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To: 'Stephen Auger' <steve.auger@floridqahousing.org>  
CC: Debbie Blinderman; Nancy Muller  
Sent: Mon Dec 10 11:52:44 2007  
Subject: Preservation of housing resources

Steve,

To follow up on my comments at the workshop Friday, project-based rental subsidies from the Federal government are extremely valuable for serving extremely low income households in our State. Preservation of this housing stock and these subsidies is at least as important, if not more so, that re-using sites owned by PHA's. Therefore, projects with project-based rental subsidies should receive the same incentives being provided to developments on PHA-owned sites, including reduced requirements in terms of proximity to community services.

If part of the justification for reduced proximity to services is based on on-site services provided, then the level of service should be specified for all applicants. Non-PHA applicants, particularly non-profits, are likely to provide on-site services while not all PHA's do

Another alternative is to provide credit for other nearby community resources, besides schools and grocery stores:

Workforce Florida office  
Community college or technical school  
Headstart program  
Park or community center providing an organized program of after-school activities.

I understand the difficulties of developing definitions, but there are standard programs funded by local governments, school boards, and state and federal governments that also target low income households. The funding sources for these programs have definitions and requirements that could be used to develop definitions.

I appreciate the continued effort on the part of Florida Housing Finance Corporation to provide housing and services to the extremely low income households in our State.

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