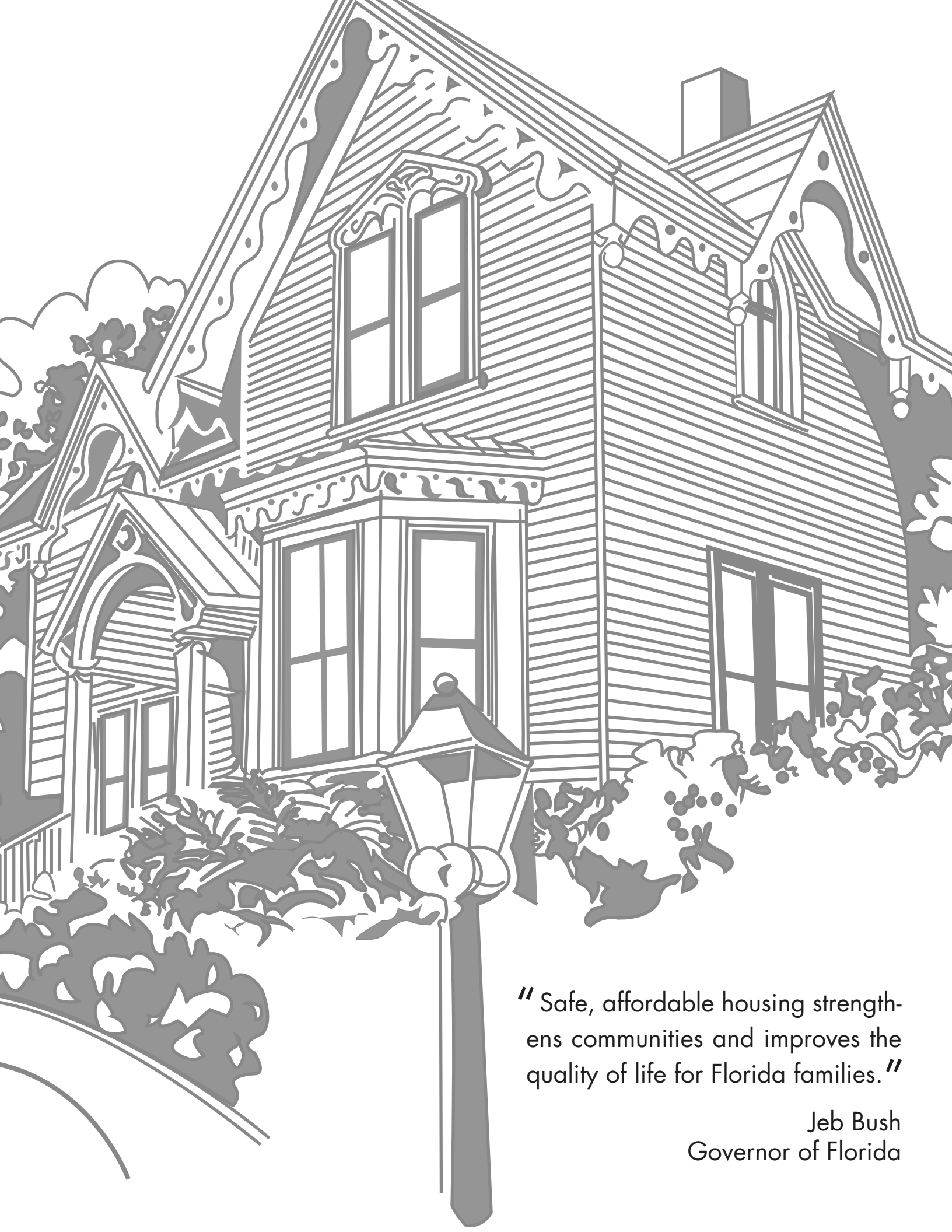




**F L O R I D A
H O U S I N G
F I N A N C E
C O R P O R A T I O N**



**Annual Report
2 0 0 1**



" Safe, affordable housing strengthens communities and improves the quality of life for Florida families. "

Jeb Bush
Governor of Florida

M i s s i o n

Florida Housing Finance Corporation was founded twenty-two years ago to serve the people of Florida by financing affordable housing for lower income Floridians and by stimulating the state's construction industry. During that time, Florida Housing has continued to evolve to better meet the challenge of helping our fellow Floridians obtain safe, decent housing that might otherwise not be available to them.

To achieve its mission, Florida Housing must efficiently leverage limited resources and form partnerships with local governments, developers, nonprofit organizations, and community groups.

By providing an array of incentives and assistance, our programs can help meet the critical housing needs of Florida's low to moderate income residents including many special needs populations such as the elderly, the disabled, and the farmworkers of the state. Florida Housing's Board of Directors sets goals each year that target these, and other groups. By staying abreast of changes in the housing markets, Florida Housing can adjust its programs and policies to ensure that resources are allocated in the most efficient way.

