

June 10, 2019

Florida Housing Finance Corporation
c/o Marisa Button, Director of Multifamily Allocations
227 N Bronough Street, Suite 5000
Tallahassee, FL 32301
marisa.button@floridahousing.org

RE: Medium County RFA – Revitalization Funding Goal

Dear Marisa,

Please accept this letter on behalf of American Residential Communities (“ARC”) in regards to the proposed Revitalization Funding Goal that FHFC is proposing to include in this year’s medium county RFA.

ARC would like to offer suggestions for the Revitalization Funding Goal selection and determination. In the past Revitalization RFA (2019-105), FHFC had (4) narrative scoring criteria (see below). These were the basis for funding determination.

RFA (2019-105) Narrative Scoring Criteria

1. Developer and/or Management Company Experience with Local Revitalization Initiatives.
2. How the Proposed Development Aligns with Local Revitalization Initiatives.
3. Access to Community-Based Services and Resources.
4. Approach Toward Tenant Application and Screening Procedures for Households with a Person with Special Needs Applying for Tenancy

In our opinion these criteria are important for a revitalization project however, in lieu of narrative scoring please consider the following format.

Proposed Medium County RFA Requirements:

1. Developer Company Experience with Local Revitalization Initiatives:

Has the Developer built a development in an area defined by the Local Jurisdiction as having Local Revitalization Initiatives?

_____ If No, the application does not meet the requirement for the Local Revitalization Funding Goal.

_____ If Yes, please list at least (1) project built in an area defined by the Local Jurisdiction as having Local Revitalization Initiatives: _____.

2. Management Company Experience with Local Revitalization Initiatives:

Has the Management Company the applicant listed in Section ____ of the RFA managed a development in an area defined by the Local Jurisdiction as having Local Revitalization Initiatives?

____ If No, the application does not meet the requirement for the Local Revitalization Funding Goal.

____ If Yes, please list at least (1) project managed in an area defined by the Local Jurisdiction as having Local Revitalization Initiatives: _____.

3. How the Proposed Development Aligns with Local Revitalization Initiatives:

Has the applicant provided as Attachment ____, a letter from the Local Government stating the following?

1.) The proposed development (name of development must match the applicant's project name) aligns with Local Revitalization Initiatives and 2.) The City or County is in support of the proposed development.

____ If No, the application does not meet the requirement for the Local Revitalization Funding Goal.

____ If Yes, please list at least (1) project managed in an area defined by the Local Jurisdiction as having

Revitalization Letter (Attachment ____) will need to be signed by the same person as required by the Local Government Verification of Contribution forms.

4. Access to Community-Based Services and Resources:

Access to Community-Based Services is achieved through Proximity scoring of the RFA and no other scoring criteria should need to be included.

5. Approach Toward Tenant Application and Screening Procedures for Households with a Person with Special Needs Applying for Tenancy:

Any management company that meets the requirements under the general RFA requirements and has experience with Local Revitalization Initiatives, will be familiar with the pre-leasing and management of Households with Special Needs. No other scoring criteria should need to be included.

We appreciate the opportunity to provide our suggestions.

Sincerely,



Stacy Banch