

**From:** Jane Dixon [<mailto:jdixon@tagassociatesinc.com>]  
**Sent:** Monday, September 14, 2015 11:13 AM  
**To:** Ken Reecy <[Ken.Reecy@floridahousing.org](mailto:Ken.Reecy@floridahousing.org)>; Steve Auger <[Steve.Auger@floridahousing.org](mailto:Steve.Auger@floridahousing.org)>  
**Cc:** [jahale1@bellsouth.net](mailto:jahale1@bellsouth.net)  
**Subject:** Pahokee

Good morning Ken and Steve,

On 8-28-15 Julia Hale, the Executive Director of the Pahokee Housing Authority, sent in a comment on RFA 2015-107 regarding a proximity concession given to the cities of Belle Glade and South Bay which are located in the "glades area" of Florida.

On behalf of the Pahokee Housing Authority I wanted to follow up on her comment and provide additional information in order for you to better understand her request.

Pahokee, Belle Glade and South Bay are all in the same area of Palm Beach County and are listed in the Office of the Governor Executive Order Number 11-81 along with a list of small counties in the same area of the State of Florida as rural areas of economic concern. Only the three "glades area" cities in Palm Beach County are not small counties and must compete in the Large County geographic set-aside for funding.

Pahokee has just recently (after years of trying) been able to submit an application in the last Preservation RFA for one of its sites. Pahokee's other large site, which is more geared to families, cannot submit due to proximity constraints. This site is in dire need of redevelopment and is a higher priority for revitalization than the other Pahokee sites and not a great candidate for preservation for many reasons.

We request that you please reconsider Pahokee for the same proximity allotted to the other two rural Palm Beach County cities.

As always, thank you for the ability to provide comments on the process.  
Jane

Jane Dixon  
Associate



FL North Office (407) 739-3374  
Cellular: (407) 304-7553

- (6) Availability of Roads. The Applicant must demonstrate that as of the Application Deadline paved roads either (i) exist and will provide access to the proposed Development site or (ii) will be constructed as part of the proposed Development by providing as **Attachment 13** to Exhibit A:
- (a) The properly completed and executed Florida Housing Finance Corporation Verification of Availability of Infrastructure – Roads form (Form Rev. 11-14); or
  - (b) A letter from the Local Government that is Development-specific and dated within 12 months of the Application Deadline. The letter may not be signed by the Applicant, by any related parties of the Applicant, by any Principals or Financial Beneficiaries of the Applicant, or by any local elected officials.

**6. Proximity:**

a. Surveyor Certification Form:

- (1) Applications for a proposed Development to be located within the city limits of Belle Glade or South Bay in Palm Beach County will automatically achieve the required Minimum Transit Service Score and the Minimum Total Proximity Score and receive the Maximum Total Proximity Score of 18 points without the requirement to provide the services information outlined in (2) below, provided the Applicant includes the following information as **Attachment 14** to Exhibit A:

- A letter from the City of Belle Glade or the City of South Bay, as applicable, signed by the Mayor or the City Manager/Administrator, confirming that the proposed Development site is located within the city limits of the applicable City; and
- A properly completed and executed Surveyor Certification form (Form Rev. 07-15). For purposes of this requirement, properly completed means that the form reflects the Development Name, Development Location, Development Location Point, (as outlined in (3) below), and that the Certification sections of the form are completed. The Transit and Community Services sections of the form can be left blank, as this information is not required in order to achieve proximity points. The Surveyor Certification form (Form Rev. 07-15) is provided in Exhibit B of this RFA and on the Corporation's Website <http://www.floridahousing.org/Developers/MultiFamilyPrograms/Competitive/2015-107/RelatedForms/> (also accessible by clicking [here](#)). Note: If the Applicant provides any prior version of the Surveyor Certification form, the form will not be considered.

- (2) In order for Applications for a proposed Development located in any jurisdiction other than the City of Belle Glade or the City of South Bay to meet the Mandatory requirement and be eligible for proximity points, the Applicant must provide an acceptable Surveyor Certification form, (Form Rev. 07-15), as **Attachment 14** to Exhibit A, reflecting the information outlined below. The Surveyor Certification form (Form Rev. 07-15) is provided in Exhibit B of this RFA and on the Corporation's Website <http://www.floridahousing.org/Developers/MultiFamilyPrograms/Competitive/2015-107/RelatedForms/> (also accessible by clicking [here](#)). Note: If the Applicant provides any prior version of the Surveyor Certification form, the form will not be considered.

- A Development Location Point (as outlined in (23) below); and
- Services information for the Bus or Rail Transit Service and Community Services for which the Applicant is seeking points.



## 5. General Development Information:

Unless stated otherwise, all information requested in the RFA pertains to the proposed Development.

