

JACKSONVILLE HOUSING FINANCE AUTHORITY



March 21, 2016

Mr. Steve Auger  
Executive Director  
Florida Housing Finance Corporation  
227 N. Bronough Street, Ste. 5000  
Tallahassee FL 32301

Dear Steve:

Again, I want to thank Florida Housing and you for initiating the Pilot Qualified Local Government Funding Preference. The City of Jacksonville, the JHFA, and the Downtown Investment Authority successfully implemented this program in RFA 2015-107.

What is the impact of this? Instead of a random lottery number determining funding, a development was funded which furthers the City's goal of providing affordable housing for persons working in the downtown area. Additionally, of those that proposed to provide such housing, the applicant that most efficiently utilized public resources was chosen over those with higher costs.

As we have communicated earlier, the process by which JHFA selected the development was open and transparent. The criteria were adopted at a public meeting, communicated to the development community, and professionally evaluated.

One comment submitted by a developer to FHFC implies that local governments are somehow using, or could use, the Local Government Funding Preference as a profit center. The application and review fees charged by the JHFA were established well before the Pilot Program was initiated, and were not raised or altered. The fee structure was discussed with FHFC staff before the program was fully implemented. The application fees received were massively smaller than the amount of contribution provided by the JHFA from its own funds.

It is interesting to note that the JHFA funding preference was for family housing in the Central Business District—and this developer submitted an application for elderly housing outside of the CBD and then asked for their money back when they were not selected.

Please continue the Qualified Local Government Funding Preference in the upcoming Housing Credit cycle for Duval County. It has been a success and we look forward to being able to implement City goals in partnership with the development community and FHFC.

Thank you, and please contact me if you have further questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Tripp Gulliford", is written over a light blue circular stamp.

Tripp Gulliford, Chair  
Jacksonville Housing Finance Authority