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**Sent:** Friday, April 24, 2020 4:31 PM  
**To:** Marisa Button <[Marisa.Button@floridahousing.org](mailto:Marisa.Button@floridahousing.org)>  
**Cc:** Todd Wind <[twind@timsheldevelopment.com](mailto:twind@timsheldevelopment.com)>  
**Subject:** Suggestions for Upcoming RFAs & Rule Chapter 67-48

Marisa,

I hope you and your family are doing the best you can be doing during these very challenging times.

Back on March 4<sup>th</sup> Timshel Development Group had emailed you the suggestions listed below with the support of Green Mills Group, Zimmerman Properties and JPM Development. Thank you so much for reviewing and considering our suggestions.

The intent of our suggestions was to provide Florida Housing with a possible solution to close the loophole that was exploited in RFA 2019-112. In the Notice of Proposed Rule – Rule Chapter 67-48, F.A.C., for April 17, 2020 Board approval we did not see any revisions that could serve as deterrents to future exploitation of the rule or the priority designation of applications. Timshel Development Group is in full support of priority designations being used in any applicable RFAs. We believe this policy is an effective method for the following reasons:

- Reduces the number of applications that Florida Housing is required to review
- Elevates the quality of developments that are submitted by each developer
- Reduces the chance of one development shop receiving nearly half of the total number of award in an RFA

We are fearful that, without revisions to the rule similar to those that we have proposed below, exploitation of the intent behind the priority designation will continue to occur. If Florida Housing already has a solution to address this issue within individual RFAs we are thankful and we look forward to reviewing the changes. If not, we urge Florida Housing to consider a revision prior to releasing the 2020 geographic RFAs.

***Suggested RFA Language:***

**Priority Designation of Applications**

“FHFC may reject any Application in (current RFA 20xx-xxx), and all subsequent Applications within the following 24 month period, made by an Applicant who has been deemed to use a Related Party, through a Direct or Indirect Interest, with the intent to exceed the maximum number of Priority I Applications, as stated in (current RFA 20xx-xxx).”

In connection with the suggested language above, we would propose the following definitions for Rule Chapter 67-48:

***Suggested Rule Definitions:***

**“Interest - Direct or Indirect”** refers to a person or entity having ownership, financial or controlling interest in another entity.

**“Related Party”** means a relative (including but not limited to grandfather, grandmother, father, mother, son, daughter, brother, sister, uncle, aunt, first cousin, nephew, niece, husband, wife, father-in-law, mother-in-law, brother-in-law, sister-in-law, stepfather, stepmother, stepson, stepdaughter, stepbrother, stepsister, half-brother, or half-sister) of any Principal or any entity that shares common Principals, executive directors, board members, or officers.

Thank you so much for your time and consideration, Marisa.



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