

From: Mara Mades <Mara.Mades@CornerstoneGrp.com>
Sent: Thursday, March 25, 2021 3:12 PM
To: Marisa Button <Marisa.Button@floridahousing.org>; Jean Salmonsens <Jean.Salmonsens@floridahousing.org>
Subject: Miami-Dade County 2021 cycle comments

Thank you for the opportunity to provide input on the proposal that 18 proximity points be required for the 2021 Miami-Dade County 9% cycle.

Historically, the threshold points were 12.5 points, with 3 community services plus transit.

Last year, FHFC allowed for 4 community services plus transit, which added another possible 4 points maximum to an applicant's total proximity score.

Given the historical precedent of 12.5 points being the threshold proximity points, it is recommended that the threshold be 16.5 points for the 2021 RFA, for transit plus 4 community services.

As developers, we also have sites that we may have rezoned in the prior year, that would have met the 16.5 point minimum, which would have been consistent with past practice for FHFC proximity scores.

Or, developers may have County TOD lease sites located at Metrorail Stations, which leases were awarded a few years ago.

In both instances, those sites would have met the historical proximity threshold requirements of 12.5 points, but now will be unable to meet a threshold of 18 points.

In sum, I recommend that the FHFC utilize 16.5 points for minimum proximity, to be consistent with the threshold points FHFC used for many prior years.

I greatly appreciate your time and attention to this matter. Please don't hesitate to contact me, should you have any questions.

Best Regards,

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