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May 18, 2020

Marisa Button
Florida Housing Finance Corp
227 N. Bronough Street, Suite 5000
Tallahassee, FL 32301

via email

Re: Comments to 2020/2021 Cycle – Unit Limitation

Dear Ms. Button:

Thank you for the opportunity to participate in the development of the 2020/2021 HC RFAs.

In Miami-Dade County, we would like you to consider allowing 75 units as the minimum number of units south of SW 224 Street as is allowed north of SW 224 Street. The current minimum on the south side is 110 units which eliminates sites that may meet Corporation goals as well as or better than sites that just happen to allow for more units.

- We see no reason to differentiate between the north and south portions of Miami-Dade County
- Larger parcels of buildable land are not abundant in South Dade the way they used to be
- The establishment of the South Dade Busway combined with major recent and ongoing highway construction has helped fuel an increased demand for housing in South Dade and smaller parcels in possibly superior locations should not be excluded when addressing this demand
- Land in South Dade is often zoned for lower density and may appear to allow more units than is actually the case
- Many areas, particularly along South Dixie Hwy and in Homestead and Florida City, are largely developed, leaving only smaller in-fill locations with room for fewer units available.
- The Large County 9% HC RFA, the Small/Medium County 9% HC RFA and the SAIL RFA all allow as few as 30 units.

We appreciate your consideration.

Sincerely,



Paul Bilton
786-399-4210