



Building on Success

4780 North State Road 7, Lauderdale Lakes, Florida 33319 • (954) 739-1114 • Fax (954) 535-0407 • TRS/Florida Relay Service 711 • www.bchaf.org

May 9, 2024

Melissa Levy, Managing Director of Multifamily Programs
Florida Housing Finance Corporation
227 North Bronough Street, Suite 5000
Tallahassee, Florida 32301

Dear Ms. Levy,

Thank you for the opportunity to comment on RFA 2024-202, Housing Credit Financing for Affordable Housing Developments. This RFA has production implications for Broward County.

It is our understanding that in the upcoming 9% cycle, Florida Housing anticipates a move away from an earlier goal that prioritized developments with demonstrated (and in some instances, recurring) Local Government Area of Opportunity support.

We respectfully request Florida Housing consider adding a preference for proposed developments that had prior and continuous support for at least one prior year (2023) and evidenced again this year. In our instance, and most likely in all other large counties, the redevelopment of former public housing sites has been considered a win/win/win initiative. It allows positive replacement housing to enter the host community, allows public housing land to be leveraged to help offset radically increased costs reflected in inflation and insurance, and provides for long-term preservation of affordability through the involvement of Public Housing Authorities and HUD rental assistance.

Projects with prior committed support represent well planned and locally vetted developments. The Local Government Area of Opportunity was a discernable tool that actively engaged municipalities. It allowed municipalities a public option to recognize housing needs and openly prioritize the community benefit of new housing creation. It also speaks to the municipalities' confidence in the development teams as trusted partners with aligned visions for quality affordable housing in their communities. Continued support of municipal leaders who advocated and allocated scarce resources toward affordable housing in recent consecutive cycles has merit for your consideration.

Thank you for allowing comments.

Sincerely,

A handwritten signature in blue ink, appearing to read "Parnell Joyce", is written over a light blue circular stamp.

Parnell Joyce, Chief Executive Officer