- a. The Applicant must state the name of the proposed Development.
- b. Location of Development site:
  - (1) The Applicant must indicate the county in which the proposed Development will be located. The location of proposed Developments applying in this RFA is limited to Medium and Small Counties as identified in the table below.

**Medium and Small County Categories**

Medium		Small	
Alachua	Manatee	Baker	Holmes
Bay	Marion	Bradford	Jackson
Brevard	Martin	Calhoun	Jefferson
Charlotte	Okaloosa	Columbia	Lafayette
Citrus	Osceola	De Soto	Levy
Clay	Pasco	Dixie	Liberty
Collier	Polk	Flagler	Madison
Escambia	St. Johns	Franklin	Monroe
Hernando	St. Lucie	Gadsden	Nassau
Indian River	Santa Rosa	Gilchrist	Okeechobee
Lake	Sarasota	Glades	Putnam
Lee	Seminole	Gulf	Suwannee
Leon	Sumter	Hamilton	Taylor
	Volusia	Hardee	Union
		Hendry	Wakulla
		Highlands	Walton
			Washington

If the proposed Development is located in a Medium County, the Applicant may select either the Family Demographic or the Elderly Demographic at question 2 of Exhibit A. However, one of the eligibility requirements for a proposed Development located in a Medium County to be able to compete for the Medium County Non-DDA/Non-QCT Family Demographic Funding Goal, as outlined in (b) below, is that the Applicant must select the Family Demographic at question 2.(a) of Exhibit A.

To be eligible to be considered for any funding, if the proposed Development is located in a Small County the Applicant must select the Family Demographic at question 2.(a) of Exhibit A.

### (a) Small County Florida Keys Area Funding Goal:

All eligible Applications located in Monroe County will be eligible to be considered for the Small County Florida Keys Area funding goal outlined in Section Four B of the RFA. Applications that are eligible for this goal, but are not selected for the goal, will not be eligible to compete for any remaining Small County funding during the selection process outlined in Section B.6. of the RFA.

All Small County Applicants are eligible to request SAIL funding in addition to the Housing Credits, as outlined in Section Four A.11.a.(2) of the RFA.

### (b) Medium County Non-DDA/Non-QCT Family Demographic Funding Goals:

# STATE OF FLORIDA

## OFFICE OF THE GOVERNOR EXECUTIVE ORDER NUMBER 11-81

WHEREAS, although economic progress has been made in many rural areas, the growth and prosperity enjoyed by most communities in the State during the past 45 years did not extend into Florida's rural areas; and

WHEREAS, these communities are stewards of the vast majority of Florida's land and natural resources, upon which the State's growth and prosperity depend; and

WHEREAS, successful rural communities are essential to the overall success of the State's economy and quality of life; and

WHEREAS, certain rural communities are struggling to maintain, support or enhance job creating activity or to generate revenues for education and other critical government services such as infrastructure, transportation and safety; and

WHEREAS, the challenges faced by these rural communities threaten their well-being and viability; and

WHEREAS, section 288.0656 (7), Florida Statutes, authorizes the Rural Economic Development Initiative to recommend to the Governor up to three areas for designation as rural areas of critical economic concern; and

WHEREAS, a rural area of critical economic concern is a rural community, or a region composed of rural communities, designated by the Governor, that has been adversely affected by an extraordinary economic event, severe or chronic distress, or a natural disaster or that presents a unique economic development opportunity of regional impact; and

WHEREAS, the counties of DeSoto, Glades, Hardee, Hendry, Highlands, and Okeechobee and the cities of Belle Glade, Pahokee, and South Bay, and the area around Immokalee included within the Round II Federal Rural Enterprise Community located in northeast Collier County were designated on January 26, 2001, as a rural area of critical economic concern for a term of five years, by Executive Order 01-26, and the Rural



Economic Development Initiative was directed to review the designation and recommend whether the designation should be continued; and

WHEREAS, the Rural Economic Development Initiative met on January 17, 2006 and recommended to the Governor to continue the designation of the counties of DeSoto, Glades, Hardee, Hendry, Highlands, and Okeechobee and the cities of Belle Glade, Pahokee, and South Bay, and the area around Immokalee included within the Round II Federal Rural Enterprise Community located in northeast Collier County as a rural area of critical economic concern; and

WHEREAS, the counties of DeSoto, Glades, Hardee, Hendry, Highlands, and Okeechobee and the cities of Belle Glade, Pahokee, and South Bay, and the area around Immokalee included within the Round II Federal Rural Enterprise Community located in northeast Collier County were designated on February 16, 2006, as a rural area of critical economic concern for a period of five years, by Executive Order 06-34; and

WHEREAS, the designation expired on February 16, 2011 and the Rural Economic Development Initiative met on March 18, 2011 and agreed to recommend to the Governor to continue the designation of the counties of DeSoto, Glades, Hardee, Hendry, Highlands, and Okeechobee and the cities of Belle Glade, Pahokee, and South Bay, and the area around Immokalee included within the Round II Federal Rural Enterprise Community located in northeast Collier County as a rural area of critical economic concern.