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A n n u a l
R e p o r t



Certificate of Achievement
Presented to
Brendan Moran
outstanding creativity, exceptional
effort by participating in
1999 "Happy



Jay Taylor
2001 Chairman

A Message from the Chairman

As another year comes to an end, it is gratifying to look back and see all that Florida Housing has done. Having served as Chairman of the Board for the last twelve months, it is particularly satisfying to see that I, and the rest of the board, have been part of something larger than ourselves; something that has benefited those people who need it most.

As I write this, I have just come from participating in the ground-breaking ceremonies for a new HOPE VI project in which old public housing was replaced with new affordable housing that better recognizes the needs of the residents and surrounding community. What a wonderful feeling it was to see, first hand, what our efforts can mean to a community.

We here at the Florida Housing Finance Corporation are proud of the progress we have made in the last year in assuring that the people of Florida will have outstanding affordable housing. As a public corporation, it is our goal to continue to create affordable housing opportunities each year for a wide spectrum of Floridians.

Two of the things I am most proud of are, first, the innovative direction Florida Housing took in 2001 by using the much simpler Request for Proposal (RFP) process for developers to apply for financing of very specific, special needs housing. Through this process, we had the ability to focus on some of Florida's most

underserved citizens, including farmworkers, the developmentally disabled, and the homeless or extremely low income people. Second, in the competitive application cycle, we were able to build a simpler, more sound process—from application through appeal to guarantee a steady and even hand as we move forward in building for Florida's future.

We could not have been as successful, as an organization, last year without the combined efforts of my colleagues on the Board, the unparalleled Florida Housing staff, and the exemplary direction provided by Mark Kaplan. The positive changes that have occurred over the past year would not have been possible without this exceptional group of individuals with whom I have had the privilege of working.

I would especially like to thank Governor Bush and the Florida Legislature for the leadership and support they have shown during the difficult budget time that Florida is experiencing. They have been wise in recognizing that Florida Housing is an "economic stimulus package" unto itself and have shown their commitment to our role in this great state.

It has been personally rewarding to work with an administration that has shown, time and time again, its dedication to reaching out to those who, too often, are ignored.

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A n n u a l
R e p o r t



Mark Kaplan

A message from the

Executive Director

I am convinced that we are in the midst of one of the most exciting, encouraging times for affordable housing that Florida has ever seen.

We have more resources available to finance affordable housing and stimulate economic development in our state than ever before. We have more housing expertise, commitment, and resources throughout state and local governments than ever before. We have more depth and experience in the nonprofit communities than ever before. We have more developers working to meet the affordable housing needs of all Floridians than ever before. We have more interest in affordable housing from private-sector financial institutions than ever before. We have more creative and innovative government and private-sector programs than ever before. We are developing better, more comprehensive housing and needs data than ever before. And we have better, stronger partnerships among the major participants in the affordable housing community than ever before.

The Board of Directors and staff of the Florida Housing Finance Corporation have worked hard to take advantage of these incredible times on behalf of low and moderate income Floridians. During 2001, we helped hundreds of low and moderate income Floridians buy their first homes; helped create more than 15,200 units of affordable rental housing; and helped to stimulate \$2.5 billion in economic activity, creating an estimated 48,160 jobs.

Our competitive programs to finance affordable rental housing took another major step forward by improving the application and evaluation

process. During 2001, those processes went more smoothly than we have seen in a long time and I believe that the credibility and recognized fairness of those processes was at an all-time high. We expect that further changes in the process and targeting for 2002 will make our systems even simpler and more transparent and will increase the public's understanding that our programs are open, fair, and rational. We also expect that the 2002 competitive funding cycles will result in more housing than ever for those at very low income levels and for those in areas of the state with the greatest need.

While strengthening our major competitive cycles, we have brought more flexibility to areas that need it most. Florida Housing recently awarded less bureaucratic funding for farmworkers, the developmentally disabled, and homeless and extremely low income Floridians. We expect to use this flexible review model in 2002 with RFPs to encourage the rehabilitation of housing for farmworkers and for affordable assisted living for frail elders.

None of our recent successes could have happened without the strong support of Governor Bush, President McKay, Speaker Feeney, and the entire Florida Legislature and Cabinet. We have an unprecedented chance to help our fellow Floridians obtain safe, affordable housing that might otherwise be unavailable to them. The challenge for each of us is to take advantage of the opportunities that lie ahead to improve the quality of life in our great state and to promote affordable housing as a crucial asset to our communities.



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R e p o r t



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Steve Seibert is the Secretary of the Department of Community Affairs and has served on the Board since 1999.

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Florida Housing's Board of Directors is appointed by the Governor and subject to confirmation by the Florida Senate.

2001 Board of Directors



Jay Taylor, Florida Housing's 2001 Chairman, is one of two at-large representatives. President of Taylor & Fulton in Palmetto, he has served on the Board since 1999.



Cindy Meyer-Webb, the 2001 Vice Chairman, is the President of AquilaCo in Wesley Chapel. She was the Residential Building representative and served on the Board until January 2002.



