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Sent: Wednesday, January 08, 2014 4:07 PM
To: Ken Reecy
Subject: SAIL RFA, Elderly Proximity

The SAIL RFA allows for Private Transportation for the elderly.

For proximity purposes, it would seem that if Private Transportation is being provided by the property, then the elderly applications should be awarded an automatic 4 points each for proximity to grocery, pharmacy and medical facility, as the residents will be transported to the property by the Private Transportation and not have to worry about walking (i.e., sweating in the Florida sun!).

As you know, elderly affordable rental housing is difficult to develop, but very important in the State of Florida, with our population that is older on average than the rest of the country. If a developer is willing to make that monetary and personnel commitment to Private Transportation, then the application should be, it seems, receiving full credit on the other proximity items, as the residents no longer have to worry about walking (or driving) to the services.

Ultimately, an elderly application would also still have to score on all other parameters, including the leveraging tiebreaker, which is the first tiebreaker for SAIL. (I.e., we are not requesting a "break" for elderly applications on leveraging, albeit these projects do typically need more subsidy per unit because of the lower NOI that an elderly project produces versus a family project). So, the FHFC still preserves its goal of producing as many units as possible with the limited SAIL funds it has.

Thank you very much for your attention to this matter. Should you have any questions, please don't hesitate to contact me.

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