

From: Wight Greger [wight.greger@gmail.com]
Sent: Friday, November 14, 2014 10:52 AM Eastern Standard Time
To: Ken Reecy
Subject: Public Comment for RFA 2014-114

Dear Mr. Reecy:

I am writing to request two changes in the above referenced RFA in Exhibit C, which currently reads as follows:

Exhibit C to RFA 2014-114 - Housing Credit Financing for Affordable Housing Developments Located in Medium and Small Counties

1. Elderly Demographic Commitment Requirements:

In order for a proposed Development to qualify for the Elderly Demographic (ALF or non-ALF), the Development must meet the following requirements:

a. The total number of units is limited as follows:

(1) Non-ALF Developments

(a) New Construction, Redevelopment, or Acquisition and Redevelopment (selected by the Applicant at question 4.c. of Exhibit A of the RFA) is limited to 160 total units;

(b) Rehabilitation, with or without Acquisition (selected by the Applicant at question 4.c. of Exhibit A of the RFA), that does not constitute an existing, occupied housing facility that is operating as an elderly housing facility as set forth in the Federal Fair Housing Act as of the Application Deadline is limited to **160 total units**;

(c) There is no total unit limitation for the Rehabilitation, with or without Acquisition, (selected by the Applicant at question 4.c. of Exhibit A of the RFA) of an existing, occupied housing facility that is operating as an elderly housing facility as set forth in the Federal Fair Housing Act as of the Application Deadline.

(2) ALF Developments may not consist of more than 100 total units.

c. For a non-ALF Development, the following requirements will apply: (i) if the Applicant selected the Development Category of Rehabilitation or Acquisition and Rehabilitation at question 4.c. of Exhibit A of the RFA, **at least 50 percent of the total units must be comprised of one-bedroom or less (i.e., one-bedroom units or efficiency/studio/zero bedroom units or a combination these types of units), and no more than 15 percent of the total units can be larger than 2 bedroom units**; or (ii) if the Applicant selected the Development Category of New Construction, Redevelopment, or Acquisition and Redevelopment at question 4.c. of Exhibit A of the RFA, at least 50 percent of the total units must be comprised of one-bedroom units and no more than 15 percent of the total units can be larger than 2 bedroom units.

Please consider allowing existing developments which have selected Rehabilitation or Acquisition-Rehabilitation to have up to 200 total units, and delete the provision for unit mix. For existing developments, reconfiguring the current unit mix is cost prohibitive.

Thank you for your consideration.

Wight Greger
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