

Comment: Leon County LDA**RFA 2016-113**

FHFC has recently revised the LDA for Leon County and has excluded the entire county for both elderly and family demographics in the upcoming financing rounds. We have the below comments in regard to this change:

1. Per the latest FHFC occupancy data, only three developments in Leon county were less than 90% occupied as of July, 2016. These three developments are all well outside the “downtown core” of Tallahassee which is the area that was NOT included in the LDA last year. The two completed developments within the previously eligible “downtown core” have sustained excellent occupancy rates of over 94% since the beginning of 2016 demonstrating significant demand for affordable housing in the area.
2. There has been one additional pipeline development in this “downtown core” area which will serve the family demographic. Since family and elderly demographics were both eligible in the “downtown core” last year, what is the reasoning for now excluding the elderly demographic? If there was sufficient need for elderly housing within the “downtown core” last year as evidenced by it not being an LDA, what has changed this year to make elderly no longer an option? It appears the only change is a new family development which would only effect other proposed family developments.
3. The City of Tallahassee along with the Tallahassee CRA realize the tremendous need for affordable housing and have developed revitalization plans which will be directly impacted by a decision to not fund any projects within the entire county.

In summary, we propose FHFC remove the LDA from Leon county as a whole, or at a minimum, remove the LDA as it relates to elderly developments in the “downtown core” area.

Sincerely,

Joe Chambers, Managing Director-Southeast