

From: Mike O'Hara <Mike@hacmb.org>
Sent: Tuesday, June 2, 2020 11:43 AM
To: Trey Price <Trey.Price@floridahousing.org>; Marisa Button <Marisa.Button@floridahousing.org>
Cc: Miguell Del Campillo <miguell@hacmb.org>
Subject: 2020/2021 RFA Comments - 2

Good morning Trey & Marisa,

The Housing Authority of the City of Miami Beach (HACMB) respectfully requests that Florida Housing remove the award of 5 points to Applicants that provide a Site Plan Approval form.

New construction projects in Miami Beach require either Design Review Board (DRB) or Historic Preservation Board (HPB) approval, depending upon the location. Once DRB or HPB approves the project, site plan approval is deemed granted. Getting a new project to that stage of the approval process would cost over \$100,000 and realistically encompass 9-12 months. A scattered site project would require individual approval for each site which would increase the costs dramatically. The DRB and HPB final orders also require a full building permit to be obtained within 18 months, or the approval becomes null and void. The costs associated with this requirement are a great risk given the competitiveness of the application process and the uncertainty of funding award. The HACMB is also concerned that the requirements for site plan approval vary so greatly across Miami-Dade County and throughout the state, thus creating the potential for an unfair competitive scoring structure.

Thank you in advance for your consideration.

Mike

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