

HFA: Healthy Families
A CLPHA/Kresge Initiative
Increasing 4% LIHTC funding for healthy PHA communities
Proposal Submission Guidelines

Grant Submission Requirements:

Please provide a cover letter, summarizing key aspects of your program and indicating the amount and character of your funding request.

Provide a list of PHA partners and elaborate on their projects/involvement.

Indicate what financial resources the Housing Finance Agency will bring to the proposed transactions. Begin by indicating the estimated equity to be produced by the anticipated HFA 4% award. Then, please provide a detailed description of all the other resources the HFA intends to commit to the transactions. Be sure to delineate whether these HFA resources will be grants, low-interest loans, guaranteed loans, etc., along with the amounts of each. Indicate how the HFA will meet the program requirement that the HFA have economic risk in the transactions.

Indicate the amount and character of your funding request to Kresge: Note that each Kresge source must be matched 1:1 by an HFA source. Provide as much information as possible about the structure of each requested product type, the level of risk involved and the anticipated leverage.

- **Grant:** not to exceed \$1 million (These funds may be used to build capacity at the PHA level and/or invest in existing or expanded partnerships with hospitals, schools, etc. Grant funds may NOT be used for “gap filling” on specific projects).
- **Loan:** up to \$10 million (must match amount but not necessarily terms of HFA funds)
- **Guarantee:** up to \$10 million (must match amount of HFA funds)

Selection Criteria:

In addition to meeting the grant submission requirements, above, successful proposals will include:

- A proactive approach to working with the PHAs in your state and a commitment (either by the HFA or through consultants) to increasing PHAs’ organizational capacity to participate in 4% bond transactions;
- A proposed list of the PHAs you would intend to work with and a description of their management capacity, readiness and in place partnerships (if any). Please provide a verified financial proforma on each project under consideration, along with a description of the experience of the PHA as well as the qualifications of the development team;
- A creative approach to encouraging health impacts, including a method and entity responsible for relevant baselines and metrics (Note that this role can often be filled by local university partners);
- Leverage third party investment;

- Opportunity for replication by other HFAs or continuation/expansion of the program in your state; and
- A schedule of proposed funding and evidence of readiness. Note that funding preference will be given to proposals that can close transactions in late 2016 or 2017. In your schedule of proposed funding, please indicate in which calendar months funding (grants, loans or guarantees) would be required from The Kresge Foundation and in what amounts.

Proposal Filing Instructions:

Completed proposals must be received no later than 5 p.m. EST on May 4, 2016. The cover letter described above is an integral part of the proposal and must be signed by an employee authorized to make the financial commitments described in the proposal. Please provide two hard (paper) copies and an electronic copy.

Questions about proposal requirements should be directed to Sunia Zaterman, (szaterman@clpha.org; 202-638-1300) or Kathleen Foster (kfoster@kfahousing.com; 704-607-6024).

Selection Process:

The Council of Large Public Housing Agencies (CLPHA) will recommend proposals to The Kresge Foundation (Kresge) for funding. It is anticipated that at least 3 proposals will be funded nationally. It is the intention of CLPHA and Kresge to present the recommended proposals to the Kresge Board at the May, 2016 meeting. Once selected, successful HFAs will enter into negotiations with CLPHA (with input from Kresge) to finalize business terms and legal documentation related Kresge's participation in the HFA's proposed program. It is anticipated that transactions meeting program requirements would begin closing and funding in the fall of 2016.