



## Community Assisted & Supported Living, Inc.

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“It is our mission to provide safe, affordable, and permanent supportive housing for adults with developmental differences and mental health diagnoses.”

### HOUSING THE DISABLED AND THE HOMELESS

April 3, 2024

Jean Salmonsens  
Multifamily Allocations Director  
227 N. Bronough Street, Suite 5000  
Tallahassee, FL 32301

RE: Public Comments on draft RFA 2024-105 – Financing to Build Smaller Permanent Supportive Housing Properties for Persons with Developmental Disabilities (DD)

Dear Jean and Staff,

The CASL team would like to express our gratitude for the information shared during the workshop on March 27, 2024. We now understand the reason for the drop in total funding for this RFA. As evidence showed during the workshop, several stakeholders are interested in applying for funding under this RFA. We encourage FHFC to explore innovative methods for adding funding to this RFA and future financing for smaller Permanent Supportive Housing (PSH) developments in the 6-to-25-unit range.

The total funding amount of \$1,300,000 and the base award amounts in the draft RFA are not financially viable for a 6-unit Supported Living Unit (SLU) development. Considering construction costs, required unit features, third-party costs, and soft costs, an average of \$350K per unit in corporation funding would be necessary. This figure aligns with other RFAs designed for smaller developments, please see the application list for RFA 2023-102 and 2024-102.

Section 4 A.g. (pg. 11) disproportionately affects the base award amount when combining shared and non-shared units. The base award calculation should be according to the proportion of shared and non-shared units, as unit costs remain consistent irrespective of occupancy.

Lastly, the RFA allows an applicant to submit 2 applications. This technically allows for up to 12 SLU units on the same parcel. Please allow applicants to submit one application for up to 12 SLU units if the RFA allocation is increased. This adjustment would mitigate unnecessary costs associated with land closings, third-party contracts, underwriting fees, etc.

Thank you for facilitating much-needed permanent supportive housing for Florida’s most vulnerable populations. If you have any questions, please feel free to contact me at 941-928-1814.

Sincerely,

A handwritten signature in blue ink, appearing to read 'S. Eller', is written over a light blue horizontal line.

Scott Eller, Chief Executive Officer