



*A Ministry of the Hospitaller Order of St. John of God*

October 7, 2021

Marissa Button

Director of Multifamily Programs

Florida Housing Finance Corporation

227 N Bronough Street

Suite 5000

Tallahassee, FL 32301

Dear Marissa,

We appreciate the opportunity to provide comments regarding the upcoming funding cycle for Homeless Housing (RFA 2022-103). We specifically wish to address the goal for the 100% non-profit applicant as well as the requirement that all applicants now be non-profits with at least 51% ownership.

While we understand the desire to have meaningful participation on the part of the non-profit, we feel this is already accomplished through the current RFA structure. A significant portion of the scoring is focused on community-based services provided by the non-profit to the development upon completion, and their experience in providing these services. Additional points are dedicated to the ability to assist residents in meeting their housing stability and self-sufficiency needs – a service also provided by the non-profit. It is the non-profit's participation that allows the applicant to be selected for funding.

However, the benefits of an experienced for-profit development partner are equally important. These range from the ability to accept the guarantee risk, to the ability to secure favorable debt terms and competitive equity pricing. Camillus House based on its structure would be unable to provide the necessary guarantees, and therefore unable to bring its expertise to future opportunities.

Best Regards,

Paul Lowenthal

Chairman of the board

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