

Florida Housing Finance Corporation
227 N. Bronough St.
Tallahassee, FL 32301

RE: Change in Distance Requirement for RFA 2024-215

Florida Housing Finance Corporation:

First, thank you to the Florida Housing Finance Corporation (FHFC) for the changes that have been made to RFA 2024-215 from the first workshop to now. Increasing the scope of the RFA, as well as the available funds, means more families of active-duty military and Veterans of America's armed forces will have access to affordable housing. We are excited about the direction the state is taking to address the growing crisis of housing for military families.

There are two points we would raise with the RFA.

One, we would suggest FHFC clarify that the distance requirements be measured as point-to-point. This will give greater flexibility to prospective applicants on potential available land than using road mileage.

Two, we would suggest increasing the mileage from the base entrance by 10 to 15 miles. In two of the communities we have looked at, Tampa and Jacksonville, increasing the radius would both significantly increase availability of affordable land, as well as make it easier to place projects in areas of the county where both active duty military can be close to the base, and also allow any Veterans who might apply for housing, to be closer to VA facilities and other VA Community of Care Network Providers and Services.

Given how important it is for both active-duty military and Veterans to have proximity to hospitals, grocery stores, outlet malls, gas stations and recreation opportunities, the unique locations of both

Mayport and MacDill create challenges within a 10-mile radius. The slight increase to 15 would not significantly change commute times for potential active-duty residents, however, it will make it easier for developers to build on sites that are convenient to all the services families need daily. More practically, most active-duty families assigned to these installations will tend to live farther away, as there is a cost factor more favorable to these families. It is common knowledge that most military families are often faced with balancing base proximity to rental/mortgage costs that are limited by their basic allowance for housing stipend (BAH), and often choose to drive longer distances as a result.

We hope you will take these into consideration as you prepare to publish the final RFA. We'd be happy to offer additional thoughts if it would be helpful. I appreciate your consideration and look forward to hearing from you.

Sincerely,

DJ REYES M.A., J.D.

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