

**Questions and Answers for RFA 2021-102**  
**SAIL Financing for Smaller Permanent Supportive Housing Developments for**  
**Persons with Special Needs**

**Question 1:**

This year the Governor vetoed \$225 million from the State Housing Initiative Partnership (SHIP) because of the uncertainty of the current COVID 19 Pandemic. These are typically the only dollars most small and medium local Governments have available to assist with the development and/or rehabilitation of affordable housing in their community. The uncertainty of the Pandemic remains and therefore local governments are hesitant to sign the Local Government forms included in the RFA. However, they remain committed and supportive of housing developments that will serve the low and moderate income persons targeted under this RFA. My question is, Can the Local Government sign the form or submit a letter of intent to fund contingent upon the allocation of SHIP fund from the State of Florida to the local government?

**Answer:**

The requirements for all non-Corporation funding sources are outlined in Section Four, A.10.b. of the RFA. As stated in Section Four, 10.b.(3)(6) of the RFA, if a financing proposal has a provision for holding back funds until certain conditions are met, the amount of the hold-back will not be counted as a source of construction financing unless it can be determined that the conditions for the release of the hold-back can be met prior to or simultaneous with the closing of the Development's permanent financing. Also, if there are alterations made to the form that change the meaning of the form, the form will not be accepted.

Local Government Contributions are not required in RFA 2021-102, nor is there a benefit to demonstrating Local Government Contributions instead of other financing proposals in this RFA. The eligibility requirement is that the Corporation and non-Corporation funding sources equal or exceeds expenses.

In addition to the eligibility requirement, there is the Qualifying Financial Assistance Funding Preference as outlined in Section Four, A.10.d. of the RFA. This is not an eligibility requirement, but a funding preference used in the funding selection process. One of the ways to qualify is through the amount of cash loans, cash grants and/or cash on hand ("Cash Funding") from Local Government entities and/or other non-Corporation sources (all of which, for purposes of this provision, will be considered to be "Qualifying Financial Assistance"). If the Qualifying Financial Assistance sources are equal to at least 3 percent of the Applicant's Eligible SAIL Request Amount (exclusive of the ELI Loan amount), the Applicant will receive a funding preference as described in Section Five, B.2. of the RFA. The other way to qualify for this preference is through a donation of land by a Local Government as outlined in Section Four, A.10.d.(2) of the RFA.

***Please note: The first Q&A period for RFA 2021-102 has concluded. The second Q&A period is now open and questions may be submitted until January 25, 2021. Florida Housing will respond to these questions by January 29, 2021.***

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