



GAINESVILLE HOUSING AUTHORITY
Where Housing Matters

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EXECUTIVE DIRECTOR
PAMELA E. DAVIS

September 9, 2016

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

Subject: HUD's 2015 DDA and QCT list

Mr. Auger:

The Gainesville Housing Authority (GHA) has recently begun the major revitalization of one of its largest and oldest public housing developments. We were able to begin this process because of a set-aside established by Florida Housing, in the Competitive Geographic RFA last year that allowed for a non-QCT/DDA site to obtain SAIL funds to meet the gap financing needed. It was only because of FHFC's creative thinking that this type of development was financially feasible. We are very grateful to have had the opportunity to begin the Phase I Redevelopment of the Woodland Park site.

The existing units are nearly 50 years old and in dire need of revitalization. Because the existing site is 170 units, the redevelopment was divided into two phases. Phasing also assists in the relocation efforts and provides the residents with options and minimal disruption. However, this year's SADDA and QCT designations again leave Woodland Park without the necessary 30% basis boost. The site is not located in either a Tier 2 or Tier 3 Area of Opportunity (AOO) area of Gainesville which will make Phase 2 financially infeasible. As FHFC has noted in the past, the location of PHA redevelopment and rehabilitation sites are pre-determined. They cannot simply be moved to another street, city or county, and are therefore at the mercy of State and Federal funding guidelines to be able to compete for funding.

We therefore request that Florida Housing consider either allowing PHA sites to be eligible for the 30% boost through extending Tier 2 and 3 AOOs to encompass PHA sites in non-QCT/DDA areas, or to reestablish the SAIL set-aside for non-QCT/DDA sites as in the previous Medium/Small Geo RFA. This will allow us to complete this neighborhood renaissance and provide 170 families with a new home.

Sincerely,

Pamela E. Davis
Executive Director

*Commissioner Arthur Stockwell, Chairperson ~ Rebecca J. Hightower, Vice Chairperson
Commissioner Angela Tharpe ~ Commissioner Christopher Weaver ~ Commissioner Randolph Hunziker*

