



ROYAL AMERICAN MANAGEMENT, INC.
ROYAL AMERICAN DEVELOPMENT, INC.
ROYAL AMERICAN CONSTRUCTION CO., INC.

February 7, 2024

Florida Housing Finance Corporation
c/o Jean Salmonsens
227 North Bronough Street, Suite 5000
Tallahassee, FL 32301

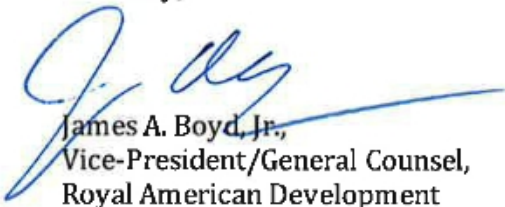
Ms. Salmonsens,

We are excited about the Live Local Act's prioritization of affordable housing developments near military bases and Florida Housing's corresponding response with **RFA 2024-215 SAIL Funding For Developments Near Military Installations Pursuant To The Live Local Act.**

During the 1/18/24 conceptual workshop for this RFA, the Corporation proposed to define "near" as within 5 miles of the main public gated entrance to a military installation. However, every base has unique geographic limitations; some of which negate the applicability of a generic 5-mile limitation. For example, Bay County's Tyndall AFB has a public highway running through the middle of the base and, unfortunately, its public gate is geographically located within the center of the base. The vast majority of the 5-mile radius from Tyndall's public gate is either within the federal land or on the water. The only non-military land within the 5-mile radius is a narrow peninsula starting 2.75 miles from the gate, severely limiting any potential site. Since the main public gate for Bay County's Tyndall AFB is within the base instead of on the perimeter, we are concerned the RFA's generic distance requirement would severely limit the land eligible for development.

Since the criteria for this RFA is still in development, we are hoping the Corporation will consider tailoring the development location requirement to the geographic nuances of each military installation or at least expanding the radius so that a military installation with similar geographic challenges to Tyndall would not be unfairly disadvantaged.

Sincerely,



James A. Boyd, Jr.,
Vice-President/General Counsel,
Royal American Development

