



March 24, 2020

Florida Housing Finance Corporation
c/o Marisa Button
227 N. Bronough Street, Suite 5000
Tallahassee, FL 32301

Dear Marisa:

I am writing to comment on RFA 202-105. I would like to request a reconsideration on the number of single-family homes that can be developed using the funds available through this RFA, which is currently limited to one. We propose the number of single-family units to be the same as multi-family units, namely six units, with the understanding that the same amount of funding will be available, regardless of whether single-family or multi-family units will be developed, and this may mean that additional funds from outside sources may be needed to complete the project if single-family units are to be constructed.

We have a project design that integrates persons with developmental disabilities into a neighborhood of mixed income (some homes set aside for households up to 30%, others up to 50% and the remainder up to 80% AMI) and mixed use (homeownership and rental). The rentals are to be supportive housing for specific populations: persons with developmental disabilities and veterans. The neighborhood allows special needs populations to be integrated within the community, allowing them to live alongside neighbors without special needs, without curbside distinction between which units are for persons with or without special needs.

ROOF is a Community Land Trust (CLT) and as such, it is our intention to create homeownership opportunities for residents that typically can't afford to own a home. Our vision is that through supportive housing, we will create a pathway to homeownership for special needs populations, as well as other members of the community using CLT ground leases. As residents who live in supportive housing move from rental to homeownership, they will be able to stay in the same neighborhood, where they have made connections.

If RFA 2020-105 will allow the development of single-family units to serve up to 10 residents with developmental disabilities, it is our intention to apply for funding through this RFA to construct five 2-BR/2BA single-family homes to serve 10 residents with developmental disabilities.

I would also like to propose reconsideration of the way generator boosts are to be allocated to the developments constructed through this RFA. During the public workshop on March 4, 2020, it was stated that \$20,000 will be available as a permanent standby generator

boost. Since it is likely to cost close to that for the installation of a generator to serve one building, then only households that reside in that building would have access to power in their home during an outage. In the case of a multi-family development, in which six units are for persons with developmental disabilities, this would mean that all units for persons with developmental disabilities would need to be in the same building, rather than scattered throughout the development. This runs the risk of segregating persons with disabilities unintentionally, creating an awareness in the neighborhood “that’s the building where the people with disabilities live.” ROOF is committed to community inclusion and asks that you consider ways that generator funding could be used to support persons with developmental disabilities to remain in their homes with power during an outage without restricting them to living in the same building in a development.

Thank you very much for your consideration.

Sincerely,

Sheryl Soukup
Executive Director