

PAHOKEE HOUSING AUTHORITY, INC.

Padgett Island Office

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Administrative Office

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Fremd Village

401 Shirley Drive
Pahokee, FL 33476

June 11, 2013

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

Dear Mr. Tatreau:

Pahokee Housing Authority (PHA) requests that FHFC consider reestablishing the automatic proximity points for PHA sites that are encumbered by a DOT. We also ask that FHFC consider other cities and areas in addition to or in lieu of the Florida Keys.

Pahokee is located within an area that is designated as economically distressed—the Glades Area. It is a small city with major concerns. It is a rural community in which the required proximity points for an eligible application is unattainable. Much of PHA's housing stock was damaged in a hurricane disaster, and while some of our units were repaired, others have been demolished and we await the opportunity to obtain the funds to rebuild. Our small city, unfortunately, competes with all of the Large County applications as we are located in Palm Beach County. We are no competition without assistance.

The Legislature, under Section 288.0656 of Florida Statutes, has created the Rural Economic Development Initiative (REDI). As per the F.S., "Recognizing that rural communities and regions continue to face extraordinary challenges in their efforts to significantly improve their economies, specifically in terms of personal income, job creation, average wages, and strong tax bases, it is the intent of the Legislature to encourage and facilitate the location and expansion of major economic development projects of significant scale in such rural communities."

Pahokee has been recognized under this designation, because it meets the following criteria:

1. Has an employment base that is dominated by traditional agricultural or resource-based industries (defined by Census Data);
2. Has a population of 25,000 or less;
3. Qualifies as an unincorporated federal enterprise community, or an incorporated rural city that is not located in a designated rural county;
4. Has at least three or more economic distress factors equal to or greater than similar designated rural communities:
 - a. low per capita income
 - b. low per capita taxable values
 - c. high unemployment
 - d. high underemployment


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- e. low weekly earned wages
- f. low housing values
- g. high percentages of the population receiving public assistance
- h. high poverty levels

HUD mixed finance developments or other PHA developments utilizing federal funds require the local hiring of low income persons (Section 3) and Davis Bacon Wage wages. Development of units in this specially designated area will not only boost the economy and create jobs, but will also provide much needed housing in a severely economically challenged city.

We hope that this request meets your favorable consideration. Meanwhile, should you have any questions, please do not hesitate to contact us.

Respectfully yours,

A handwritten signature in black ink, appearing to read 'Julia A. Hale', is written over the typed name and title.

Julia A. Hale
Executive Director

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