



Homestead CRA

May 19, 2020

Marisa Button
Florida Housing Finance Corp
227 N. Bronough Street, Suite 5000
Tallahassee, Fl 32301

City Council

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Cate McCaffrey
City Manager

City Hall

100 Civic Court
Homestead, FL 33030

305-224-4400

www.cityofhomestead.com

Re: Comments to 2020/2021 Cycle – Unit Limitation

Dear Ms. Button:

The Homestead Community Redevelopment Agency (CRA) would appreciate an opportunity to participate in the rule development for the 2020/2021 HC RFAs.

It is our understanding that the 9% Low Income Housing Tax Credit application allows only developments in South Miami-Dade of at least 110 units to participate. We respectfully ask that this amount be reduced to 75 units to match the rest of Miami-Dade County.

The Homestead CRA owns a site that is approximately four acres and is zoned multifamily with 20 units per acre. It is the Agency's desire to develop this site as a mixed-use development with Affordable Housing for seniors. The inventory of affordable housing units is limited in the Southwest section of Homestead where this site is located. Therefore, developing this site with affordable residential units for seniors would help us meet a housing demand for one of our most vulnerable populations.

Furthermore, the 110-unit limitation constricts development of the CRA's smaller infill lots and hinders our efforts to spark economic growth and improve the quality of life in an underinvested area of Homestead. Vacant lots are also breeding grounds for illegal dumping and loiters which contributes to the existence of slum and blight. The purpose of the CRA is to eliminate slum and blighted conditions – not contribute towards them. One strategy to accomplish this goal is to build affordable housing on these infill lots, which is challenging to do with the current housing unit restrictions.

Thank you in advance for considering our request to reduce the housing unit requirement to 75 units. Should you have questions or require additional information, I may be reached at 305-224-4480.

Sincerely,

Kametra Driver
P.P. Elizabeth Margual

Kametra Driver
Executive Director
Homestead Community Redevelopment Agency