

From: Paula Rhodes
Sent: Friday, March 31, 2023 6:34 PM
To: Jean Salmonsens <Jean.Salmonsens@floridahousing.org>
Subject: RFA 2023-304

Hi Jean. One more thing on RFA 2023-304. As I mentioned in my previous email, the flexibility built into this RFA through the removal of the Minimum Transit Score provides an opportunity for Large County development sites outside the metro area transit footprint to obtain funding for much-needed affordable housing. Another item in the draft RFA has come to my attention that may undercut this benefit.

The Community Services proximity language on page 20 of the RFA (copied below in italics) defines the allowed Community Services as Grocery Store, Pharmacy, Medical Facility, and School. Applicants are limited to three amenities, and the maximum points per amenity is 4. This means the maximum points available for these amenities in the aggregate is 12, which is not sufficient to achieve the Large County Proximity Funding Preference of 12.5 unless you have at least .5 pts from Transit Services.

Community Services (Up to three Community Services may be selected, for a maximum 4 Points for each service) The Community Services that are available to all Demographics are Grocery Store, Medical Facility, Pharmacy, and Public School. Up to three Community Services may be selected, for a maximum 4 Points for each service. If all four Community Services are selected, the Corporation will only award points for the three Community Services that are closest to the Development Location Point based on the distance stated in Exhibit A, even if the service that is furthest from the Development Location Point would have achieved a higher point value. In the event that the two Community Services that are furthest from the Development Location Point have an equal distance, the Corporation will select the service that is listed higher on the Community Service chart in Exhibit A. Under no circumstance will the fourth service be considered for points, even if during the litigation process, one of the Community Services is determined to not qualify for proximity points.

Please consider lowering the Proximity Scoring Preference to make it possible to achieve the preference in Large Counties without points for public transit.

Thank you.

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