



June 1, 2020

Marisa Button, Director of Multifamily Programs
Florida Housing Finance Corporation

Via Email

Re: 5/28/2020 Proposed Limited Development Area (LDA) Chart

Dear Marisa:

Thank you very much for the opportunity to comment on the 2020/2021 Proposed LDA Chart.

We respectfully request that Florida Housing reconsider its proposal to include Elderly developments in Columbia County in the LDA areas. First of all, there is only one Elderly development in Columbia County (Thornwood Terrace) and per the attached FHFC Property Detail Physical Occupancy Chart it has been at 100% occupancy continuously since 2017. The family properties in Columbia County are multi-story walk up apartments that are not conducive to senior living. Second, per the attached 2020 Florida Affordable Housing Supply & Demand Analysis by County – Elderly prepared by Meridian Appraisal Group, Inc., Columbia County has a Level of Effort for Elderly Housing of only 4%. In Columbia County there are 734 Elderly Income-Qualified Renter Households and only 29 units of Elderly Housing to serve those households. Meridian's recommendation in Columbia County is Green for Go, meaning that there is a large unmet demand for Elderly affordable housing in the county.

Based upon the above data, we respectfully request that Elderly Housing in Columbia County NOT be included in the 2020/2021 Proposed LDA Chart.

Thank you for giving us this opportunity to comment on the proposed LDA chart. We appreciate the work that you and your staff are doing to bring much-needed affordable housing to the citizens of Florida. Please feel free to reach out to us with any questions or comments. We look forward to working with everyone at Florida Housing.

Sincerely,

A handwritten signature in black ink, appearing to read "M.A. Hartman", with a horizontal line extending to the right.

Michael A. Hartman
Development Manager

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