



Public Housing and Community Development

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June 6, 2016

Mr. Ken Reecy
Director of Multifamily Programs
Florida Housing Finance Corporation
227 North Bronough Street, Suite 5000
Tallahassee, FL 32301

Re: 2016 Housing Credit Financing for the Preservation of Existing Affordable Multifamily Housing Developments

Dear Mr. Reecy:

Thank you for the opportunity to make a public comment on the upcoming 2016 Housing Credit Financing for the Preservation of Existing Affordable Multifamily Housing Developments (Preservation) RFA. The 2015 Preservation RFA indicates that all proposed developments with a Demographic Commitment of Family, Elderly Non-ALF, or Person with a Disability cannot exceed 250 total units. Miami-Dade Public Housing and Community Development (PHCD) administers high rise apartment buildings containing over 250 units. The buildings, which are generally occupied by our elderly residents, have good structure but require substantial rehabilitation to bring them up to date. These are single buildings which require that the building systems be done in their entirety simultaneously.

As the 250 unit maximum unit rule stands now, these PHCD properties will not have an opportunity to compete for 9% tax credit preservation funding. As time passes, these buildings will continue to deteriorate and we bear the risk of losing substantial existing housing stock which will require demolition. A much better alternative is to substantially rehab these building and give them a new life for many years to come.

We request that Florida Housing increase the maximum allowable units to 325 units in the 2016 Preservation RFA for the benefit of our residents.

Please do not hesitate to contact me at 786-469-4106 if you have any questions. Thank you for your coordination.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Liu", with a long horizontal flourish extending to the right.

Michael Liu
Director