



SARASOTA
HOUSING
AUTHORITY

William O. Russell III Executive Director Tel: 941-551-1111 fax: 941-551-1112

October 29 07 12:51

October 25, 2007

Mr. Stephen P. Auger
Executive Director
227 North Bronough Street
Suite 5000
Tallahassee, FL 32301-1329

Dear Mr. Auger:

On Behalf of the Florida Association of Housing & Redevelopment Officials (FAHRO) Board, I thank you once again for hosting several FAHRO members accompanied by Jeff Kiss and Kristen Packard to a meeting at your office on July 26, 2007 to discuss public housing authorities and our significant need to access your agency's programs.

FAHRO greatly appreciates Florida Housing Finance Corporation's (FHFC) willingness to meet with our team to learn more about our business and some of the challenges we face in housing extremely low-income families amid diminishing federal resources.

FAHRO wishes to reiterate our strong support of several proposals that were presented to you and your staff in hopes that these policy enhancements will make your programs more accessible to housing authorities.

We want to reiterate that housing authorities are:

- State chartered agencies established to provide subsidized housing for low income families in the state;
- The primary provider of extremely low-income families in the state;
- Owners of significant amounts of valuable land already approved for affordable housing with no issue of NIMBY;
- Uniquely situated to garner significant local support and contributions to redevelopment efforts, leveraging FHFC funding even more;

The following are policy enhancements we raised at our meeting with you and your staff in July and that FAHRO as an organization is strongly behind in seeking your support for:

1. A competitive advantage for housing authorities who have received a recent time-constrained HOPE VI grant from HUD and are in need of 9% credits to make their revitalization deal work;

2. Full proximity points for public housing authority land with an ACC, as this land has served as viable affordable housing property for many years and it is beyond the ability of public housing authorities (PHAs) to acquire additional land to meet certain proximity requirements;
3. Use the Declaration of Trust (consistent with the latest draft program documents) as evidence of a PHA-sponsored development so that the applicant is not penalized for an ability to proceed non-issue. Through acknowledgement of site control subject to HUD rather than requiring PHAs to get a demo/dispo approval through HUD prior to applying for credits, a more efficient approach is encouraged. If PHAs have to secure a demo/dispo approval prior to applying, their funding will start phasing down even if they don't get awarded credits that year, which will lead to unintended consequences;
4. Preservation funding should include ACC units as eligible units;
5. FHFC should give additional points or some competitive advantage to PHAs that can uniquely leverage significant local government investments in their deals;

Thank you again for your interest in Florida's housing authorities and our mission of serving extremely low-income families across the state. Please do not hesitate to contact myself, our Executive Director Corey Matthews at (850) 222-6000, or our President Gail Sansbury at (850) 259-5862 with any questions.

Sincerely,



William O. Russell III
President Elect, FAHRO