



GAINESVILLE HOUSING AUTHORITY
Where Housing Matters

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CHIEF EXECUTIVE OFFICER
PAMELA E. DAVIS

July 16, 2020

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

Subject: Small/Medium County Geographic RFA

Dear Mr. Price and Ms. Button:

INTRO TO GHA

Even before being faced with budget shortfalls related to the current pandemic and the recent loss of SHIP funds, some municipalities and counties struggled to provide LGAO funding for affordable housing projects in their jurisdictions. Now, many local governments may be unable to provide the requisite funds despite their desire to support critical housing developments.

Most Public Housing Authorities {"PHAs"} have the ability to use federal funds or other sources available to them to cover financing gaps for their developments, which are generally supported by their local governments because they are critically-needed redevelopments of existing housing communities that serve high-risk residents. Florida Housing could enable PHAs to utilize these federal funds for the creation of additional units or the revitalization of existing units. For that purpose, we suggest the Corporation consider the following suggestions for the upcoming competitive RFAs:

1. Allow PHAs to provide LGAO or assist Counties/Cities to meet the LGAO goal. Both Agendas provided for the March 5 and May 29 RFA Funding Cycle Workshops outlined 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, Local Government is defined as a County or municipality (i.e. a city or town that has a local government), leaving out PHAs as an option. Per the Florida Statutes the definition of Local Governments includes PHAs as a branch of Local Government. We request FHFC consider PHAs as Local Government entities for RFAs that have a funding priority for LGAOs.

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

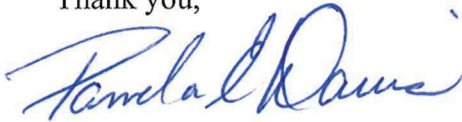
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2. Incorporate a specific LGAO goal for a Medium County application, in the Small/Medium County Geographic RFA, in which the application has (as site control requirement) an executed ground lease with a PHA and the PHA providing the LGAO contribution, through funds which are not being obtained through a ground lease payment, to be able to gain:
 - a. 1 of the 5 LGAO preference spots in the Medium County RFA; and
3. Incorporate 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:
 - a. 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 of 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,



Pamela E. Davis
Chief Executive Officer

Cc: Marissa Button
Florida Association of Housing and Redevelopment Officials

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Commissioner Arthur Stockwell ~ Commissioner LaTonya Porter ~ Commissioner Marie Small*

