



CITY OF MIRAMAR

An Equal Opportunity Employer

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**"We're at the
Center of Everything"**

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Miramar, Florida 33025

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via email and mail

June 16, 2020

Trey Price, Executive Director
Marisa Button, Director of Multifamily Allocations
Florida Housing Finance Corporation
227 North Bronough Street, Suite 5000
Tallahassee, FL 32301

RE: Support for Long-term/Multi-cycle Commitment Preference

Dear Mr. Price and Ms. Button:

The City has had an opportunity to review your third workshop agenda outline for the 2020-2021 Request for Applications ("RFA") process. We would like to comment as a local government, which last year supported a "Local Government Area of Opportunity" ("LGAO") development in our City during the 6 Large County RFA that was unfortunately not funded. We are confident that the Florida Housing Finance Corporation ("FHFC") is acutely aware that such LGAO efforts are vetted extensively at the local level and fulfill a specified public objective of the City to provide essential senior affordable housing in a strategic location of the City. In our case, this involved not only the provision of the required LGAO loan amount, but the deliberate siting of the proposed development next to the City's adult daycare facility. Furthermore, selection of the development team and the program was a publicly procured and vetted process aimed at fulfilling a critical City need.

The City noted with interest that FHFC proposes to give a preference in the Small and Medium County RFA to LGAO applications submitted in the prior Small and Medium County RFA cycle. We see no reason why such a preference should not also be made for applications filed within the 6 Large County RFA, which would greatly benefit the commitment of municipalities such as Miramar located in Broward County. Given the level of support and foresight outlined above, as well as our willingness to make a long-term, multi-cycle commitment to the development team to secure funding with the FHFC, we feel that continuing and sustained efforts to secure an award under the LGAO designation should be rewarded.

The City is keenly aware of the level of competition for 9% Housing Tax Credits on a year over year basis. We also do understand that FHFC's goal is to lessen dependence on the current lottery system and for units of

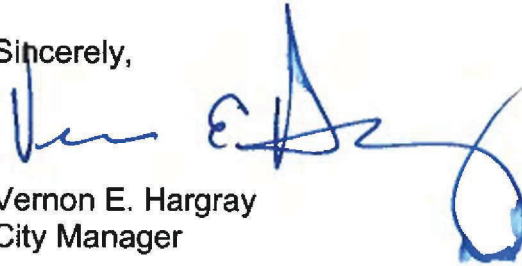
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local government to have a choice in which projects receive funding through the LGAO funding goal. We believe that awarding a local government's strategic efforts by allowing odds to improve based on a long-term commitment to seek funding would fortify FHFC's objectives in this area.

On behalf of the City of Miramar, thank you for considering our comments. We sincerely appreciate how much time the FHFC dedicates to strategic planning and soliciting public input.

Sincerely,



Vernon E. Hargray
City Manager

cc: Whittingham Gordon, Deputy City Manager
Kelvin Baker, Assistant City Manager
Shaun Gayle, Assistant City Manager
Hector Vazquez, Strategic Development Officer
Eric Silva, Community Development Director
Anita Fain Taylor, Economic and Business Development Director