

**From:** Karen Mahar [<mailto:karen@camillus.org>]  
**Sent:** Monday, January 06, 2014 10:22 AM  
**To:** Nancy Muller  
**Subject:** RE: Comments on Draft High Need/High Cost RFP

Good morning!

To recap our thoughts on the RFA:

We do believe the evaluation should be 2-3 years long, but the RFA would also need to allow for us potentially not having all funding in place for that at time of application. It is a timing issue for us - we've identified several potential funders, but their grant cycles are on a different cycle and there is no way we could lock it down in time. But we could submit a proposed Evaluation Plan, along with the plan to get it funded. Other than that, we don't have too many questions on the evaluation. We'll probably model our plan after others that have been done in other states.

On the housing side, the 2 mile radius limit on scattered site is killing us. Miami is probably a very different market than other areas. We are working to identify 3-4 smaller garden style buildings that we would purchase and rehab (probably in partnership with Carrfour), since we wouldn't want to have all 50 in one building. But keeping them within 2 miles is difficult - almost impossible to find empty buildings for sale right now. Private, mostly overseas investors are buying all the foreclosures paying full cash upfront. We've identified several possibilities, but in different neighborhoods. We believe the different neighborhoods is better programmatically anyway - different people will want to live in different areas, and client choice of neighborhood is important. Plus, we are all accustomed to operating housing all over the County. Both Camillus and Citrus Health operate ACT teams that service scattered site apartments spanning more than 25 miles. We would love to see a 15 mile radius, perhaps with caveat that we must demonstrate how we can still manage and serve them.

Also wanted to inquire whether there will be a limit on how much could be put into an operating deficit reserve. The target population will probably be able to afford between \$0 - \$198 in rent (the amount you pay if receiving social security benefits) - deep operating subsidy is necessary, but HUD just mandated a 7% cut to our supported housing programs with no new projects. So finding additional subsidies will be difficult. Freedom to create a larger operating deficit reserve, if we can swing and still purchase and rehab units, would be helpful.

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