



Volunteers of America®

FLORIDA

Helen Gutierrez
Board Chair

Janet Stringfellow
President & CEO

Date: July 19, 2022

To: Marisa Button-Director of Multifamily Programs Florida Housing Finance Corporation

From: Janet M. Stringfellow- Volunteers of America of Florida- President/CEO

Re: 9% Tax Credit RFA's

Volunteers of America of Florida would like to respectfully support the consideration of requiring all 9% tax credits deals to provide permanent affordability. This will be the most long-term vision and cost-effective action to avoid and or decrease the revolving door of Florida residents finding decent and affordable housing and then losing it again within the years.

Our organization is a not-for-profit mission charged to serve our Floridians in need and create positive life changes including a place to heal; a home. We are also an affordable housing developer that provides robust support services to keep the most vulnerable in place and healthy at a fraction of the cost if they will remain homeless. We own and manage over 80 million in affordable housing across the state from Pensacola to Key West.

We all know that affordable housing was a pandemic before the health pandemic and if anything, the last two years exacerbated a need that we were already struggling with statewide. If our state wants to commit to decreasing homelessness, affordable housing is the short and long-term solution.

As a developer we must share that every single affordable housing development is a complex and difficult journey to embark and we can't bear the thought of losing everything accomplished after some years; that will force us to start all over again at a much higher cost. This doesn't make any sense morally and financially. This kind of challenge is exactly what is keeping some potential developers and organizations from getting involved in affordable housing.

It is extremely critical that our State walk the talk and adopt public policies that stop the loss of affordable housing inventory.

Thank you in advance for your leadership toward this effort and for the opportunity to share our comments on the upcoming 9% Housing Credit RFA's.

Do not hesitate to contact us if you need additional information.

Sincerely,


Janet M. Stringfellow
Volunteers of America of Florida
President/CEO

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