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Sent: Wednesday, June 23, 2021 11:18:54 PM

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Cc: Daniel Lopez <dlopez@mcdhousing.com>

Subject: RFA 2021-202 (9% Housing Credits for 6 Large Counties)

Thank you for the opportunity to comment on the draft RFA 2021-202.

Foremost, we support the implementation of three Priority I Related Applications for RFA 2021-202 . We believe it will result funding overall higher-quality applications. When it's not a "numbers game" developers will be more discerning and diligent in site selection upfront.

One comment we would greatly appreciate your consideration on is in relation to the goal to fund "one additional application in Broward County". In the April workshop agenda the goal to fund "one additional Application in Broward County" was inclusive of Previously Submitted LGAO applicants from RFA 2019-114 or 2020-202 and GAO/SADDA Family applications, with a preference for those previously submitted. The current RFA draft, and June workshop agenda, now only propose that 2019 and 2020 Previously submitted LGAO applicants will be eligible for the additional Broward County award.

We analyzed the RFA 2019-114 and RFA 2020-202 and only 5 applicants will qualify to be selected for this goal as currently drafted, and at least 1 of those 5 applications doesn't appear like it will be able to secure their LGAO commitment again this year. Further, although it no longer appears to be in consideration, the inclusion of "Previously Submitted Family Applications in GAO/SADDAs" would have potentially added only one additional application that would be qualify for selection preference under the goal.

As proposed, a very limited pool of 4-5 developers will have an exclusive advantage for the award of coveted Broward County 9% Housing Credits. We respectfully request the Corporation's consideration in opening the "one additional application in Broward County" goal up to any previously submitted Broward RFA 2020-202 applications. With the implementation of Priority I applications there will not be an excessive oversubscription of apps contending for the goal this year. Further, any developer who chooses to resubmit an application in Broward, when limited to 3 apps overall, signifies that such application is of high-value and importance to that developer and community. Given a developer's continued investment and control of such resubmitted site, its reasonable to infer they are further along in the development process than new app would be.

As always, we appreciate your consideration and look forward to the workshop/discussion.

May Draft of RFA and June Workshop

- b. One additional Application in Broward County that qualifies as a Local Government Area of Opportunity, with a preference that the Application was previously submitted, but not awarded, in RFA 2019-114 or in RFA 2020-202.

April Workshop

- One additional Application in Broward County that either (i) qualifies as a Local Government Area of Opportunity, with a preference that the Application was previously submitted, but not awarded, in RFA 2020-202 or RFA 2019-114; **or (ii) a Family Application that qualifies as a Geographic Area of Opportunity/Small Area Difficult Development Area (SADDA), with a preference that the Application was previously submitted** and qualified as a Geographic Area of Opportunity/SADDA in RFA 2020-202, but not awarded, and continues to be a Geographic Area of Opportunity/SADDA; and

Only 4-5 Eligible Applications will meet the Goal as currently drafted in the RFA

2021-006C	City Place	Broward	NE corner of the Intersection of S.W. 3rd Ave. & S.W. 1st St., Dania Beach, FL
2021-015C	Blanche Ely Villas	Broward	NW 6th Ave. South of the Intersection of NW 17th Street and NW 6th Ave., west of NW 6th Ave., Pompano Beach, FL; and NW 6th Ave. South of the Intersection of NW 17th Street
2021-023C	Pinnacle at La Cabaña	Broward	On Miramar Parkway, approximately 700 feet west of the intersection of Miramar Parkway and Douglas Road (S.W. 89th Avenue), Miramar
2020-350C	Solaris Apartments	Broward	118 SE 7th St., Hallandale Beach AND SE 7th St., SE Corner of SE 7th St. and SE 2nd Ave., Hallandale Beach
2020-358C	FAT Live	Broward	501 NW 1st Ave, Fort Lauderdale, FL 33301 (corner of NW 1st Ave and NW 5th Street)

Only 1 Application GAO/SADDA Family Application would qualify for the Goal as proposed in April

AppNumber	Name of proposed Development	County	Development Location	Demographic	Name Of Applicant	NonProfit Applicant	Developers
2021-008C	Residences at Marina Mile	Broward	1100 W. State Road 84, Ft. Lauderdale	F	Tarpon Housing Partners, LP	N	NuRock Development Partners, Inc.

Regards,

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