

From: "Stephanie M. Lampe" <Stephanie.Lampe@stpete.org>

Subject: RFA [2015-107](#) Minimum Size of Developments?

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To: "Steve Auger" <Steve.Auger@floridahousing.org>, "Ken Reecy" <Ken.Reecy@floridahousing.org>

Cc: "Kevin Tatreau" <Kevin.Tatreau@floridahousing.org>, "Joshua A. Johnson" <Joshua.Johnson@stpete.org>

Hello Steve and Ken,

First, we would like to thank you for removing the "local government preference" section from the second draft of RFA 2015-107. We agree that it would be beneficial to all parties involved to have additional time to consider how this concept could be best implemented, both at the local level and at the State level, before inserting a local preference in the future RFAs. Please remember that it normally takes at least 2 months for a local government application/review/approval process to occur prior to your deadline. For example this RFA deadline of 11/5 will need to go to the last Council meeting in October (10/15) and agenda material is due to the City Clerk on 9/28 for that meeting. Therefore, applications need to be reviewed/decisions made during the early to mid-September. Our applications will be due 9/9, which is a little over a week before your RFA final release date.

Second, we have also reviewed your recently released revised draft of RFA 2015-107 and are surprised to discover that the minimum number of units has been changed from 30 to 75. Many of the potential development sites in Pinellas County are considered "infill" sites due to the fact that the County does not have many large tracts of vacant residentially zoned land remaining, and therefore a higher minimum number of units is not really appropriate here. For example, a review of last year's Large County RFA shows that 6 of the 13 applications submitted in Pinellas would not be eligible to submit this year since they all proposed less than 75 units (both of the 2 that were selected for funding in Pinellas would not have been eligible under this new criteria).

Our concern is that the requirement of larger development sizes, when considering infill sites, could open up the possibility of potential neighborhood conflict/opposition. We would like to respectfully request that the minimum number of units be reduced back to 50, which would be less of an impact on an existing neighborhood but could still produce a good per unit cost reasonableness.

Thank you for your consideration.

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