From: Paula Rhodes <prhodes@invictusdev.com>
Sent: Tuesday, January 8, 2019 3:46 PM
To: Marisa Button <Marisa.Button@floridahousing.org>
Subject: RFA 2019-104 Comment

Hi Marisa. I hope you enjoyed the Holidays. I was listening in on the RFA Workshop this morning as I am assisting an out-of-state non-profit who is interested in developing in Florida. The non-profit assists children aging out of foster care, which it seems is an area not getting a lot of traction among the Special Needs Populations developers can select from when applying in these specialized RFAs. After reading the agenda and listening in, I have a few thoughts/comments:

- It seems to me that the requirement to set aside 20% of the units for Homeless does not mesh with the youth aging out of foster care population. I would not want to put struggling teenagers in the same housing as homeless populations that often struggle with addiction, mental illness, and other serious issues. Given that youth aging out of foster care are at risk for homelessness, it seems to me by serving this population you are assisting with the homelessness problem by preventing homelessness. Would the Corporation be willing to exclude this subgroup from the Homeless requirement?
- According to the agenda, this RFA will allow unit sharing by unrelated individuals. This is a terrific model for youth aging out of foster care as it allows them to have roommates much like kids who go off to college or a good many young adults who share apartments in order to manage housing expenses. It also allows more youth to be housed in fewer units. The downside is that it makes meeting Total Development Cost limits difficult because the denominator of that calculation is the number of units, not the number of bedrooms. The issue of units versus bedrooms has been raised in past RFAs as a more accurate way to tie cost to what is being provided and those arguments are even more compelling in an RFA like this for smaller developments where unit sharing is expressly permitted so that more than one "household" is being served. Would the Corporation be willing to tie TDC limits to the number of bedrooms delivered rather than the number of units so that the TDC limit does not prevent applicants from accessing enough dollars to make the development financially feasible? The cap on the amount of funds per unit would still serve to keep costs under control.

Thank you for the opportunity to comment.

Paula McDonald Rhodes
President
InVictus Development, LLC
Westwood Center, Suite 260
2002 N. Lois Avenue
Tampa, Florida 33607
813-448-7868 (O)
813-380-8899 (C)