NOW, THEREFORE, I, RICK SCOTT, as Governor of Florida, by virtue of the authority vested in me by article IV, section 1(a), Florida Constitution, and section 288.0656 (7), Florida Statutes, do hereby promulgate the following Executive Order, effective immediately:

Section 1. The area within the boundaries of the counties of DeSoto, Glades, Hardee, Hendry, Highlands, and Okeechobee and the cities of Belle Glade, Pahokee, and South Bay, and the area around Immokalee included within the Round II Federal Rural Enterprise Community located in northeast Collier County is designated as a Rural Area of Critical Economic Concern.

Section 2. This area shall be a priority assignment for the Rural Economic Development Initiative.

Section 3. On a case-by-case basis, the criteria, requirements or provisions of economic development incentives may be waived. Such incentives include, but shall not be limited to, the Qualified Target Industry

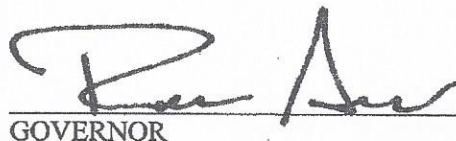
Tax Refund Program under section 288.106, the Quick Response Training Program under section 288.047, the Quick Response Training Program for participants in the welfare transition program under section 288.047(8), transportation projects under section 288.063, the brownfield redevelopment bonus refund under section 288.107, and the rural job tax credit program under sections 212.098 and 220.1895, Florida Statutes.

Section 4. Pursuant to section 288.0656(7), Florida Statutes, access to the assistance available under this Designation as a Rural Area of Critical Economic Concern shall be contingent upon the execution of memoranda of agreement between the Office of Tourism, Trade, and Economic Development, the governing bodies of the counties, and the governing bodies of the municipalities included within the area. Such memoranda of agreement shall specify the terms and conditions of the designation, including, but not limited to, the duties and responsibilities of the counties and municipalities to take actions designed to facilitate the retention and expansion of existing businesses in the area, as well as the recruitment of new businesses to the area.

Section 5. This designation shall be in effect for five years and will expire on April 22, 2016. The Rural Economic Development Initiative may recommend the designation be terminated or continued based on economic development progress from current base lines or upon performance under the memoranda of agreement.



IN TESTIMONY WHEREOF, I have hereunto set my hand and caused the Great Seal of the State of Florida to be affixed at Tallahassee, this 22nd day of April, 2011.

  
GOVERNOR

**FILED**  
2011 APR 22 PM 3:42  
DEPARTMENT OF STATE  
TALLAHASSEE, FLORIDA

ATTEST:

  
SECRETARY OF STATE



# PAHOKEE HOUSING AUTHORITY, INC.

## Padgett Island Office

899 Padgett Circle  
Pahokee, FL 33476

## Administrative Office

465 Friend Terrace  
Pahokee, FL 33476  
(561) 924-5565 FAX (561) 924-1952

## Fremd Village

401 Shirley Drive  
Pahokee, FL 33476

August 28, 2015

Mr. Steve Auger, Executive Director  
Florida Housing Finance Corporation  
227 North Bronough St, Suite 5000  
Tallahassee, FL 32301

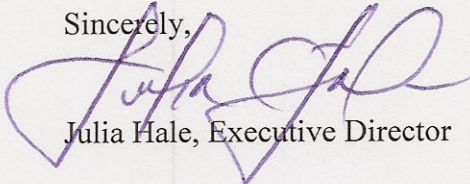
Dear Mr. Auger,

In the current draft RFA #2015-107 for Large Counties, there is a concession for Proximity scoring allotted to two cities (Belle Glade and South Bay) in the "Glades" area of Palm Beach County.

Pahokee is a city which is located within the same County (Palm Beach) as both Belle Glade and South Bay; it is located in the same "Glades" area of the state and is suffering from the same economic and locational problems. We request that Pahokee be provided the same consideration for Proximity in the Large County Geographic RFA as the other two cities. Pahokee, along with Belle Glade and South Bay, are specifically identified cities by the Governor of the State of Florida as cities of critical economic concern.

We appreciate your consideration of our request, as we have been working at revitalizing the City of Pahokee's affordable housing for more than five years, but have been unable to compete in the past due to proximity constraints.

Sincerely,



Julia Hale, Executive Director

Cc: Ken Reecy, Director of Multifamily Programs