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Sent: Thursday, February 15, 2018 7:41 AM

To: marish.button@floridahousing.org

Cc: Bill Aldinger <Bill.Aldinger@floridahousing.org>; Kevin Tatreau <Kevin.Tatreau@floridahousing.org>;
Trey Price <Trey.Price@floridahousing.org>

Subject: RFA 101 and 103

Thanks team for hosting the call yesterday; it was very well presented. I am concerned with what appears to be a new direction. Last fall I was invited to attend training classes for non profits to learn the process of being a developer. Again, very well presented and helpful. However, as the gentleman on the call said yesterday there are 'only a handful' of non profits that have the financial strength to make the funding guarantees. Thus, with the exception of these few non profits, the rest of us who have a desire to create more affordable housing and provide the necessary social services, we have to partner with an experienced and financially strong 'for profit'. Both RFA 101 and 103 proposed are only for non profits. This eliminates most non profits from applying because I based on my discussions most 'for profits' dont want to risk their financials and participate knowing that they cannot control the development or operation to assure sustainability. I have talked to many 'for profit' developers over the years and they want control of the development, which i totally understand and accept. I highly urge you to reconsider and use the process you used in the RFA issued last December for Miami-Dade. With this RFA you required the 'for profit' to partner with a non profit and let us smaller non profits the opportunity to participate as a co developer. I would think most non profits would be more comfortable with this partnership knowing that the 'for profit' provides the guarantees, and has development and operations expertise; something very few non profits have! My second concern is requiring the unit mix to be 50% of the units to be 1 bedroom unit. In the CofCs that I participate it is commonly heard that there is a huge and growing need for 2-3 bedrooms for the homeless. This situation was significantly increased due the many families who have relocated to Florida from Puerto Rico. Like the caller said yesterday, I also recommend that you let the applicant decide the unit mix that fits their local CofC.

Please hear my plea, plus those on the call yesterday. Otherwise, in all probability only the large financially strong non profits will be able to apply for these homeless funds.

Steve

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