

BIAS AGAINST SMALL DEVELOPER OWNERS/MANAGEMENT

The current regulation prohibiting applications from developers who have not had projects funded within a certain time frame is an economic windfall for chain developers who develop projects statewide.

To an excluded developer such as myself, this appears to be a cleverly designed mechanism to eliminate competition unless you happen to be "one of the chosen few" who are virtually guaranteed a funded project approximately every other year under the guise of ensuring that projects go to "competent developers". It would appear that the award process is more directed towards "taking care of the group" rather than working towards a more equitable way of meeting the state's affordable housing needs.

As a small project developer (with never having any deficiencies), I feel that the system is stacked against "Mom & Pop" operators., who usually reside in the same, or adjacent, communities and most often manage the communities themselves.

ELDERLY APARTMENTS

Many residents of Elderly Complexes do not drive and have no nearby relatives. To these people, amenities that improve quality of life can truly be a lifesaver. Convenient, within walking distance, services such as daily affordable (or free) meals, exercise facilities, activities that are specific to the elderly community, healthcare, County Social Services Department, and the list goes on and on.

Award bonus points for elderly applications that can provide these services.

Having a grocery store less than a mile away can be great if you drive, but if you have no transportation, only services that are accessible by walking are relevant.