

From: Miriam Carrillo [<mailto:Miriam.Carrillo@copbfl.com>]

Sent: Tuesday, September 5, 2017 10:16 AM

To: Ken Reecy <Ken.Reecy@floridahousing.org>; Kevin Tatreau <Kevin.Tatreau@floridahousing.org>

Cc: Miriam Carrillo <Miriam.Carrillo@copbfl.com>; Suzette Sibble <Suzette.Sibble@copbfl.com>; Greg Harrison <Greg.Harrison@copbfl.com>

Subject: FHFC Comments

Dear Mr. Tatreau / Reecy.

I am the Director of the Housing and Urban Improvement Department of the City of Pompano Beach, Florida. My department is responsible for administer all of the SHIP, CDBG, HOME funds and Affordable Housing projects, among other things, the development of affordable housing in the City. We are proud supporters, and encourage the development, of affordable housing.

I reviewed the 9% cycle agenda and I have two comments which are very relevant to our City (and I believe to many other small cities in Broward County).

First, we have some City-owned parcels which we would strongly consider leasing to a private or nonprofit developer to develop affordable housing. From our perspective, we believe it will be a very valuable asset to our City during the lease term and when the lease expires.

However, our City charter (and I believe many other municipalities) permits only a 50 year lease, and it would be extremely difficult and time consuming to change that. Certainly, it could not be changed in time for the 2017 application deadline. 50 years, even with a couple-year development and construction period, would be ample time for all parties to derive the benefit they require. Accordingly, we believe the minimum lease term should remain 50 years.

Second, over the years our City has provided financial contributions to developers. However, like almost all municipalities in Broward, we have very limited funds and we try to allocate our funds early on in the year. Therefore, to require that the contributions be grants at this point in the year would be impossible and would basically block projects in our community. Moreover, since we have such limited funding, we need our funding to be loans so we can recycle the funding when the loans are repaid. As a grant, we would never see those funds again.

If you give us notice that this will be a requirement in 2018, perhaps we can plan for that.

If you have any questions, please do not hesitate to contact me.

Thank you,

Miriam Carrillo, Director

City of Pompano Beach Office of Housing & Urban Improvement

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