the Application. Instead, successful Applicants will be required to submit Attachments 9 - 13 in credit underwriting; however, the documentation must demonstrate that the proposed Development met the all Ability to Proceed elements as of Application Deadline, for the entire proposed Development site, including all Scattered Sites, if applicable.

Please Note: The Q&A process for RFA 2020-208 is concluded and Florida Housing does not expect to issue any further Q&As regarding RFA 2020-208.

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