

July 14, 2020

Harold L. "Trey" Price, Executive Director  
Florida Housing Finance Corporation  
227 N. Bronough Street, Suite 5000  
Tallahassee, FL 32301

Subject:

Dear Mr. Price and Ms. Button:

The Fort Walton Beach Housing Authority ("FWBHA") is embarking upon a revitalization plan for its aged public housing units. FWBHA, in partnership with its developer, The Michaels Development Company, is working to redevelop an older development and create additional, affordable housing on the adjoining vacant land. The additional site has adequate zoning and density to accommodate at least 100 affordable units. The total master plan is for 300+/- units.

FWBHA is in the panhandle in Okaloosa County, which was one county directly affected by Hurricane Michael in October 2018. Although Okaloosa County did not suffer the damage that its sister counties did, the county is a primary provider of housing for residents forced to move from the counties most impacted by the hurricane.

Many Public Housing Authorities ("PHAs") can use federal funds or other sources available to them to finance funding gaps and assist to make developments financially stronger in some areas. Florida Housing could take advantage of those additional resources for the creation of additional units. For that purpose, we suggest the Corporation consider the following suggestions for the upcoming competitive RFAs:

Allowing PHAs to provide LGAO funding or assist Counties/Cities to meet the goal. Both Agendas provided for the March 5 and May 29 RFA Funding Cycle Workshops outline goals in the Large and Medium County applications that give a preference for sites that receive a contribution from a Local Government ("LGAO"). In these instances, The State defines Local Government as a County or municipality (i.e. a city or town that has a local government), leaving out Public Housing Authority Authorities as an option. The FL Statutes defines authorities as a branch of Local Government.

With the recent loss of SHIP funds PHAs could assist in financing additional units in Local Government supported communities.

1. Incorporating a specific LGAO goal for a Medium County application, in the Small/Medium County Geographic RFA, in which the application has (as site control requirement) an

- executed ground lease with a PHA and the PHA providing the LGAO contribution, through funds which are not being obtained through a ground lease payment, to be able to gain:
- 1 of the 5 LGAO preference spots in the Medium County RFA; and
2. Incorporating 2 LGAO goals in the Bond/SAIL RFA for an application that has (as site control requirement) an executed ground lease with a PHA and the PHA providing the LGAO contribution through funds which are not being obtained through a ground lease payment to be able to gain:
- 1 of 2 preferences/goals in the SAIL RFA. 1 for Medium County and one for Large County possibly including Miami.

Typical LGAO support can be evidenced by a letter of support or a commitment funds, where available, from the City or County. Funding from the PHA can be evidenced by an ability to fund letter with the funding source.

Thank you,

Gail Sansbury, Executive Director

Cc: Marissa Button

Florida Association of Housing and Redevelopment Officials