



October 7, 2013

Florida Housing Finance Corporation
Mr. Steve Auger
227 North Borough St., Suite 5000
Tallahassee, FL 32301-1329

Dear Steve,

We have deep concerns with tie breaker #4 on the RFA for larger housing developments for individuals with developmental disabilities. Specifically, we feel that the proposed tie breaker gives undue advantage to projects that will predominately rely on zero bedroom studio apartments and one and two bedroom configurations. While we question the long-term viability of studio apartment configurations for individuals who will be seeking to age in place, the more urgent concern is that rent for these smaller configurations will be out of reach for a substantial number of the DD population that we plan to serve. This is especially a concern for individuals on the APD waiting list that will need to direct a portion of their income to purchase transportation and other critical support services that will allow them to remain in the community.

As a result, we strongly feel the RFA should be designed to promote a healthy, balanced approach of 1, 2, 3, & 4 bedrooms units rather than favoring developments that rely pre-dominantly on studio apartments and other smaller configurations. This will not only ensure affordability for many of the extremely low income people we serve, but also provide opportunities for individuals to have options that suit their needs and preferences. We are also mindful of your attempt to be sensitive to concerns raised about projects that would have an undue concentration of four bedroom units. We feel that your concerns can be addressed through further tightening the limit on four bedroom units.

Thus, in order to promote the goals of providing housing that is affordable to people living on SSI or less income levels, avoiding over reliance on utilization of high density configurations, and ensuring a variety of choices to future residents, we are offering the following compromise: (a) maintain the current absolute limit of four bedrooms per unit; (b) decrease the current 20% limit on four bedroom units to 10%; (c) utilize a tie breaker system that compares cost per individual housed vs the current TIE BREAKER #4 methodology of comparing per unit costs regardless of the number of people to be housed.

We appreciate the opportunity to provide input and would like to also commend your staff for their attentiveness and response to our thoughts and concerns. Please feel free to call us if you have questions.

Sincerely,



Betsy & Luke Farmer Co-Founders

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