



October 2, 2019

City of Panama City
Attn: City Manager, Mark McQueen

Mr. McQueen,

The Panama City Housing Authority (PCHA) requests the support of the City of Panama City in our effort to begin the revitalization of the affordable housing stock we lost during Hurricane Michael. PCHA will be submitting an application for a new construction development of our Fletcher Black Memorial Homes in the October Florida Housing Finance Corporation (Florida Housing) Request for Applications (RFA) process.

Because the proposed development is in a disaster area, construction costs are higher than in the past. Therefore, the most financially feasible resource for rebuilding is through the 9% Housing Credit Program, specifically RFA #2019-113. This is the most competitive RFA in the Florida Housing funding cycle, and it is only available once a year. In 2018, Florida Housing received 191 applications for this RFA but only granted ten funding awards. Just 8 short weeks after the storm, our team worked tirelessly to submit an application for funding. Although we were not funded in that round, we are ready to try again.

Florida Housing gives preference to applications that include a substantial local government monetary contribution, known as Local Government Area of Opportunity (LGAO) funding. In the 2018 competition noted above, only 19 of the 191 applications secured LGAO funding, and two of those 19 received awards. In this year's RFA, the LGAO Funding Goal has been increased from two to *four*. For PCHA to be considered in this smaller pool of applicants, which will significantly improve our chance of being funded, it is crucial that we include documented LGAO support from the City of Panama City in our application.

The required minimum LGAO contribution applicable to this development, which is based on construction type, is \$354,000. We intend to build 100 units, so the City contribution would be just \$3,540 per unit of housing brought back online.

We realize this represents a substantial financial commitment. However, the City does not need to make the funds available right away. By signing the required form (attached herein), the City is simply committing to providing a *future* contribution in this amount. Actual funding will not be required until construction is complete, which is not expected to occur until 2022.

We value our partnership with the City, and we share your commitment to bring affordable housing online as quickly as possible. We greatly appreciate your support for our application, and we welcome the opportunity to discuss the matter further should you have any questions on the process.

Sincerely,

Teri Henry
Executive Director

**FLORIDA HOUSING FINANCE CORPORATION
LOCAL GOVERNMENT VERIFICATION OF CONTRIBUTION – GRANT FORM**

Name of Development: The Park at Palo Alto

Development Location: 804 E. 15th Street Panama City, FL 32405

(At a minimum, provide the address number, street name and city, and/or provide the street name, closest designated intersection and either the city (if located within a city) or county (if located in the unincorporated area of the county). If the Development consists of Scattered Sites, the Development Location stated above must reflect the Scattered Site where the Development Location Point is located.)

The City/County of BAY commits \$ 354,000 as a grant to the Applicant for its use solely for assisting the proposed Development referenced above. The City/County does not expect to be repaid or reimbursed by the Applicant, or any other entity, provided the funds are expended solely for the Development referenced above. No consideration or promise of consideration has been given with respect to the grant. For purposes of the foregoing, the promise of providing affordable housing does not constitute consideration. The commitment for this grant must be effective as of the Application Deadline for the applicable RFA, and is provided specifically with respect to the proposed Development.

The source of the grant is: _____
(e.g., SHIP, HOME, CDBG)

CERTIFICATION

I certify that the foregoing information is true and correct and that this commitment is effective at least through the date required in the applicable RFA.

Signature

Print or Type Name

Print or Type Title

NOTE TO LOCAL GOVERNMENT OFFICIAL: Additional information is set forth in the applicable Request for Application under which the Applicant is applying for funding for the above referenced Development.

This certification must be signed by the chief appointed official (staff) responsible for such approvals, Mayor, City Manager, County Manager/Administrator/Coordinator, Chairperson of the City Council/Commission or Chairperson of the Board of County Commissioners. If the contribution is from a Land Authority organized pursuant to Chapter 380.0663, Florida Statutes, this certification must be signed by the Chair of the Land Authority. One of the authorized persons named above may sign this form for certification of state, federal or Local Government funds initially obtained by or derived from a Local Government that is directly administered by an intermediary such as a housing finance authority, a community reinvestment corporation, or a state-certified Community Housing Development Organization (CHDO). Other signatories are not acceptable. The Applicant will not receive credit for this contribution if the certification is improperly signed. To be considered for points, the amount of the contribution stated on this form must be a precise dollar amount and cannot include words such as estimated, up to, maximum of, not to exceed, etc.

If the Application is not eligible for automatic points, this contribution will not be considered if the certification contains corrections or 'white-out' or if the certification is altered or retyped. The certification may be photocopied.

Please note: This form may be modified by Florida Housing Finance Corporation per Section 67-60.005, F.A.C.