



December 11, 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 am writing to support a proposed change in the method by which proximity points are awarded on applications for Low Income Housing Tax Credits. The change is being requested by Lisa Bright, Executive Director of the City of Boynton Beach Community Redevelopment Agency. Ms Bright has identified a problem that exists with tax credit applications for projects in redevelopment areas. These projects typically can't get the full number of proximity points due to the lack of a full-service grocery store.

Urban redevelopment areas have typically experienced decades of disinvestment by commercial enterprises. Most large scale grocery stores have abandoned these areas in favor of suburban sites. One way to attract them back into urban areas is to increase the population and potential customer base, which requires the construction of new and denser housing developments. The LIHTC program provides an incentive to attract housing developers to build in urban areas, yet they are penalized by the current system for awarding proximity points.

Ms. Bright's suggestion is to allow the points to be awarded automatically to projects in redevelopment areas that are being developed as public/private partnerships. This is similar to the awarding of points for public housing authorities. It seems that the basic premise is the same – the need to upgrade and revitalize the housing stock and quality of life in the areas that are most distressed.

Thank you for your consideration of this proposal. If you have any questions or would like additional information please don't hesitate to call.

Sincerely,

Diane Colonna
Executive Director