



HOUSING AND COMMUNITY DEVELOPMENT DIVISION

MITCHELL L. GLASSER, *Manager*

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June 22, 2017

Mr. Harold L. Price, Executive Director
Florida Housing Finance Corporation
227 N. Bronough Street, Suite 5000
Tallahassee, FL 32301

Dear Mr. Price:

Orange County's Housing and Community Development Division is requesting repeal of the local preference in the large County Request for Applications (RFA) for Low Income Housing Tax Credits (LIHTC). We do not believe the local preference option creates a fair selection process for developers seeking LIHTC and we do not believe the county or large city should be selecting the winner of a statewide application process based on our local preference.

This application process creates enormous political pressure for local governments for an application being administered by the State. The RFA in its current form puts large counties and large cities in competition with each other for limited resources. This does not make a lot of sense to us.

If we do not have the same conditions as a city to warrant a preference but instead have this great need for every affordable rental unit we can get, does this mean we should forgo this valuable limited resource to the city? Our need may not be to revitalize or redevelop an urban core low income community. However, our demand for affordable units is so strong that every unit is taken by a low income household before all the units under construction are completed.

There is no clear way for us to select such projects but we object the State's RFA that favors one city over a county or vice versa. It is our belief that you could accomplish different housing strategies by focusing on smaller RFAs that favor certain housing conditions such as revitalization, preservation, homelessness, or special needs which have successfully been implemented over the last several years. The same strategy could be applied to a city's unique housing condition that rose to the level that it would make sense to develop in a statewide RFA.

The current RFA creates an atmosphere that puts local governments in a particular uncomfortable place where instead of working together on solving our problems, we will compete for our share of a small pie. We think there is a better way to address our affordable housing challenges and hope you consider our thoughts and concerns.

Sincerely,

Mitchell Glasser, Manager

c: Florida Housing Finance Corporation Board