



December 10, 2007

Mr. Stephen P. Auger
Executive Director
Florida Housing Finance Corporation
227 N. Bronough Street
Suite 5000
Tallahassee, Florida 32301-1329

Re: Proximity Points/2008 Universal Cycle

Dear Mr. Auger,

I want to bring to your attention an issue that is negatively impacting the revitalization of Community Redevelopment Areas. As you know, one of the reasons a CRA is created is because of a lack of decent affordable housing in the community. The largest single source of funds available to create affordable housing is Low Income Housing Tax Credits.

However, many redevelopment projects within CRA's are precluded from accessing LIHTC's because they cannot fully score on the proximity points portion of the Universal Application. One of the primary reasons for this is that many CRA's do not have a full-service grocery store within their districts. This unfairly penalizes areas of the state that most need the investment of LIHTC's.

To help ameliorate this situation, I would like to propose that proximity points be automatically awarded for projects located within a redevelopment area if the project is being developed as public/private partnership. This proposal is similar to how public housing authorities will be awarded proximity points simply because they are public housing authorities. I would argue that redevelopment areas are equally in need of reinvestment and projects within them should receive the same benefits.

I hope this proposal will be considered. I look forward to hearing from you.

Sincerely,

A handwritten signature in cursive script that reads 'Lisa A. Bright'.

Lisa A. Bright
Executive Director