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Sent: Tuesday, December 31, 2013 9:39 AM

To: Bill Aldinger; Nancy Muller

Cc: Michael Cochran; Jenna Emmons; Shannon Nazworth

Subject: RFP 2013-016 comments

Bill and Nancy,

Sorry for the delay getting these to you. I had car trouble yesterday and couldn't stay late to finish drafting our comments. Mike, Jenna and I have reviewed the 12/19/13 draft of RFP 2013-016. Following are our comments.

IV.A.

Change sentence prior to the list to "These partnerships should at a minimum include representatives from a majority of the following entities:"

This may be highly technical, but I wouldn't want anyone disqualified because the partnership did not include every organization meeting that definition or if one type of organization was not pertinent to the initiative and therefore not a partner.

IV.A.3.

Make "and/or" rather than and. Again, may be highly technical, but I am not sure if every part of the state has each of these types of organizations and/or are willing or able to participate in such an initiative.

IV.C.4.

Why only require name and email address? It is important to have all of this information for the Contact Person.

IV.D.1.

Remove reference to experience with "operation" of Permanent Supportive Housing as it is covered in IV.D.2.

IV.D.2.

Operations of Permanent Supportive Housing entail asset management, property management and support services. This section appears to be solely focused on property management. A key aspect of successful Permanent Supportive Housing operations is coordination between property management and support services. This section should be reworded to more clearly request information concerning the Applicant's experience with conducting or overseeing all aspect of Permanent Supportive Housing operations.

IV.F.1.

This should be updated to the 2014 chart.

IV.H.

There is an assumption that there will be only one service provider. There may, in fact, be more than one provider participating in the initiative. Additionally, there should be information provided

concerning how these services providers and their role in the development integrate with the community initiative and cost benefit analysis.

IV.L.9.

A clarification concerning the study term is required. If the three year requirement includes data pertaining to pre- and post-housing, three years is reasonable and in line with the majority of studies conducted throughout the country. However, if this requirement is for data pertaining to three years post-housing, this is excessive and not in line with other national studies. Examples of other studies post-housing data analysis period: Los Angeles – 2 years, Denver – 2 years, Chicago – 18 months, San Francisco – 1 year, Seattle – 1 year, Portland – 1 year.

VI.F.3.

Why was the maximum loan commitment amount removed? Given that the Base Loan can be up to \$5,000,000 and the ELI loan up to \$1,200,000; the loan commitment fees could total \$62,000. Does FHFC require this high of a fee?

Exhibit B - Chronically Homeless

The definition is ambiguous. "(g) has had a sustained stay of no more than the last two (2) years in an assisted living facility, residential care facility, nursing home, or institution due to a lack of appropriate and adequate Permanent Supportive Housing and services available in the community" could be interpreted to mean that anyone that has stayed in any type of institution (jail, prison, nursing home, substance abuse treatment facility, etc.) for 3 or more days at any point in the last two years qualifies as long as they have a disability.

The definition of "sustained" can be whatever the Applicant believes is reasonable. This could result in anyone with a disability (and meeting income restrictions) being deemed eligible for the housing as long as they spent a few days in any institution within the last two years.

Exhibit B - Efficiency Unit

Remove "dishwasher" from definition. This is not a requirement for a quality place to live and could impede certain rehabilitation projects that would otherwise be viable and strong applicants.

Exhibit E - Item 2

There is an extra bullet that should be removed.

Prior RFAs have required a full-size range and oven. Did you intend to remove this requirement for this RFP?

Exhibit E - Item 3

Revise first sentence to "All proposed developments must include the green building features outlined below." Including "all" in this sentence can be confusing to potential Applicants not accustomed to FHFC requirements.

Please feel free to give us a call if you require additional information on any of these comments.

Thanks!!

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Providing quality, affordable community-inclusive housing for individuals and families experiencing or at risk of homelessness and adults with a disability.