



21 November 2017

Mr. Trey Price, Chairman
Florida Affordable Housing Workgroup
c/o Florida Housing Finance Corporation
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Delivered via email to: trey.price@floridahousing.org
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The Florida Alliance of Community Development Corporations, Inc. appreciates this opportunity to share our affordable housing concerns and ideas with the Florida Affordable Housing Workgroup. We hope you will give them due consideration when making your final recommendations.

1. The number one priority should be to ensure that ALL funds in the State and Local Housing Trust Funds are appropriated annually for the State's affordable housing programs.
2. Permanent and/or long-term affordability should be a priority in all affordable housing developments funded with state and local trust funds.
3. The consistent shortage of affordable homes in Florida is in part the result of units once affordable being repurposed as market-rate homes. To address this, Florida should create a housing program that would allow local governments, public housing authorities and nonprofit organizations to acquire and renovate projects reaching the end of their affordability period, thereby keeping the units affordable.
4. In addition to long-term affordability, FHFC should prioritize projects that provide the greatest leveraging of state funds.
5. In the LIHTC program's nonprofit set-aside, priority for funding should go to projects sponsored 100% by nonprofit organizations and having the longest affordability and leveraging. Once projects sponsored 100% by nonprofits are funded, remaining resources under this set-aside should go to joint ventures in which the nonprofit partner has significant participation in the development and operation of the project and receives a substantial portion of the development fee.

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6. The State of Florida should promote the development of mixed-income and mixed-use housing in projects utilizing state and local funds. Developments of these types are more likely to create economically vibrant and sustainable communities in the long term.
7. Most affordable housing development decisions are made at the local level, as they should be. It would be beneficial to all concerned if the State of Florida could work more closely with local governments to ensure that planning, financing and long-term affordability guidelines are broadly understood and adhered to across the state.

Thank you for your work on this issue. We look forward to reviewing the final recommendations.

Sincerely,

A handwritten signature in cursive script that reads "Terry Chelikowsky".

Terry Chelikowsky
Executive Director