Terry Santini is the Former Local Government Elected Official representative. From Davie, she is a CPA and President of Santini & Palermo, PA, and was appointed to the Board in 1999.



Jack Maxwell is the Labor representative and the Vice President of Fisk Electric Company in Medley. He was appointed to the Board in 1999.



Orlando Cabrera is an at-large representative from Miami and a partner at Holland & Knight, LLP. He was appointed to the Board in December 2000.



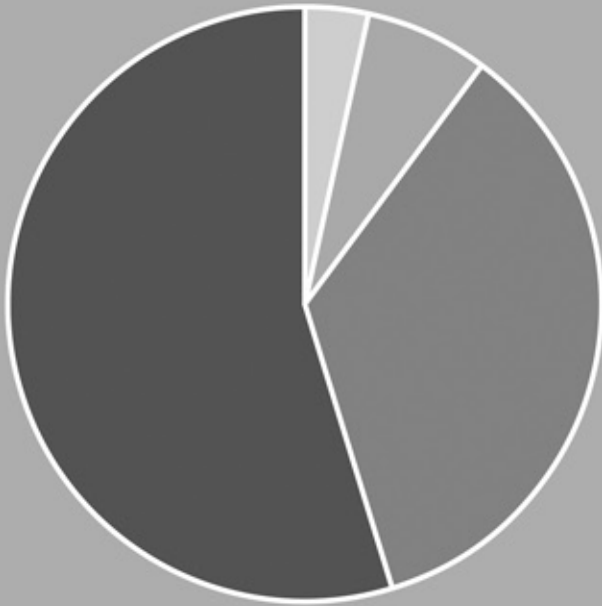
Sandra Terry, of Laurel, is the Low Income Advocate representative and Executive Director of the Laurel Civic Association. She was appointed to the Board in December 2000.



Cesar Calvet is the Banker representative and Senior Vice President of SunTrust Bank, Central Florida in Orlando. He was appointed to the Board in December 2000.



William Evans, of Jacksonville, is the Commercial Builder representative. He is a principal at Capital Partners, Inc., and was appointed to the Board in July 2001.



Tax Exempt Bond Authority	\$374,770,000
Initial Allocation - \$225,300,000	State Pool - \$149,470,000
Low Income Housing Tax Credit	\$240,000,000*
State Housing Trust Fund (Program Funds)	\$45,970,000
SAIL - \$36,470,000	HAP - \$6,000,000
HOME Match - \$2,000,000	PLP - \$1,500,000
HOME	\$23,609,000

*\$24 million per year for 10 years

2001 Summary of Programs

Programs	Set-Aside Total Units ¹
Multifamily Mortgage Revenue Bonds	2,870 4,257
Housing Credits (9%)...	4,592 4,609
Housing Credits (4%)...	7,485 7,824
State Apartment Incentive Loan.....	4,832 5,050
Elderly Housing Community Loan	814 814
HOME Rental	641 972
Guarantee Program.....	2,544 3,499

