



Casa Familia

a supportive living community

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Director of Multifamily Allocations

Florida Housing Finance Corporation

227 North Bronough Street; Suite 5000

Tallahassee, FL 32301

Re: Financing for Persons with Disabling Condition or Persons with Developmental Disabilities RFA 2019-107

Follow-up questions to Workshop held on January 18, 2019

Dear Ms. Button:

Thank you for your continued efforts to ensure that sustainable housing options are developed for our most vulnerable citizens.

The Board of Directors of Casa Familia, Inc. and its development team offer the following questions and comments for your consideration:

3.a.4 Contact Person/Applicant/Developer/Management Company

Can Applicants without professional experience managing complex residential services coordination submit a binding long-term residential services coordination contract with an experienced social service provider organization in lieu of requiring such provider to be an owner in the Applicant entity?

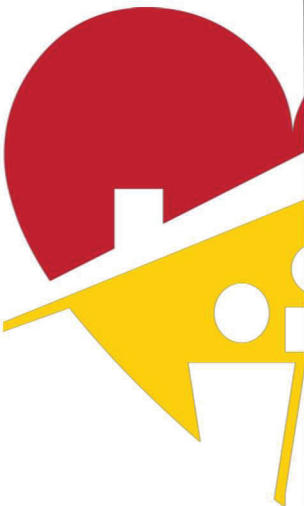
6.3.(i) Units

Can the requirement of at least two of the two-bedroom units must be non-shared units be revised to allow for all such units to be shared if the Applicant proposes?

We encourage FHFC to consider allowing 50 total resident units in addition to 2 non-revenue producing staff live-in units, for a total of 52 units.

6.d.(3) Required ELI Commitments

Applicants providing housing to individuals with intellectual and developmental disabilities who select not to commit to the Average Income Test (which is not acceptable to several tax credit investors) must set aside 15 percent of the total units for ELI households. Due to the economic challenges of smaller properties can the 15 percent ELI requirement be waived for IDD projects?





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13.a Narrative Scoring Operating/Managing Experience

Will Applicants without prior supportive housing experience who select a housing management company which has experience in traditional rental housing operations and management but not supportive housing and IDD specific be scored as high as applicants who have selected a housing management company which has prior supported housing and IDD experience? If not, can the applicant achieve an equal score based on long-term contractual agreements with a provider with expertise and experience in administering optional or required Resident Programs and access to community-based resources?

General

Can supporting documents such as contracts/agreement be submitted as attachments to the narrative sections of the RFA?

Donation of Land by a Local Government

We encourage FHFC to include land donations where the net present value (in excess of any rent or other payment due thereunder) of the land or the ground lease exceeds \$1 million contributed by the local government. Using only \$10 per year ignores the donation of very highly valued land at similar, but not precisely the same \$10 rent figure. Please consider modifying this to give preference to property ground leased from a government entity for a nominal annual amount.

Thank you,

Deborah Lawrence
Vice President

