

From: Stephanie M. Lampe <Stephanie.Lampe@stpete.org>
Sent: Tuesday, June 22, 2021 10:57 AM
To: Jean Salmonsens <Jean.Salmonsens@floridahousing.org>
Subject: local gov webinar "unmute" issue - comment by email

Hello Jean,

I am so sorry it seems as if many people couldn't get "unmuted" in order to speak during the webinar this time. When called on, I tried to thank you all for the webinar & your partnership. 😊

Since I could not speak, I'd like to convey the City's 2 largest concerns related to RFA 2021-202 currently are as follows:

- 1) the timeline difficulty related to 2021-202. I will have to actually issue a local rfa on 6/28 in order to meet our 8/19 city council meeting. This is before FHFC has even finalized the RFA and issued it on 7/20
- 2) We are in opposition to the proposed increase in the minimum number of units from 30 to 75. We would like to request a minimum of 50 units or please go back to the original minimum of 30 from last year's RFA. In a built-out community like St Petersburg, it is very important to have the smaller minimum in order to squeeze developments on to infill redevelopment sites. The smaller size also assists to mitigate the potential neighborhood opposition to a 100% affordable development being located within their neighborhood. Also, the high cost of land often precludes the ability of affordable developers to compete with market rate developers for the larger sites. The larger sites get used for mixed income developments so that the market rate units help the developers to mitigate the high cost of the land.

Thank you for your help & consideration of our comments.

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