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Sent: Friday, October 27, 2017 3:50 PM
To: Nancy Muller <Nancy.Muller@floridahousing.org>
Cc: nick.inamdar@magellandev.com; Paula Rhodes (prhodes@invictusdev.com) <prhodes@invictusdev.com>
Subject: CAHP public comment for workgroup

Nancy,

CAHP (Coalition of Affordable Housing Providers) is a statewide organization with dozens of members who perform the complex work of producing and operating affordable housing in Florida.

On behalf of CAHP, thank you very much for spearheading the staff work for this. As you heard earlier, CAHP met and discussed the workgroup subject matter on 3 separate occasions. We have 5 recommendations that we believe the Workgroup should pass along for potential statutory or regulatory consideration. Below is each recommendation and a brief justification for each.

1. **Full appropriation of all revenues in the Trust Fund** – FHFC and local governments administer several effective programs already. With more funds they can produce more units.
2. **Reduction or waiver of Impact Fees, Utility Fees, Permit Fees for Affordable Housing** – Presently, some local governments waive or reduce these fees and some do not. By statute, all should.
3. **Ad valorem tax exemption for New Affordable Housing** – The Developer would be required to monetize the operational savings (not pocket them) by borrowing additional conventional bank funds.
4. **Density bonuses and parking reductions for Affordable Housing.** - Presently, some local governments provide this benefit and some do not. By statute, all should.
5. **Allow local governments more flexibility in determining how to spend SHIP funds** – They know best what makes sense for their cities and counties

Thank you again and please feel free to contact me with any questions or follow up. CAHP would be pleased to assist in creating detailed policy papers on any of these.

Sincerely,
Shawn Wilson
Vice Chairperson, CAHP



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