

**Questions and Answers for  
RFA 2024-204 SAIL Financing For The Preservation Of Elderly Developments**

1. Does the RFA permit application solely for SAIL/ELI without MMRB and non-competitive credits? Simply, could I pair a SAIL award under this RFA with a prior 9% award in a prior Elderly Preservation RFA?

*Answer:*

An Applicant may request SAIL/ELI only in this RFA and is not required to request tax-exempt bonds with non-competitive housing credits; however, Rule 67-48.009(5), F.A.C. states that some Applicants are not eligible to apply for SAIL, which should be reviewed prior to completing an Application.

2. We have an existing 73-unit senior housing project in Tallahassee, FL that we're working on as a LIHTC acquisition rehab. Do you require the following forms only for new construction or do you need the forms completed for existing occupied project also?
  - Verification of Availability of Infrastructure - Sewer Capacity, Package Treatment, or Septic Tank Rev. 7-2022
  - Verification of Availability of Infrastructure – Water Rev. 7-2022
  - Verification of Availability of Infrastructure – Electricity (Revised 08-2020)
  - Verification of Availability of Infrastructure – Roads (Revised 08-2020)

*Answer:*

The above forms are required for all applications.

3. There are many 'Forms Related to RFA 2024-204' available on the RFA Webpage. Are the 'Forms Related to RFA 2024-204' required upon invitation to apply or are they required as part of the initial RFA submittal?

*Answer:*

Some of these forms may only be required of Applicants that meet certain requirements and other forms are required of all Applicants. Please review the RFA for details on what is required within the submission and what is required of successful applicants during underwriting. For instance, successful Applicants will be required to demonstrate the infrastructure requirements were met by providing documentation outlined in Exhibit D of this RFA within 21 Calendar Days of the invitation to enter into credit underwriting. To demonstrate that these were in place as of the Application Deadline, the documents must be dated on or before the Application Deadline. The Corporation may rescind the award of any Applications that fail to meet this requirement.

4. Are current utility bills sufficient to satisfy Exhibit D – Timeline 3 (2) (b)?

Answer:

No. As an alternative to submitting the applicable form to demonstrate infrastructure, Applicants may submit other documentation from the service provider that contains the Development location and is dated within 12 months of the Application Deadline. The documentation must be signed, but may not be signed by the Applicant, by any related parties of the Applicant, by any Principals or Financial Beneficiaries of the Applicant, or by any local elected officials.

5. I was filling out the Ex. A for this RFA and I plugged in the total units in the unit characteristics chart under High Rise ESS (100% of units) but receiving the error message in red under d. ESS Construction Funding Preference. Is this an error?

**d. ESS Construction Funding Preference**

Does the proposed Development meet the requirements to be considered Enhanced Structural Systems Construction as outlined in Section Four A.4.d. of the RFA?

No, less than 50% of Total Units (0 of 90, or 0%) indicate they meet the Funding Preference requirement.

**e. Unit Characteristic Chart**

Complete the chart below reflecting the number of units for each of the Development Categories, Development Types, or ESS/non-ESS Construction, for purposes of the Total Development Cost Per Unit Limitation calculation and the Leveraging Calculation. The last row of the far right column is the Leveraging Factor.

Unit Characteristics			Enter the applicable number of units	Leveraging Classification Development
New Construction	Garden	ESS Construction		0.8370
	Garden	Non-ESS Construction		0.9000
	Mid-Rise	ESS Construction		0.8184
	Mid-Rise	Non-ESS Construction		0.8800
	High-Rise	ESS Construction		0.7998
Rehab w/ Acq.	Garden	ESS Construction		1.0000
	Garden	Non-ESS Construction		1.0000
	Mid-Rise	ESS Construction		1.0000
	Mid-Rise	Non-ESS Construction		1.0000
	High-Rise	ESS Construction	90	1.0000

Answer:

This was an error and it has been resolved in the 11-25-2024 Revised Exhibit A. Applicants are not required to use the revised Exhibit A because all Applicants that meet the ESS Qualifications stated in the RFA will qualify for ESS Construction Preference, even if the Exhibit A states otherwise.

6. We have a question regarding Attachment 4 of RFA 2024-204. In lieu of a Rental Assistance Qualification Letter from HUD, can we provide a copy of the HAP contract and a title report reflecting the original mortgage outstanding, also indicating the project has not undergone a rehab in the last 20 years?

*Answer:*

No. Attachment 4 to Exhibit A must be a Rental Assistance Qualification Letter from HUD or RD, dated within 12 months of the Application Deadline, and includes the information outlined in Section Four, A.4.b.(2)(e)(ii) of the RFA.

***Please Note: The Q&A process for RFA 2024-204 is concluded and Florida Housing does not expect to issue any further Q&As regarding RFA 2024-204.***

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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 2024-204.