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Sent: Friday, May 18, 2018 4:10 PM
To: Nancy Muller <Nancy.Muller@floridahousing.org>
Cc: Linda M Rhinesmith <Linda.Rhinesmith@cityoforlando.net>
Subject: FW: May 4 Workshop Comment

Hi Nancy,

Nice seeing you Friday May 4th and speaking to you this past week.

I am following up on my comments I provided at the Workshop in Tampa where I expressed my opinion that it is important that local governments have some say in the distribution of and types of housing financed by the Low Income Housing Tax Credit program (LIHTC). The LIHTC is a federal program but administered in Florida by the State Housing Finance Corporation. This resource has to meet a number of objectives and requirements of both its federal origins and the state administration. But it is the local community that is intended to benefit from the program and deserves input into the process as well.

The shortage of housing that is affordable in Central Florida prompted the Orange County Mayor to convene representatives from Osceola and Seminole Counties, the City of Orlando as well as Orange County to create a Regional Affordable Housing Initiative to study and implement solutions suited to the particular housing needs. This group met regularly for about two years drawing on internal resources from our planning and housing departments, consultants, a wide variety of housing industry representatives, lenders, and the general public. Our conclusion is a single solution covering the region is not appropriate but many approaches are necessary to address the issue and vary from jurisdiction to jurisdiction. Orlando has continued to work on specific tools to address housing needs.

We greatly appreciate the work of the Florida Housing Finance Corporation (FHFC) and your leadership in providing the preference option for communities to direct the LIHTC resources toward specific developments. With the completion of the Regional Affordable Housing Initiative and our ongoing internal study we are in an excellent position to evaluate our housing needs and to utilize our funding tools to greater community benefit. We ask that the FHFC continue to provide the preference option for those communities who wish to utilize it and allow those communities to apply the program in the areas they believe best suit their communities. We understand your concern that communities are addressing the pent up demand to revitalize neighborhoods, but keep in mind many of us have spent tens of years and millions of dollars working in our challenged neighborhoods. When provided the opportunity to guide development it is only natural to put it where we have been working so hard. Most revitalization neighborhoods are not considered by the for profit developers due to risk, and we understand that. But with the involvement of the resources the City and its many partners can provide, whole neighborhoods can be improved.

Thank you for your consideration.

Sincerely,

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