

Punta Gorda Housing Authority

Loraine Helber / Executive Director

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March 27, 2013

Stephen P. Auger
Executive Director
Florida Housing Finance Corporation
227 N. Bronough Street, Suite 5000
Tallahassee, Florida 32301

Dear Mr. Auger:

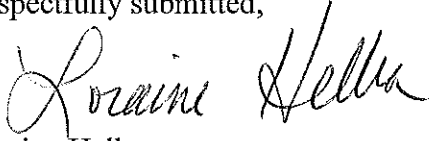
The Punta Gorda Housing Authority (PGHA) applauds Florida Housing Finance Corporation's (FHFC's) efforts to address the needs of the extremely low-income (ELI) families in our communities. The need for Redevelopment of aged or demolished public housing is at record highs across the United States, and while Tax Credit Administration agencies alone cannot address the void left by years of underfunding for public housing redevelopment, FHFC's recognition of the dire need in Florida is one step in assisting Florida communities address a growing problem.

Through its rental subsidies, a Housing Authority's programs better serve ELI households than any other federal or state programs. However, each housing authority's resources and potential for redevelopment vary greatly. Those in wealthier, more diverse, communities, have more local private and public sources from which to garner support and contributions. Those in less affluent counties do not have less need than those more affluent communities. Conversely, they may indeed have more need, but, unfortunately, fewer local private and public sources to provide support. This disparity exists regardless of whether communities are otherwise similar in terms of population size or number of households, and can be exacerbated in communities that have suffered natural disasters.

In the upcoming Request for Applications (RFA), Housing Authorities will receive points in two areas: 1) "Leveraging with non-FHFC resources", and 2) for how a project "Aligns with Local, State and/or Federal Government initiatives." I caution FHFC in assigning a score to related monetary contributions from local government because of this disparity. Small local governments may struggle to "step up to the plate" with monetary support related to redevelopment initiatives, and should not be penalized because it took time and effort to develop a plan and find a potential revenue source, if they find one at all. There should be no deadline imposed on local governments to determine the possible levels of support. If they find resources in time for the application, that should be sufficient.

Additionally, PGHA suggests that this RFA process should foster an equitable distribution of a limited resource for which there is great demand, and therefore give a preference to Housing Authorities that have never received a 9% allocation, but have previously applied and been placed on the eligible unfunded list.

Respectfully submitted,

A handwritten signature in cursive script that reads "Loraine Helber".

Loraine Helber
Executive Director

cc: Mr. Kevin Tatreau, FHFC Director of Multifamily Development Programs
Ms. Nancy Muller, FHFC Policy Director