

**From:** Steve Moore <[moore@vestcor.com](mailto:moore@vestcor.com)>

**Sent:** Friday, August 24, 2018 10:53 AM

**To:** Marisa Button <[Marisa.Button@floridahousing.org](mailto:Marisa.Button@floridahousing.org)>; Trey Price <[Trey.Price@floridahousing.org](mailto:Trey.Price@floridahousing.org)>

**Subject:** Comment on RFA 2018-110

While there is certainly a need for an affordable ALF, we do not believe using 9% tax credits to experiment on funding an affordable ALF is a good use of this valuable resource. Developers are already having a hard enough time closing family or elderly 9% deals that do not include special requirements. By adding the complexity and costs of an ALF to the deal, it will most likely significantly delay the delivery of affordable units in our State. We would recommend that FHFC use bonds, SAIL, and 4% credits for this type of community.

Steve Moore  
*President*

The Vestcor Companies  
3030 Hartley Road, Suite 310  
Jacksonville, FL 32257  
T 904-288-7778  
C 904-219-8644  
[www.vestcor.com](http://www.vestcor.com)