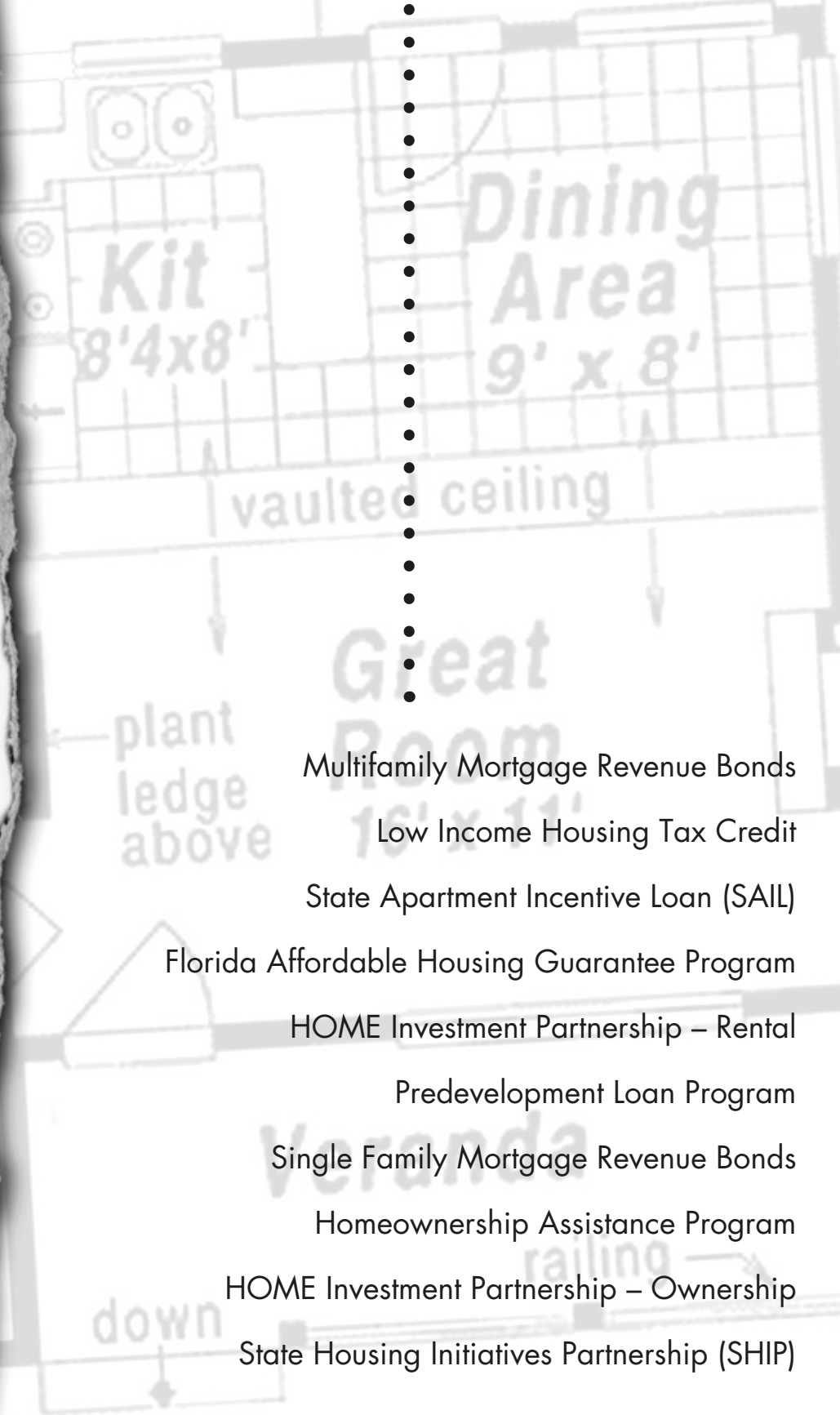
¹In order to serve lower income households, funding from more than one program is sometimes combined.

Programs	Units
Single Family Mortgage Revenue Bond	873
HAP Construction/ Permanent Loan	130
State Housing Initiatives Partnership 2001 Allocation	\$134,600,000
Single Family Units*	11,095
Multifamily Units*	2,722

*SHIP statistics include all open program years: FY 2001-2002; FY 2000-2001; FY 1999-2000



Housing Programs



Multifamily Mortgage Revenue Bonds

Low Income Housing Tax Credit

State Apartment Incentive Loan (SAIL)

Florida Affordable Housing Guarantee Program

HOME Investment Partnership – Rental

Predevelopment Loan Program

Single Family Mortgage Revenue Bonds

Homeownership Assistance Program

HOME Investment Partnership – Ownership

State Housing Initiatives Partnership (SHIP)

Multifamily Mortgage Revenue Bonds

Each year, Florida receives authority from the federal government to sell tax exempt, private activity bonds. Florida law allocates a portion of that authority to Florida Housing to issue mortgage revenue bonds to finance the development of affordable housing. These bonds help to finance the construction of multifamily properties and also allow us to offer low interest mortgage loans to low and moderate income first time homebuyers through our Single Family Bond program (see page 24).

Florida Housing's initial allocation for 2001 was \$225 million. Of that, the Board earmarked \$40 million of the authority for the Single Family Bond program. Then late in the year, Florida Housing received an unprecedented \$149 million in additional allocation. This additional allocation will allow the funding of 17 more properties from the waiting list which will result in another 4,600 affordable rental units.

Targeted Areas

Each year, the Florida Housing Board adopts selection and targeting criteria for applicants seeking different types of subsidies. The targeting is intended to better meet the affordable housing needs of the state while recognizing the limitations of various financing sources. In 2001, Multifamily Mortgage Revenue Bond targeting included elderly, urban infill, rehabilitation, and farmworker housing.

Four of the funded developments expected to close in early 2002 meet the targeted populations' criteria.

They are:

- Pinnacle Lakes (Rehab) in Miami-Dade County
- Mallards Landing (Urban Infill) in Duval County
- Westlake (Urban Infill) in Palm Beach County
- Pineview Village (Rehab/Urban Infill) in Leon County



Multifamily Bond Loans Closed in 2001

County Property Name	Set Aside	Total Units	County Property Name	Set Aside	Total Units
Brevard County			Hillsborough County		
Mission Bay Apartments	144	360	Charleston Landings	298	300
Broward County			Reflections	348	348
Pembroke Village	360	480	Lee County		
Vinings at Hampton Village	168	168	Westwood	144	288
Clay County			Manatee County		
Hunter's Run Apartments	122	304	Sheridan Place Apartments	116	145
River Run	213	284	Osceola County		
Collier County			Walden Park Apartments	120	300
Heritage Apartments	160	320	Volusia County		
Noah's Landing Apartments	132	264	Island Club	204	204
Duval County			Lake Forest (Wood Forest II)	240	240
Grand Court Apartments	101	252			
			Program Totals for 2001:	2,870	4,257

Purpose

The Multifamily Mortgage Revenue Bond (Multifamily Bonds) program provides below market interest rate mortgages for the financing of rental apartment communities. The loans, and the federal tax credits that generally accompany them, are provided to developers for the construction or rehabilitation of rental housing. In exchange for the lower interest rate loans and tax credits, a percentage of rental units are set aside as affordable for very low, low, and moderate income residents.



