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Sent: Tuesday, June 29, 2021 1:41 PM
To: Jean Salmonsens <Jean.Salmonsens@floridahousing.org>
Cc: Marisa Button <Marisa.Button@floridahousing.org>
Subject: RFAs 2021-202 and 2021-203, Minimum unit count

Hello and thank you for the opportunity to comment on the draft geographic RFAs. For both RFA 2021-202 and RFA 2021-203, the drafts propose a minimum of 75 total units. We understand the desire to allocate tax credits efficiently and to encourage projects that make a significant contribution to housing stock. In many areas, however, neighborhood compatibility concerns and limited development parcels would call for smaller projects. While only 2 of 35 applications in RFA 2020-202, and none of the applications in RFA 2020-203, proposed fewer than 75 units, maintaining a lower minimum number would allow for more flexibility and variety of projects to meet local needs.

Where sufficient sized parcels exist in non-urban areas, the most popular development type is the typical 3-story open-breezeway garden apartment building. The standard building has 8 units per floor, or 24 units per buildings. Two of these buildings would create 48 units; three would create 72. We respectfully suggest that if Florida Housing sees a need to increase the minimum unit count above the prior threshold of 30 units, then the new minimum be set at 48 units, or 72 units, to allow use of the standard garden apartment building style.

Thank you for consideration of this comment.



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