



Thank you for the opportunity to comment on the upcoming RFA's. Since 2019, Florida Housing has included a goal to fund a minimum of one Transit Oriented Development located within 0.5 miles of a Sunrail stop within the Small and Medium County 9% Housing Credit RFA. This goal has been integral to the creation of affordable and workforce rental developments near Central Florida commuter rail stations, specifically the Sunrail. Many local governments with Sunrail stops in their jurisdictions have made changes to planning and zoning codes to encourage development in and around the Sunrail stops.

For many years, Florida Housing has emphasized the importance of developing affordable housing communities in close proximity to public transportation. Through the Sunrail goal more than 400 affordable and workforce housing units have been produced near the Sunrail, which without the Sunrail goal, would not had been created.

Developing sites near a Sunrail stop is challenging due to the lack of available, undeveloped sites meeting all Florida Housing RFA requirements. Many times, potential Sunrail development sites require a change in zoning and amendments to comprehensive plans to be suitable for multifamily housing. Archway Partners was awarded funding in RFA 2020-201 through the Sunrail goal for Monroe Place. The development site for Monroe Place required a zoning change and approval by the City of Sanford for a Planned Development. These required approvals took approximately a year to obtain from the City of Sanford.

Archway Partners is respectfully requesting Florida Housing maintain the Sunrail Goal in RFA 2024-201 and continue including a Sunrail goal in the future. The certainty of knowing this goal will be available in the future will allow us to continue pursuing potential Sunrail development sites that may require changes in zoning or land use, with the understanding the goal will be continued in future funding cycles.

Thank you very much for your consideration.

Brett Green  
President  
Archway Partners