Low Income Housing Tax Credit

The Low Income Housing Tax Credit (Housing Credits) program uses federal tax credits to help finance affordable rental housing for low income Floridians. Each state's annual allocation of competitive Housing Credits is based on population. In 2001, the \$1.50 per capita allocation totaled approximately \$24 million for Florida and was awarded to 25 developments with a total development cost estimated at \$382 million. Leveraging the allocation to produce total development costs of this magnitude is one of the ways Florida Housing makes efficient use of limited resources. Awarded through a competitive application process, special consideration for a portion of the credits is given to those applications that target specific areas such as urban infill areas, Front Porch Florida Communities, rural areas, farmworker housing, large families, and housing for the elderly.



The Miami River Park development was described by the National Trust for Historic Preservation as a national example of redevelopment in the urban core.

Left: This is one of the historic homes that was completely restored as a part of the Miami River Park development.

Housing Credit Properties Funded in 2001

County Property Name	Set Aside	Total Units	County Property Name	Set Aside	Total Units
Alachua County			Miami-Dade County		
Eastgate Apartments	139	140	Calusa Cove Apartments	144	144
Brevard County			Old Cutler Village	288	288
Park Villas Apartments	159	160	*Rayos Del Sol Apartments	159	159
Collier County			Santa Clara Apartments	208	208
Brittany Bay Phase II	207	208	Villas Del Lago	286	288
Columbia County			Orange County		
Windsong II	152	152	Berkshire Club Apartments	287	288
DeSoto County			Polk County		
Jacaranda Trail	50	50	*Tower Point Apartments	135	135
Duval County			Putnam County		
Gregory Cove Apartments	286	288	Grand Pines Apartments	78	78
Lenox Court Apartments	359	360	*Holly Ridge Senior Apartments	47	47
Hillsborough County			Volusia County		
Groves at Wimauma	108	108	*Charleston Place Apartments	195	195
Irongate Apartments	160	160	Daytona Garden Apartments	230	230
Williams Landing Villas	78	78			
Lee County					
Oaks at Omni	300	300	Program Totals for 2001	4,592	4,609

Miami River Park Apartments

The Miami River Park development received Housing Credits in the 1999 competitive cycle. After nearly three years of planning and construction, the ribbon cutting ceremonies were held in December 2001 for the property, which includes restored historic homes, townhouses, garden apartments and a 14-story high rise. The Miami River project has been described as a national example for redevelopment in the urban core, which recreates and enhances neighborhoods. It is located in the Lummus Park historic district and overlooks the Miami River.

As a joint venture between BAME Development of South Florida, Inc. (affiliated with the Greater Bethel AME Church) and the Gatehouse Group, Inc., Miami River Park was the product of a collaboration of preservationists, neighborhood activists, church groups, government, and the private sector.



Four Percent Credits

Florida Housing also processed requests for \$24.6 million in 4 percent Housing Credits. These credits went to 34 tax exempt bond developments with 7,824 units and \$631 million in total project costs. These housing credits do not count against Florida Housing’s annual allocation authority.

Affordable Set Asides

Under federal law, a minimum of 20 percent of a development’s units must be set aside as affordable to families making 50 percent or less of an area’s median income (AMI). Or, at least 40 percent of the units must be set aside for households making 60 percent or less of the AMI.

2001 Housing Credit Targets

Front Porch/HOPE VI

County Property Name	Set Aside	Total Units
Hillsborough County		
*Belmont Heights Estates	309	317
Polk County		
Renaissance at Washington Ridge	196	196

Rural Development

County Property Name	Set Aside	Total Units
Jackson County		
*Holly Hill Apartments	32	32

