



August 28, 2018

Marisa Button
Florida Housing Finance Corporation
227 N. Bronough Street, Ste. 5000
Tallahassee, FL 32301

Dear Ms. Button:

I am writing in response to the invitation to provide feedback on RFA 2018-106. After participating in the workshop held on Tuesday, August 21, 2018, I have the following additional comments:

1. We thank you for continuing to provide grant funding to nonprofit developers who want to develop affordable housing for individuals with developmental disabilities, and we are especially thankful that you have continued to provide options for producing supported living units.
2. We agree that community residential homes developed under this RFA should serve no more than six individuals with developmental disabilities in a single home.
3. Since you are providing the opportunity to developers of supported living units under this RFA to apply for additional funding to install permanent stand-by generators, we ask that you open this opportunity to developers of supported living homes funded under previous RFA's.
4. We respectfully request that you consider adding Collier County to the South Florida County Boost. According to the Shimberg Center for Housing Studies, median rent for Collier is \$1,125, while for Miami-Dade is \$1,143, Palm Beach is \$1,206, Broward is \$1,226 and Monroe is \$1,466, making Collier the fifth most expensive county for renters in Florida. We also know that within Collier, land is the most expensive in places where the infrastructure exists and residents will have ready access to employment, vocational training, transportation, healthcare and other services. Therefore, providing a boost will help make it possible to develop in areas where this access and infrastructure exists.
5. We ask that you consider adjustments to the schedule of award amounts for supported living homes. To create units that are design to serve people living on SSI, these units need to be debt-free. The amount available for six non-shared supported living units at \$500,000 is not enough in many counties to produce debt-free units that are affordable for people with disabilities who are living on SSI. The change in increments from 1 unit to 6 units do not provide enough of an increase in funding available, as you increase by each additional unit, to incentivize developers to produce more units under this RFA. For the shared housing

supported living units, \$235,000 is adequate to produce one single family unit in many counties, but \$500,000 is not enough to produce 3-5 single family units, each to be home to 2-3 residents living on SSI.

6. We request that you accept the value of land, construction materials, and architectural services as non-cash contributions to the project when these are contributed by third parties. Land is separated out from the purchase price in the sources and uses review during credit underwriting for these projects. When the value of the land is determined during credit underwriting, the value could be confirmed as a non-cash contribution to the project.
7. We ask you to extend the affordability period of these projects to 50 years and/or that you prioritize their development by a community land trust or under an agreement in which these units will be transferred to a community land trust after development or when the affordability period ends.
8. Please establish an inexpensive process by which the applicant can transfer the developed property to another entity once the development is complete.

Thank you for the opportunity to comment on this RFA.

Sincerely,

Sheryl Soukup
Executive Director