

**Questions and Answers for
RFA 2023-204 SAIL Financing For The Preservation Of Elderly Developments**

1. Can the Rental Assistance Qualification Letter be written by a Housing Authority or a county department that administers the project based rental assistance?

Answer:

As stated in Section Four, A.5.b.(2) of the RFA, the letter must be from HUD or RD.

2. Can you please define PBRA and list which types of HUD project based rental assistance are acceptable in determining the level of rental assistance?

Answer:

As stated in subsection 67-48.002(86), F.A.C., "PBRA" or "Project-Based Rental Assistance" means a rental subsidy through a contract with HUD or RD for a property.

The HUD and RD programs are stated in the definition of Preservation which can be found in subsection 67-48.002(93), F.A.C. and lists the following HUD or RD programs: Sections 202 of the Housing Act of 1959 (12 U.S.C. §1701q), 236 of the National Housing Act (12 U.S.C. §1701), 514, 515, or 516 of the U.S. Housing Act of 1949 (42 U.S.C. §1484), 811 of the U.S. Housing Act of 1937 (42 U.S.C. §1437), or either has PBRA or is public housing assisted through ACC.

3. Does the existing affordable housing development that we are proposing to preserve have to have an elderly designation at the time of application or is the applicant committing to serve elderly going forward if funded?

Answer:

As stated in Section One of the RFA, "This Request for Applications (RFA) is open to Applicants proposing the preservation of affordable, multifamily housing for the Elderly..."

The RFA allocates funding based on the following language stated in 420.5087(3)(e), F.S. which states "Ten percent of the amount made available for the elderly shall provide loans to sponsors of housing for the elderly for the purpose of making building preservation, health, or sanitation repairs or improvements which are required by federal, state, or local regulation or code, or lifesafety or security-related repairs or improvements to such housing."

4. Can the existing affordable housing development that we are proposing to preserve have an existing FHFC LURA or EUA?

Answer:

As stated in subsection 67-48.009(5), F.A.C.,

(5) ... an Applicant is not eligible to apply for SAIL Program funding if any of the following pertain...

(d) The proposed Development site or any part thereof is subject to any Land Use Restriction Agreement or Extended Use Agreement, or both, in conjunction with any Corporation affordable housing financing intended to foster the development or maintenance of affordable housing, unless at least one (1) of the following exceptions applies:

1. A LURA recorded in conjunction with the Predevelopment Loan Program or the Elderly Housing Community Loan Program, or

2. A LURA or EUA, or both, for an existing building or buildings, originally constructed at least 25 years prior to the deadline to apply for the applicable SAIL funding, where, in the current Application, the Applicant has selected and qualified for the Homeless demographic commitment with a Development category of Rehabilitation/Moderate Rehabilitation/Substantial Rehabilitation, Acquisition and Rehabilitation/Moderate Rehabilitation/Substantial Rehabilitation, Preservation, or Acquisition and Preservation.

Please Note: The Q&A process for RFA 2023-204 is concluded and Florida Housing does not expect to issue any further Q&As regarding RFA 2023-204.

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The Q and A responses are based on the information presented in the question and the terms of the RFA. The responses to the Q and A are provided as a courtesy and shall not be construed as scoring of an application. If there is any conflict between the response to a Q and A and the RFA itself, the terms of the RFA control. These Q and A responses apply solely to RFA 2023-204.