

From: William Russell [<mailto:wrussell@sarasotahousing.org>]
Sent: Friday, March 08, 2013 8:16 AM
To: Kevin Tatreau
Cc: Nancy Muller; Steve Auger; Donald Hadsell
Subject: Comment: High Priority PHA Revitalization RFP

Dear Mr. Tatreau:

First I want to thank FHFC for creating a goal and issuing an RFP to help give public housing authorities, along with our developer partners - and in some instances our local government partners - improved access to highly competitive tax credits this year. We truly appreciate FHFC's decision to issue this RFP.

As you have recognized, there are redevelopment deals around the state that depend on tax credits to remove blighted and obsolete public housing and be able to replace them with new, attractive, energy efficient and affordable housing our communities very much need. I think you also understand that by tapping into Public Housing subsidy, project-basing Section 8 Housing Choice Vouchers, and receiving Section 8 vouchers for the units we demolish, housing authorities are actually *increasing and improving* the supply of ELI housing options in our community, thus making us your key partner in housing ELI families.

I also wish to offer a specific comment on the PHA Revitalization RFP. I strongly suggest that FHFC restrict item number ten (10) in terms of the date by which specific "community redevelopment plans recently completed and adopted in the community..." must have been adopted by the pertinent governing body. FHFC should define the term "recently completed and adopted" to mean no later than six months prior to the RFP publication date. This is important to decipher which communities truly adopted a redevelopment plan on its own fruition or simply did so as a reaction to FHFC's recent discussion about this being a competitive factor in the RFP.

As you well know, a few communities have made the redevelopment of specific public housing developments a central piece of community redevelopment plans. FHFC should, as it seems is your intent, recognize such communities.

Sincerely,

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