



March 11, 2024

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

Dear Ms. Nickerson

We wanted to express our support for maintaining the Sun-Rail Goal in the upcoming RFA 2024-201 Housing Credit Financing for Affordable Housing Development in Small and Medium Counties. The Sun-Rail goal is not just a criterion for site selection; it is a foundational principle that supports transit-oriented development (TOD) and, by extension, the broader objectives of sustainability, economic development, and equitable access to transportation for Florida's residents in need of affordable housing.

Benefits of Housing near Sun-Rail Stations

The Sun-Rail goal offers a multifaceted approach to building communities that are economically vibrant, socially inclusive, and environmentally sustainable. By prioritizing locations close to Sun-Rail stations, FHFC can reduce reliance on private vehicles, thereby decreasing household transportation costs, reducing traffic congestion, and contributing to cleaner air. For the populations we aim to serve through affordable housing, these benefits translate directly into improved quality of life and increased disposable income, which can be redirected towards other essential needs. Moreover, proximity to Sun-Rail stations foster stronger, more connected communities by enhancing accessibility to jobs, education, healthcare, and other critical services. This alignment with public transit not only benefits the residents of these developments but also supports the broader economic and social fabric of our communities.

Commitment and Investments by Developers

The Sun-Rail goal has been a strong incentive for developers to invest significant time, resources, and capital in acquiring/entitling land that not only meets this goal but also aligns with the vision of creating inclusive, transit-oriented communities. Abruptly removing the Sun-Rail goal would undermine these efforts and could be counterproductive, rendering substantial investments inefficient and potentially halting progress towards shared objectives.

Sun-Rail Expansion Plans

There is at least one new Sun-Rail station currently under construction which will expand the potential qualified areas for developer to find land. Per Sun-Rail's website: The construction of Sun-Rail Phase 2 Northern Expansion includes one new commuter Sun-Rail station at DeLand, Florida and approximately 12 miles of expanded commuter rail service between the DeBary Station and the DeLand Amtrak Station in Volusia County on the existing Central Florida Rail Corridor (CFRC). Improvements will provide a safe and efficient transportation alternative for motorists, enhance safety

features along the corridor, and improve grade crossings for train, pedestrian, and vehicular traffic. The Phase 2 Northern Expansion is currently expected to open by summer 2024.

We respectfully request that Florida Housing Finance Corporation retain the Sun-Rail goal within RFA 2024-201. This goal not only supports transit-oriented development but also reinforces Florida's commitment to sustainable, inclusive, and economically vibrant communities.

Sincerely,

A handwritten signature in black ink, appearing to read "Oscar Sol". The signature is fluid and cursive, with a large initial "O" and a long, sweeping tail.

Oscar Sol
Principal
Green Mills Group