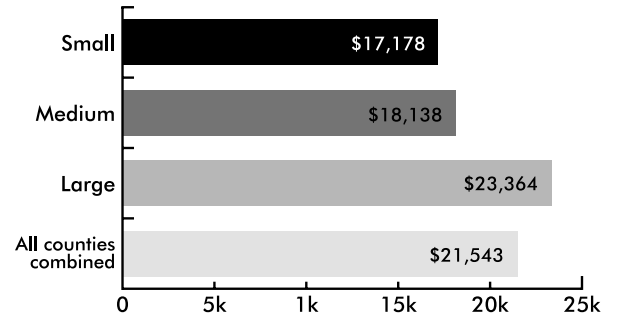
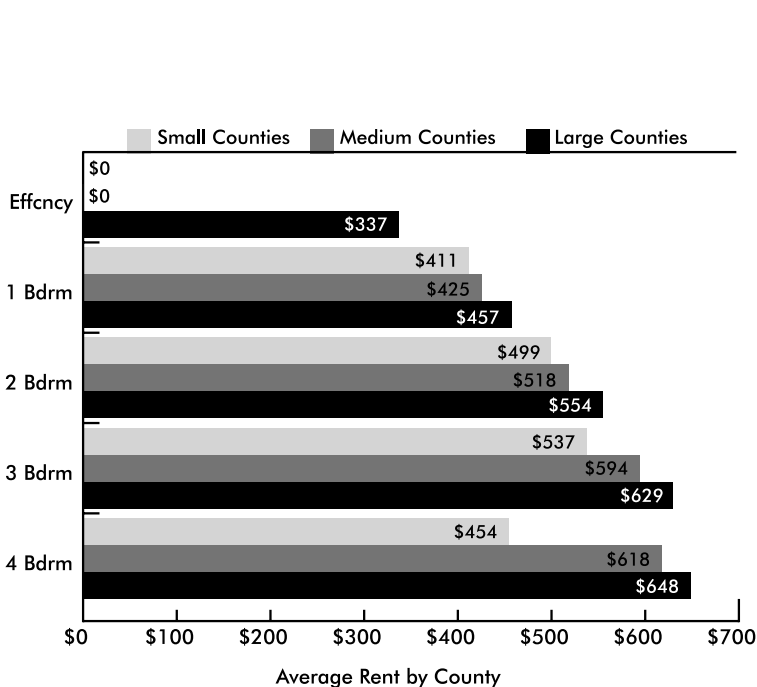
For property lists on both pages 16 and 17 the “” indicates partial funding in 2001. Therefore only a corresponding number of set aside and total units were counted.

State Apartment Incentive Loan

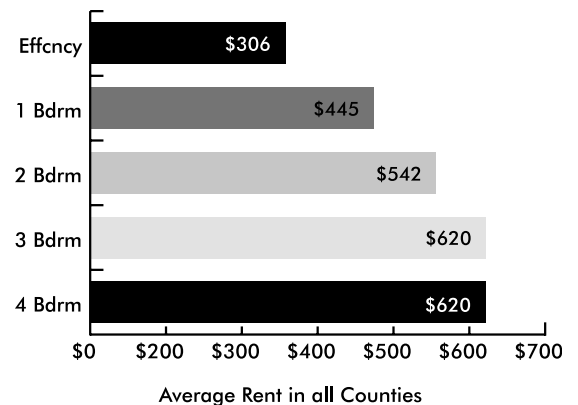
The State Apartment Incentive Loan (SAIL) program was designed by the Florida Legislature to serve very low income Floridians and to target elders, farmworkers, commercial fishermen, and families. To qualify for SAIL funds, a development must set aside at least 20 percent of its total units for families who earn 50 percent or less of the Area Median Income (AMI). If SAIL funds are used with Housing Credits, the development may qualify with 40 percent of its units set aside for families at 60 percent of the AMI.

SAIL receives state funds from the State Housing Trust Fund as a part of the William E. Sadowski Affordable Housing Act. The program loans are designed to bridge the gap between a developer's primary financing and equity resources and the total project costs, so a SAIL loan is usually limited to 25 percent of the total cost of the project. In 2001, SAIL received an initial allocation of \$36.4 million. Recognizing the important role that the SAIL program plays in providing affordable housing and stimulating Florida's economy, the Florida Legislature appropriated another \$12 million during special session. With this allocation and the recycling of repayments and interest earnings, Florida Housing was able to fund 27 eligible developments. Additionally, the Elderly Housing Community Loan (EHCL) program, a subprogram of SAIL, funded 4 projects in 2001 (see page 27). Altogether, the SAIL program financed 31 new properties with 5,646 affordable units and 5,864 total units. Beginning in 2002, at least 5 percent of SAIL funds must be targeted to the homeless.

SAIL Program Unit Rent Statistics for 2001



Average Household Income by County Size (in thousands)



