



November 8, 2021

Florida Housing Finance Corporation  
c/o Ms. Jean Salmonsens  
227 North Bronough Street, Suite 5000  
Tallahassee, Florida 32301

By email: [jean.salmonsens@floridahousing.org](mailto:jean.salmonsens@floridahousing.org)

Re: Public Comment to proposed Rules and Request for Application 2022-103

Dear Ms. Salmonsens:

Thank you for the opportunity to comment on the proposed RFA 2022-103 Housing Credit and SAIL Financing to Develop Housing for Homeless Persons.

By way of background information, Sulzbacher is Northeast Florida's largest provider of comprehensive services for the homeless. Today we provide housing to over 400 men, women and children.

The Florida Housing Finance Corporation ("FHFC") previously provided tax credit, SAIL and other financing through its Request for Application ("RFA") for Homeless Housing to the Sulzbacher Village for Women & Families ("Sulzbacher Village"), located at 5455 Springfield Avenue in Jacksonville. The Sulzbacher Village opened in May 2018 and provides 70 deeply affordable, permanent housing units; 36 emergency units for women and families in crisis; eight women veterans' units; and eight medical respite units for women being discharged from the hospital. Sulzbacher Village is a national model for ending homelessness for women and families that, in addition to housing, provides healthcare (primary, vision, behavioral, dental and developmental screenings), a therapeutic early learning center, an after school children's program, and job readiness and placement services. Sulzbacher Village was designated a HUD "EnVision Center" in November 2019 and has received numerous other awards.

FHFC has recently released the final RFA 2022-103 with specific Funding Goals for medium and large county applications in the Central Florida Region and Tampa Bay Region. We believe that the Central Florida Region should be replaced with the North Florida Region, given the result from the Homeless RFA in the previous year. Alternatively, the North Florida Region should be added as an additional Funding Goal for the 2022 Homeless RFA.

Earlier this year, Florida Housing funded two applications under RFA 2021-103 Housing Credit and SAIL financing for Homeless Persons. Below are FHFC's funding goals from RFA 2021-103. The highest-ranking application selected first was a Miami-Dade application located in the South Region. As a result, a large county applicant in the North Florida region was not able to be funded. The second application that was funded was from Brevard County in the Central Region, since there were no medium county applications submitted in the North Florida Region. We understand that FHFC rotates the funding goal regions each year based on the goals from the previous year. However, since a Central Florida region application was funded last year, we feel that it is only fair to modify the 2022 funding goals to reflect the two regions that were not funded under RFA 2021-103.

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**1. Goals**

- a. A goal to fund one Application that selected and qualified as a Non-Profit Application
- b. A goal to fund one Application located in the North Florida Region.
- c. A goal to fund one Application located in the South Region.
- d. A goal to fund one Application located in a Medium County.
- e. A goal to fund one Application located in a Large County.

**5. The Funding Selection Process**

- a. First Application selected for funding
  - (1) The first Application selected for funding will be the highest ranking eligible Application proposing a Development that is located in the North Florida or South Region that qualifies for the Non-Profit Application Goal.
  - (2) If there are no eligible Applications that qualify for the Non-Profit Application Goal located in the North Florida or South Region, then the first Application that will be selected for funding will be the highest ranking eligible for-profit Application located in the North Florida or South Region.
- b. Second Application selected for funding
  - (1) If the Application that was selected for funding in a. above met the Medium County and North Florida Region Funding Goals, the second Application selected for funding will be a Large County Application in the South Region.
  - (2) If the Application that was selected for funding in a. above met the Medium County and South Region Funding Goals, the second Application selected for funding will be a Large County Application in the North Florida Region.
  - (3) If the Application that was selected for funding in a. above met the Large County and North Florida Region Funding Goals, the second Application selected for funding will be a Medium County Application in the South Region.
  - (4) If the Application that was selected for funding in a. above met the Large County and South Region Funding Goals, the second Application selected for funding will be a Medium County Application in the North Florida Region.

Please contact me if you would like to discuss this issue in further detail.

Thank you very much for your consideration.

Sincerely,



Cindy Funkhouser  
President and CEO