

From: Scott Culp [mailto:S.Culp@atlantichousing.com]
Sent: Monday, December 03, 2007 9:21 AM
To: Debbie Blinderman
Cc: Jay Brock
Subject: 2008 Universal Cycle

Debbie,

We respectfully disagree with the 22% "Miami-Dade County Limit" in the SAIL Provisions of the Application and Selection Order found on page 99 of the 11-29-07 draft of the 2008 Universal Application Instructions.

As I know you are aware, Miami-Dade County implemented ss ch. 83-220, which allows them to opt out of the additional 10 cent tax increase in the documentary stamp tax.

As a result, in accordance with ss 201.0205, "Each county and each eligible jurisdiction within such county shall not be eligible to participate in **programs** funded pursuant to s. 201.15(9).

Programs funded pursuant to ss 201.15(9) represent 77.6689% of the SAIL funds, leaving 22.3311% of the SAIL funds available in a **program** that Miami-Dade can **participate** in. In accordance with ss 420.5087, "**Program** funds **shall be distributed** ... in a manner that meets the need and demand for very-low-income housing throughout the state. That need and demand **must** be determined by using the most recent statewide low-income rental housing market studies available ..."

The most recent statewide low-income rental housing market studies indicate that Miami-Dade County has 19.2% of the state's low income cost burdened renter households. Therefore, 19.2% (ss 420.5087(1)) of 22.33% (ss 201.0205) equals a "Miami-Dade County Limit" of 4.2873% of the total SAIL funds available.

If you were to assume (*although I would argue that it would be inequitable and not in accordance with the governing statutes*) that Miami-Dade County could receive allocations of SAIL funds equivalent to 100% of the SAIL funds available to Large Counties in the **program** that they are allowed to participate in, you would then have to set the "Miami-Dade County Limit" at 60% (2007 NOFA for ss 420.5087(1)(a)) of 22.33%, equivalent to 13.39% of the total SAIL funds available.

If you were to more strictly interpret the governing statutes, the "Miami-Dade County Limit" would be 6.91% of the total Large Geographic Set-Aside as identified below;

Shimberg Rental Market Study - 2007		
Large County Cost Burdened Renter Households by County		
County	Shimberg Need Study 2007	
Miami-Dade	107300	30.93%
Broward	60489	17.44%
Orange	40484	11.67%
Palm Beach	39318	11.34%
Hillsborough	38942	11.23%
Pinellas	34819	10.04%
Duval	25509	7.35%
	346861	100%

Proposed Large County SAIL Limits			
SHTF Limit per Statute *	Shimberg Need 2007	SAIL Limit per Statute **	% of Large County need exclusive of Miami Dade
22.33%	30.93%	6.91%	
		23.51%	23.51%
		15.73%	15.73%
		15.28%	15.28%
		15.13%	15.13%
		13.53%	13.53%
		9.91%	9.91%
		100.00%	93.09%

* ss 201.0205

** ss 420.5087(1)

These limits are very easily implemented through a revision to the Ranking and Selection Criteria as recommended in the enclosed attachment.

<<SAIL Distribution Limit.doc>>

Please let me know your thoughts.

It seems very inequitable for the county that has chosen to opt out of the majority of the program to have a "Limit" equal to 100% of the statewide funds that they contribute a portion to.

W. Scott Culp
Executive Vice President



Please Note:

My contact information has changed. The new contact information is:

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2008 Universal Application Instructions

RANKING AND SELECTION CRITERIA

- B. Applications for MMRB, SAIL and/or Competitive HC
 - 7. Program Provisions and Application Selection Order
 - c. SAIL Provisions
 - (5). Distribution of SAIL funds;

No more than the Large County SAIL Limit percentage identified in the table below, of the portion of the SAIL funding available for the Large County Geographic Set-Aside will be awarded to any one Large County unless the Application would receive tentative funding for at least 50% of it's SAIL request before the County exceeds its Large County SAIL Limit percentage. If selecting the highest ranked Application for tentative funding would result in exceeding this limit, that Application would not be selected and the next highest ranked Application in any County that would not exceed this limit would be selected for tentative funding. However, if there are no eligible Applications in the Large County Geographic Set-Aside other than the Applications in a county that would result in exceeding this limit, the limit will no longer be considered and the highest ranked Application with the Large County Geographic Set-Aside will be selected for tentative funding.

Deleted: 50 percent

Proposed Large County SAIL Limits			
SHTF Limit per Statute *	Shimberg Need 2007	SAIL Limit per Statute **	% of Large County need exclusive of Miami Dade
22.33%	30.93%	6.91%	
		23.51%	23.51%
		15.73%	15.73%
		15.28%	15.28%
		15.13%	15.13%
		13.53%	13.53%
		9.91%	9.91%
		100.00%	93.09%

* ss 201.0205

** ss 420.5087(1)