SAIL Properties Funded in 2001

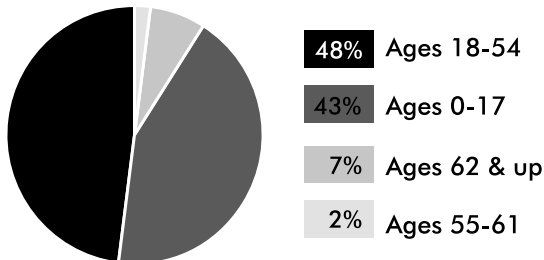
County Property Name	Set Aside	Total Units	County Property Name	Set Aside	Total Units
Alachua County			Miami Stadium Apartments	334	336
Eden Park at Ironwood	102	104	Monterey Pointe	336	336
Horizon House Sunset	79	80	Rayos Del Sol Apartments	199	199
Broward County			Sunset Bay	320	320
Emerald Palms	316	318	Wynwood Tower	186	186
Venice Homes	149	150	Orange County		
DeSoto County			Glen on Millenia Boulevard	173	192
Jacaranda Trail	50	50	Osceola County		
Duval County			Hickory Glen Townhomes II	16	16
Lindsey Terrace Apartments	317	336	Palm Beach County		
Hillsborough County			Colony Park	129	130
Orchard Park Apartments	84	84	Pinnacle Palms	152	152
Sherwood Lake Apartments	149	149	Polk County		
Jackson County			Cambridge Cove Apartments	160	200
Holly Hill Apartments	52	53	Putnam County		
Lee County			Grand Pines Apartments	78	78
Andros Isle Apartments	228	229	Volusia County		
Miami-Dade County			Carolina Club	224	224
Cedar Grove Apartments	221	288	Sunrise Pointe	207	208
Country Club Villas II	212	214			
Cutler Manor Apartments	220	220	Program Totals for 2001 *	5,646	5,864
Island Place Apartments	139	198			

*Includes EHCL Properties from page 27

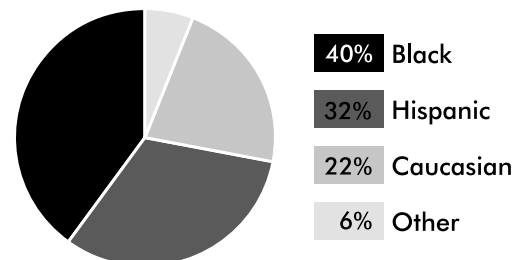
SAIL Demographics – Inception to 2001

(as of December 31, 2001)

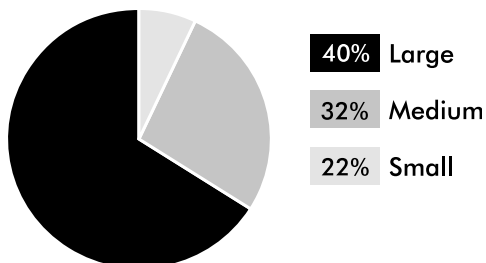
Age



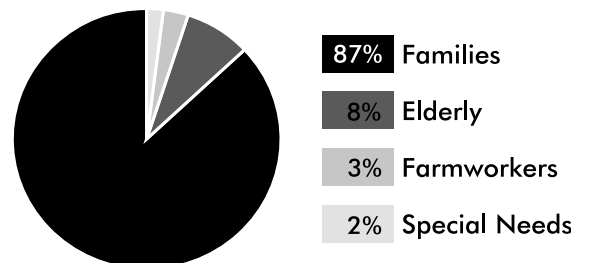
Ethnicity



Total Properties by County Size



Resident Groups



Guarantee Program

The Florida Affordable Housing Guarantee Program helps create lower interest rates and financing costs for developers who target very low, low, and moderate income households. The Guarantee Program achieves



this by providing credit enhancement for bond issues by guaranteeing repayment of mortgages that secure bonds issued for multifamily housing. This credit enhancement lowers the loss risk to capital markets, improving the bonds' ratings and reducing the interest that must be paid to bond holders. Lowering the cost of financing results in a more effective use of limited resources, making housing more affordable.

During 2001, the Guarantee Program successfully received legislative authority to increase its capitalizing bond authority from \$200 million to \$400 million. This increase, with the leveraging factors that the Guarantee Program uses, potentially doubles the program's capacity to offer credit enhancements for affordable housing. A direct result of this increased capacity has been an influx of applications for

Guarantee Program credit enhancement from developers receiving financing from local housing finance authorities.

In 2001, the Guarantee Program guaranteed 15 mortgage loans for over \$192 million. The properties built with these loans will result in 3,499 total units. The 15 developments generate a combined total development cost of over \$304 million.

2001 Guarantee Program Statistics

Mortgage Loans Guaranteed	15
Total Loan Amount Guaranteed	\$192,253,00
Number of Units	3,499
Affordable Units	2,544
Total Development Cost	\$304,600,996

Surety Bonds

A significant new mechanism made available by the Guarantee Program to increase loan proceeds and reduce interest costs was to allow developers to post a surety bond to fulfill the debt service reserve requirement for developments financed by Florida Housing's Multifamily Mortgage Revenue Bond Program in conjunction with the HUD Risk-sharing Program.

The use of surety bonds has proven to be more cost effective than setting aside cash from bond proceeds in a debt service reserve account for an extended period of time, especially given the minimal achievable rates on reinvestments during the last quarter of 2001.

Historic Program Information

Mortgage Loans Guaranteed
80

Total Loan Amount Guaranteed
\$766,442,386

Number of Units
20,875

Asset Management

Managing the Guarantee Program's portfolio of mortgage loan guarantees has become increasingly important as the portfolio continues to grow.

