

From: mara mades [<mailto:mamades23@att.net>]

Sent: Saturday, May 03, 2014 1:52 PM

To: Ken Reecy

Subject: Enclosed

Enclosed please find a recommendation on the proximity scoring for upcoming RFAs.

Please don't hesitate to contact me should you have any questions after review of the enclosed, at (305) 439-2148.

2014/2015 FHFC RFAs

Proximity

1. Transit

a. A bus with one or two stops should not be considered as only 4 points. If a grocery, pharmacy and medical center of equal distance are considered four points, so too should be a bus of one or two stops be considered a four point service.

b. There should not be a minimum score of 2 points for transit, if there is no minimum score requirement for grocery, pharmacy and medical center. If there is a minimum score, it should not be 2 points, as that would currently require that a site be located less than 0.25 miles (2 to 3 blocks) from a 1 or 2 stop bus.

2. Perfect Score

a. Perfect scores now in Miami-Dade and Broward require that the application lose only 4.25 points. If the site is proximate to a 1 or 2 stop bus, it will automatically lose at a minimum 4 of those 4.25 points. And therefore it will be impossible for a site with a 1 or 2 stop bus to get funded.

3. Minimum Score for Perfect

a. Reduce the minimum by 1.5 points, or equivalently this would mean that 3 of the 4 services now would be .25 miles more than they currently are allowed to be from the Subject Property, based on the current scoring. A site that is only .25 miles more from a grocery, pharmacy and medical center is still a strong site.

Without the changes above, the current scoring system for Miami-Dade and Broward, at a minimum, is encouraging the development of small infill, high-rise sites, that cost almost \$300,000 per unit to develop. A garden style development costs half that, and will therefore deliver twice as many units to the residents of Florida.

Moreover, the garden style developments provide room for our families to have outdoor activities, such as vita courses, playgrounds, basketball courts, pools, clubhouses, lakes, etc. The high-rises do not.