



December 12, 2018

Trey Price, Executive Director
Florida Housing Finance Corporation
227 North Bronough Street, Suite 5000
Tallahassee, Florida 32301

RE: Comments to Florida Housing Finance Corporation
Financing for the Disabled or Developmental Disabled

Dear Mr. Price:

Since there is not a draft RFA issued yet by FHFC, these comments relate to both the RFA 2018-108 and discussions/workshops and comments from FHFC Staff.

Criteria for Resident Services Compatibility with outside programs requirements

Individuals that will be eligible tenants may have SSDI with “direct pay” to service providers. It is important the FHFC requirements to not supersede or place the tenant in a position that they lose access to these services. Since there is no way to determine which tenant may have access to which service prior to leasing the unit, those services cannot be reflected within a response to an RFA. The applicant can provide a general list of those services that may be available through outside providers – specific services may already be available to the individual tenant and therefore services adjusted once a tenant population exists. In addition, and more importantly, flexibility needs to exist within the RFA to account for this important issue. This would include funds that would be required to cover services that may not be needed.

Recognizing Resources Available to medium and small versus large counties to ensure smaller communities can participate and access these programs

Counties that have a dramatic need for this type of facilities may not have one source or institution for the service provider role and therefore may have to create the environment for the services to be provided through several or many different organizations. The fact that an experienced “coordinator” exists for this or be hired to provide that coordination should be deemed enough to account for aspect of the effort.




Property Management versus Social Service Program Management

Within RFA-2018-108 there is a clear statement regarding this issue. It states that the property manager and the social service provider have to be two different staff or entities. (Page 38 of 122). In reality for a property this size you would not have more than one staff person on site for management and one other staff for maintenance. Later in the application it discusses the need

Thank you for consideration in these matters.

Sincerely,



Susan J. Leigh
President

CC: Nancy Mueller
Bill Aldinger