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May 29, 2013

Florida Housing Finance Corporation  
227 N. Bronough Street, Suite 500  
Tallahassee, Florida 32301-1329  
Attention: Kevin Tatreau, Director of Multi-Family  
Development Programs

**RE: Proposed "Limited Development Areas" for 2014 Housing Credit Funding Cycle**

Dear Mr. Tatreau:

Thank you for this opportunity to share some important information regarding the proposed limited development areas in Bay County. Historically, Lynn Haven has been a "bedroom community". We strongly feel the city should be exempt from this area for the following reasons:

- There are 3 affordable housing developments within the City limits with the following occupancy rates as reported on Florida Housing Finance Corporation's website:

	Average Occupancy, 2012	Actual Occupancy (Feb. 2013)
○ Pinnacle at Hammock Place	94.76%	98%
○ Pinnacle at Hammock Square	94.33%	97%
○ Reserve at Northshore	94.45%	95%

- We feel it is essential that the City of Lynn Haven continue to provide affordable housing to accommodate our forecasted population increase. We are confident the City will continue to grow because of several projects that are presently underway. Please consider the following:
  - Lynn Haven has some of the highest rated public schools in the district. Construction has begun on North Bay Haven Charter School, which is located in an area where numerous homes are under construction and a 950 acre subdivision has been permitted.
  - Additionally, we are anticipating the announcement of a new company headquartering in the area which is expected to employ at least 600 people.
  - Florida State University-Panama City has successfully negotiated an agreement that will provide a minimum of 40 acres for a research park. A number of state and Federal agencies have tentatively agreed to relocate within the research park.
- The 2010 Census confirmed that the City of Lynn Haven is the second fastest growing municipality within Bay County. It can only be enhanced as a result of the location of the new Northwest Florida Beaches International Airport. Lynn Haven is the closest municipality to the new airport.

- Lynn Haven has an active economic development strategy and is a member of the Bay County Economic Development Alliance. It has numerous ready-to-build sites in its existing industrial parks.
- Lynn Haven has sufficient infrastructure to support its growth, and it holds developers to a high standard for quality and continued operations. Furthermore, the City enjoys extremely affordable utility rates. Additionally, the city was recognized for having the best fire protection within the County and ranking 73 out of 765 fire departments in Florida.

With that background, it is my sincere hope that you do not allow one low-performing apartment complex located outside of Lynn Haven to penalize our citizens. We have a large number of hardworking, middle-class residents that deserve a nice place to live at an affordable price.

Sincerely,



John B. Lynch  
City Manager