

From: Lloyd Hinton [mailto:lloyd.hinton@fosterpointellc.com]
Sent: Tuesday, November 18, 2014 3:13 PM
To: Ken Reecy; Steve Auger
Cc: Nancy Muller; Gayle White
Subject: RFA 2014-114

Ken and Steve,

The addition of "Section Four (A)(5)(f) Ability to Proceed" constitutes a significant change in the eligibility guidelines at a very late stage in the application process. On average, municipalities have a four to eight week process giving approvals of preliminary/conceptual site plans. At this late date it makes it very difficult to meet this requirement. We support the Corporation's efforts to encourage the submission of quality applications that are ready to proceed; however, getting property under option rezoned is virtually impossible given to condition of potentially receiving low income housing tax credits. **We propose the following language be included in the FHFC Local Government Verification that Development with Zoning and Land Use Regulations:**

Zoning: Appropriate zoning evidence in the form of (i) an official local jurisdiction map that the site is actually zoned for the proposed project type or (ii) a letter from an official of the jurisdiction stating either that (a) the proposed project is consistent with existing zone requirements or (b) if the site is not currently zoned for the project type, that changing the existing zoning requirements to permit the project to be constructed will be completed by a date certain (not later than the date specified in the RFA for tax credit reservations).

If nothing else, we respectfully request that the Corporation revert to the language used in the Draft dated October 17, 2014 for RFA 2014-114 giving the applicant 21 days from the time of invitation to underwriting to demonstrate their ability to proceed.

Thank you in advance for your consideration and cooperation.

Thanks,

Lloyd R. Hinton Jr.
President
Cell 225-250-6768



www.FosterPointeLLC.com

Disclosures Regarding this Email Communication (Including Any Attachments)

This email is intended only for the addressee and may not be retransmitted to, or used by, any other party. This email may contain confidential or privileged information; please delete immediately if you are not the intended recipient Lloyd R. Hinton Jr and Foster Pointe LLC monitors emails and may be required by law or regulation to disclose emails to third parties.