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From: Olga Golik <olgag@citrushealth.com>

To: Bill Aldinger; Vicki Robinson

Sent: Thu Aug 02 15:22:43 2007

Subject: comments for Universal Cycle 2008

Thank you Bill for taking the time to discuss the plans for the Universal Cycle and to Florida Housing for beginning the public meeting process. I think it is great to try to slowly address these issues and brainstorm possible solutions. Here are my thoughts so far that I also forwarded to the FSHC.

Answer to question proposed in agenda item #6 in 7-27 meeting.

I applaud the FHFC efforts to supplement the legislative allocation of \$15 million with the returned SAIL funds but am cautious in recommending whether the additional funds should be used in the Universal Cycle or a separate funding cycle since there is a need for both.

I believe that the Universal Cycle is intended to address the housing needs of all Floridians, with the greatest emphasis on those most in need. Therefore, the entire 200 million plus allocation and tax credits should be equitably distributed to address those with a greatest housing need. Since ELI and persons with special needs have the greatest housing needs according to Shimberg Center affordability data, their needs should be addressed whether there is a special legislative allocation specific to ELI or not. Also, having a separate cycle for additional ELI or special needs should not take away this requirement. The percentage of units targeted to this group should be based on their percentage of need, not on any special allocation. The special allocation is designed to address some of the additional funding gaps but not as a maximum assistance amount.

Universal Cycle-. At a minimum, I would like to see the same requirements for ELI set asides as last year, with a strong preference for an increase in the threshold requirement, and/or an additional threshold requirement for special needs units at 18% AMI. Of course, I would also like to see the affordability period of the ELI units extended beyond the 15 years.

Last year's requirements:

- 10% threshold for TaxCredit Projects,
- \$85,000 in funding for units over 10% threshold, up to 20%.for TC.
- \$85000 per any ELI unit up to 10% for SAIL and SAIL /Bond and tiebreaker point.

Only the 10% threshold units for TC projects have up to 50 year affordability, the rest can convert after 15 years to next highest income targeted.

I request that the percentage distribution of units targeted for persons with special needs mirror the percentage distribution of current housing needs data of special needs populations, with exception of the first year in which the distribution should be at least 22 percent as identified by the Florida Housing Finance Corporation's Demographic Profile of Extremely Low Income Households, dated January 2006[1].

The percentage distribution of units targeted for extremely low income should mirror the percentage distribution of current housing needs data of extremely low income, and may not be less than 20 percent of the units.

Special cycle- I would like to see a portion of the ELI funds used in a special cycle to address the need to fund smaller projects that are specifically designed to address the housing needs of persons with special needs. This should be a cycle that is easier for non-profits to apply for, without the strenuous application requirements of the tax credit application.

As per the draft FSHC Strategic Plan and legislative agenda, I would also like to submit the following comments and suggestions:

1) "Persons with Special Needs" or "Special Needs Population" should be defined to mean a person with a disability as defined by U.S. HUD; or a person receiving SSI; or a young adult exiting foster care up to the age of 22 or other households requiring professional supportive living services in order to maintain their housing and/or develop independent living skills.

2) FHFC should request that the Affordable Housing Study Commission focus this year on housing needs of persons with special needs, AND that the Shimberg Center complete an annual assessment of housing needs for persons with special needs as defined above, including persons in institutional housing.

3) FHFC should establish a Tenant-Based Rent Assistance Program for the urgent housing needs of persons with special needs that are at or below 18% of AMI.

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