

**From:** BEC Construction Corp

**Sent:** Wednesday, July 29, 2020 10:23 AM

**To:** [marisa.button@floridahousing.org](mailto:marisa.button@floridahousing.org) <[marisa.button@floridahousing.org](mailto:marisa.button@floridahousing.org)>

**Subject:** FHFC RFA Developer experience guidelines EX:202-203

Dear Mrs. Button ,

We are a 40 year old real estate development company with vast experience in developing market rate multifamily rental apartment and condos in garden ,midrise, and high rise apt. projects throughout Florida. We are also a 100% minority owned business. We have also been the general contractor and built several affordable housing projects for developers who are using housing credit programs. We have NOT directly developed affordable housing projects and have not used the housing credit program. As per the RFA guidelines EX: RFA 2020-203 ; a developer or its principle "must have since January 1,2000 completed at least three affordable rental housing developments, at least one of which was a housing credit development completed since January 1,2010.At least one of the three completed developments must consist of a total number of units no less than 50% of the total number of units in the proposed development". This requirement is exclusionary and is in our opinion and impediment to entry for any "NEW " developer like ourselves attempting to develop affordable housing with the FHFC .This requirement leads to favoritism so only the current existing pool of developers share the pot of available housing credits. All new comers are essentially banned. We do not believe this is fair nor does it comply with the inherent intent of all federal programs funded by tax payers to be allocated on a first come basis to all qualified applicants based on the merits of the actual development. This requirement is in our opinion discriminatory and limits competition. Please advise what formal complaint options are available to us and how we can contest these guidelines in order to be allowed to participate in the upcoming RFA application process and be considered for funding?

Thank you and we look forward to your response.

Regards,

***Francisco Espinosa***

**C.E.O.**

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