

From: Shannon Nazworth <snazworth@abilityhousing.org>

Sent: Friday, March 9, 2018 4:18:14 PM

To: Marisa Button

Subject: RFA 2018-103

Marisa,

Thank you for this opportunity to provide comments on the RFA 2018-103 draft issued on March 2, 2018. Please accept these comments and let me know if you would like any additional information.

- Because nonprofit capacity is an essential public policy objective for the State, Florida Housing should amend its Selection Order to the following:
 - (1) The first Application selected for funding will be the highest ranked eligible Application proposing a Development that is located in the Tampa Bay or Central Florida Region that qualifies for the Non-Profit Application Goal. Applications in which the Non-Profit entity receives 100% of the Developer Fee will be selected first. If there is no eligible Application in which the Non-Profit entity receives 100% of the Developer Fee, then the Application with the highest percentage of Developer Fee received by the Non-Profit entity will be selected.
- When calculating the percentage of Developer Fee received by the Non-Profit entity, the portion of the Developer Fee that will fund the Operating Deficit Reserve (the 5% boost to developer fee) should be not be included in the calculation.
- Because engagement with and knowledge of the Continuum of Care is essential to a fully effective project serving the Homeless, the Application Sorting Order should be amended so that a new item b is inserted to be by the Involvement in the local homeless resources network points received in question C.4. of Exhibit A
- In scoring question C.4. of Exhibit A, point preference should be given to Applicants demonstrating existing participation in the local Continuum of Care at time of application.
- There should be a minimum number of case management staff required per every 25 homeless households.
- Regarding the requirement that all projects with more than one story have elevators, this should be amended to be required only if the number of Accessible and VISIBLE units is greater than the number of units on the first floor.
- I am concerned about the economic viability of projects required to serve a minimum of 70% homeless households; but trust your analysis has confirmed this is does not pose a long-term sustainability issue.

- Consideration should be given to reducing the percentage of units required to have at least one bathroom with a bathtub; especially as relates to the percentage of units that will be 0- and 1-bedroom.

Please let me know if you would like additional information concerning any of these comments.

Thank you,
Shannon Nazworth
President and CEO



Ability Housing, Inc.

904-359-9650, ext. 106 | www.abilityhousing.org  

3740 Beach Blvd, Suite 304 | Jacksonville, Florida 32207

124B East Colonial Drive | Orlando, Florida 32801

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