

Stone Soup Development

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September 19, 2016

Steve Auger, Executive Director
Florida Housing Finance Corporation
227 N. Bronough Street, Suite 5000
Tallahassee, FL 32301-1329

Re: Discussion Regarding Reduction of Affordability Period

Dear Steve:

First, I would like to commend Mark Hendrickson for his very thoughtful, comprehensive and incisive letter on the subject of reducing the affordability period, he makes a very compelling argument. That said, I have to say that my initial reaction to the idea of reducing the affordability period is "**you have got to be kidding?!!!**" FHFC should not give serious consideration to such a ridiculous position as a reduction of the affordability period. Whoever, concocted this ill-advised, misguided and foolish proposal must not live on the same planet as those of us who labor daily in this field; when for a number of years there has been story after story lamenting the loss of thousands of units of affordable housing to market forces. Only greedy self-serving developers who hope to benefit from a financial windfall would either propose or support a shorter affordability period. The true leaders in our industry (including FHFC) have mourned the loss of thousands of what where affordable units and they have been struggling mightily to develop strategies to maintain affordable housing units as mandatory affordability periods expire.

Rather, I strongly support Mark Henderson's suggestion of an alternative strategy for consideration by the FHFC staff and Board of Directors; mainly, doing what many other states have already done - adopt longer terms of affordability. FHFC should give first priority to any deal it funds that commits to long-term affordability (including both 9% and 4% tax credits, tax exempt bonds, HOME, SAIL, or any other FHFC controlled funding). First priority should be given to developers who commit to 99 years of affordability. Also, should the project owner, either a nonprofit or for-profit entity cease to exist, ownership of the deal should automatically be transferred to a Community Land Trust or perhaps to a local unit government. Mainly, give ownership of affordable housing to entities who are by mission statement committed to maintaining affordability for as long as they own the project.

Sincerely,

Doug Mayer
President

cc: Jaimie Ross, Terry Chelikowsky, Shekeria Brown