

**From:** Jorge Aguirre [<mailto:jaguirre@picernefl.com>]  
**Sent:** Tuesday, December 17, 2013 2:47 PM  
**To:** Ken Reecy  
**Cc:** Steve Auger; Nancy Muller  
**Subject:** SAIL RFP

Hello Ken,

I wanted to submit a comment for your consideration in the SAIL RFP currently being developed by FHFC.

SunRail is a regional investment supported by multiple local governments in 4 Central Florida counties. It also enjoys support from the State government in Tallahassee and the federal government in Washington. SunRail will become operational next year and will begin serving commuters in 3 Central Florida counties in its first phase.

I have over the past couple of years read a lot of research from groups like the Urban Land Institute and industry publications such as Multifamily Executive magazine, MultiHousing News, and others, discussing the benefits that train systems have had for the real estate markets. Most of the research points to the increase in property values obtained once planned train systems become operational. If the same holds true in Central Florida, then as we come closer to bringing SunRail operational we also potentially reach the point of no return for providing affordable housing near the planned SunRail stations.

Last Friday FHFC funded one development serving seniors near a SunRail station. I would urge Florida Housing to once again in this RFP create a goal to fund one SunRail development serving families, to be located in a locally designated transit-oriented development zoning designation or plan approved locally. FHFC could recycle the list of approved TOD areas used in the Small/Medium County RFA earlier this year.

Additionally, I would propose that FHFC use the language proposed in the Small/Medium County Geographic RFA draft dated on 8/20/2013 in order to select the SunRail site to meet the goal. The only change I think should be considered is to include a further requirement that the development chosen to meet this goal serve families. SunRail is commuter rail, and the best synergy between affordable housing and SunRail will occur if we house workers near the station.

Thank as always for the opportunity to provide comments on the RFAs.

Jorge

**Jorge Aguirre**

**AVP**

**Picerne Development Corporation of Florida/Picerne Affordable Development, LLC**

**247 N. Westmonte Drive**

**Altamonte Springs, FL 32714**

**T: (407) 772 0200**

**F: (407) 772 0220**

I respond to a high volume of emails every day and many times while traveling. At times I keep email communication brief in order to provide a timely response. Please do not mistake brevity for unfriendliness.