

**From:** Rodrigo Paredes <[rodrigop@htgf.com](mailto:rodrigop@htgf.com)>  
**Sent:** Tuesday, January 24, 2023 9:06 AM  
**To:** Marisa Button <[Marisa.Button@floridahousing.org](mailto:Marisa.Button@floridahousing.org)>  
**Subject:** CHIRP 2023

Hi Marisa,

Thank you so much for putting CHIRP 2023 together. Same as in 2022, the CHIRP program is an exemplary measure to be emulated by many State Agencies. Not only the continuous procurement of affordable units was guaranteed by the program, but also pressured developers, municipalities, and the many stakeholders to deliver units in a timely fashion.

We are proud of this affordable housing industry in Florida. The various professionals of the industry (starting with FHFC staff, the project design teams, the underwriters, the appraisers, the plan/cost reviewers, the surveyors, the attorneys, etc.) made and continue to make many personal sacrifices to meet the 2022 CHIRP.

Since the March 10 deadline to close on all 2022 CHIRP developments has all professionals focused on such task, we ask for some more time to get the 2023 CHIRP developments underwritten. The requirement to have a Credit Underwriting Report completed prior to the April 2023 Board meeting will be very difficult to accomplish for professionals who are also trying to close on 2022 CHIRP, especially for a SAIL or bond CHIRP development that will need to have CURs done by March. Furthermore, a little bit more time would allow the vast majority of the 2021 developments to be able to comply with the timeline, especially since there are only 60 days from agenda draft till end of March.

We understand that FHFC will need to know how much funds are available for the 2023 cycle. We believe that if CHIRP 2023 draft CURs can be separated into 2 timelines, all the professionals can have a better priority plan:

1. The developments that applied in CHIRP 2022 that did not meet the timeline shall have CUR approved by April 28, 2023.
2. The 2021 developments that did not submit in 2022 CHIRP should have CURs completed by July 21 Board meeting.

Since RFAs can be issued as little as 15 days prior to app deadline as per 60-21 Rule, the proposed above will give time for FHFC to issue or modify 2023 cycle RFAs on August and have them be due by September, which is FHFC's plan anyway.

Finally, please consider adding 2021-208 RFA to the list of developments that can submit for 2023 CHIRP. We don't see any reason why that Workforce SAIL RFA should not be included with the others. Thanks for your consideration!

**Rodrigo Paredes**  
*SVP of Development*  
*Housing Trust Group*  
[rodrigop@htgf.com](mailto:rodrigop@htgf.com)  
O (305)537-4704 | D (786)238-1131  
3225 Aviation Avenue | 6th Floor  
Coconut Grove, FL 33133