

Miscellaneous

FLORIDA HOUSING FINANCE CORPORATION

Notice of Funding Availability

FLORIDA HOUSING FINANCE CORPORATION STATE APARTMENT INCENTIVE LOAN (SAIL) PROGRAM 2026 NOTICE OF FUNDING AVAILABILITY (NOFA)

The Florida Housing Finance Corporation (Florida Housing) announces the availability of funding for the State Apartment Incentive Loan (SAIL) Program, pursuant to sections 420.5087, 420.50871 and 420.50872, Florida Statutes, and Rule Chapter 67-48, Florida Administrative Code (F.A.C.). The funding will be offered through one or more competitive solicitations. These amounts are subject to change.

Regarding the SAIL Program pursuant to section 420.5087, F.S., in accordance with section 420.5087(1), F.S., program funds shall be made available in a manner that meets the need and demand for very low-income housing throughout the state. As determined by the most recent statewide low-income rental housing market studies, conducted in 2025, the need and demand are as follows: 57.1% for Large County; 32.9% for Medium County; and 10% for Small County designation developments.

In accordance with section 420.5087(3), F.S., for the six-month period beginning with the publication of this NOFA, program funds shall also be made available to designated tenant group categories at the percentages determined by using the 2025 statewide low-income rental housing market studies available.

SAIL Program funds pursuant to section 420.5087, F.S., shall be made available under this NOFA at the following percentages per tenant group: 5% for Commercial Fishing Worker/Farmworker; 10% for Homeless; 10.3% for Special Needs, 29.8% for Elderly [Note: This amount is subject to a 10% reduction of the 29.8% set-aside amount, with the funds being made available to applicants for the Preservation of Elderly Developments]; and 44.9% for Families. The funds made available to any demographic category may not be less than 10% of the funds available at that time, except for Commercial Fishing Worker/Farmworker which may not be less than 5% of the funds available.

Florida Housing currently anticipates the allocation of \$178,450,000 of SAIL funding for all competitive solicitations associated with the above tenant groups and geographic distributions pursuant to section 420.5087, F.S.

Florida Housing currently anticipates the allocation of \$11,900,000 in SAIL funding remaining from previous cycles for workforce development in Monroe County.

In addition, Florida Housing anticipates the allocation of \$30,000,000 of SAIL Program Income for funding to preserve affordability and Extremely Low-Income Units nearing expiration in developments in the Corporation's portfolio.

Regarding the SAIL Live Local Program pursuant to section 420.50871, F.S., Florida Housing currently anticipates the allocation of \$7,000,000 in Live Local Funding remaining from previous cycles to continue implementation of this section.

Regarding the Live Local Tax Credit Program pursuant to section 420.50872, F.S., Florida Housing currently anticipates the allocation of \$25,000,000 in funding to implement this section as authorized and created under the 2023 Live Local Act.

For more information on opening and closing dates of the competitive solicitations, or on how to submit an Application, please access Florida Housing's Website at:

<http://www.floridahousing.org/programs/developers-multifamily-programs/competitive> .

If you are hearing or speech impaired, please contact Florida Housing using the Dual Party Relay System at 1(800)955-8770 or 1(800)955-8771.

All Applications submitted in response to a competitive solicitation must be submitted to Florida Housing Finance Corporation in accordance with the requirements of the applicable Request for Applications, provisions of all applicable Florida Statutes, Rule Chapter 67-60, F.A.C., and Rule Chapter 67-48, F.A.C.