In 2001, the Guarantee Program focused its efforts on expanding its asset management procedures, which primarily focus on (1) monitoring developments in the construction phase to ensure appropriate construction completion within budget; (2) post-construction physical inspections to ensure the structural integrity and physical appearance of the developments and the adequacy of maintenance, repairs, and replacement; and (3) monitoring the financial performance of the developer and its properties in light of relevant factors such as the quality of management and the condition of the real estate market.

These factors are meant to ensure the adequacy of revenues and the provision of safe, affordable housing. The Guarantee Program will continue refining and implementing its asset management procedures in the future.

HOME Investment Partnership

The HOME Investment Partnership program (HOME) was established in 1990 by the federal government. This program is part of the federal commitment to provide safe, affordable housing to low and very low income residents. The funds are intended to empower state and local governments to create affordable housing opportunities through partnerships with the private sector. Florida Housing administers these funds and splits them between the HOME Rental and HOME Ownership programs.

HOME Rental

The HOME Rental program specifically targets households with incomes at or below 60 percent of the Area Median Income (AMI). HOME Rental funds are available through a competitive application cycle each year. In order to qualify for this funding a minimum of 20 percent of the units must be set aside for those with incomes at or below 50 percent of the AMI. The remainder are set aside for those at or below 60 percent of the AMI. These restrictions must stay in effect for at least 15 years for rehabilitation projects and 20 years for new construction, but are often for longer than required. At least 15 percent of HOME funds are awarded to developments built by Community Housing Development Organizations (CHDOs). CHDOs are community-based, nonprofit organizations in which at least one-third of their members represent the community served. Florida Housing targets its HOME allocation primarily to rural counties.

HOME Rental Properties Funded in 2001*

County Property Name	Set Aside	Total Units	County Property Name	Set Aside	Total Units
Charlotte County Pines of Punta Gorda (2000)	236	336	Okeechobee County El Mira Sol Gardens	15	15
Collier County Brittany Bay Main Street Village (2000)	52 79	184 79	Orange County Hidden Cove Apartments	103	128
Lee County Pueblo Bonito II	20	20	St. Johns County Ponce Harbor Apartments	70	144
Monroe County Tradewinds Hammocks (2000)	66	66	Program Totals for 2001	641	972
			*Some loans from the 2000 cycle closed in 2001		

Single Family Mortgage Revenue Bonds

Owning a home is the American Dream and Florida Housing helps to make that dream a reality for qualified first time homebuyers. One way that Florida Housing does this is by using the proceeds from the sale of both taxable and tax exempt bonds. The Single Family Bond program makes low interest mortgage loans available to hundreds of individuals and families each year. In addition to being a first time homebuyer, eligibility is determined by income and family size.

By targeting federal, state, and locally designated areas with lower interest rate mortgage loans, not only is homeownership in these locations more likely, but these areas benefit from the revitalizing and stabilizing effects that increased homeownership can bring. Among the special targeted areas are Urban Infill areas, HOPE VI communities, Front Porch Communities, and areas designated by the U.S. Department of Housing and Urban Development (HUD). Local governments may also designate areas as economically distressed, qualifying them for special targeting, as well.



In 2001, Florida Housing allocated \$12.5 million for a special Subsidized Loan program. These funds were to be used exclusively in Urban Infill and Front Porch Florida areas throughout the state as mortgage loans offered at 4.95 percent interest rate. This low rate can be combined with various down payment assistance options from Florida Housing.

Single Family Loans Closed

2001
873 loans

1982-2001
36,371
Single Family Loans

Homeownership Assistance Program • • • • •

The Homeownership Assistance Program (HAP) consists of three separate programs that focus on providing assistance for the home building and home buying process. Though different, all of the HAP programs are designed to help low and moderate income Floridians and their families own their own homes. The HAP program is funded by the William E. Sadowski Act with funds from the State Housing Trust Fund.

HAP Construction Loan

The HAP Construction Loan program provides below market interest rate financing to nonprofit developers for the construction of single family homes. The lower interest rates mean lower construction costs for the developer. The developer can then pass those savings on to the homebuyer by offering the home at a lower price. The homes must be sold to homebuyers with low to moderate incomes.

HAP Permanent Loan

The HAP Permanent Loan program targets homebuyers who are at or below 60 percent of Area Median Income (AMI). Offered as a zero-percent interest loan, the HAP Permanent Loan may be up to 25 percent of the price of the house and may be used for down payment and closing cost assistance.



HAP Down Payment Assistance Loan

The HAP Down Payment Assistance Loan program is available to individuals who receive their first mortgage loan from the Single Family Bond program and are at or below 80 percent of their county's AMI. One of the toughest barriers to homeownership faced by many families is saving money to pay for the downpayment and closing costs. To help Florida families surmount this obstacle, in 2001 Florida Housing increased the amount available from \$2,500 to up to 25 percent of the price of the home. This down payment assistance comes in the form of a zero-percent interest second mortgage loan. Demographic information on HAP Down Payment Assistance loans for 2001 is shown on the following page.

Elderly Housing Community Loan

EHCL Properties – 2001

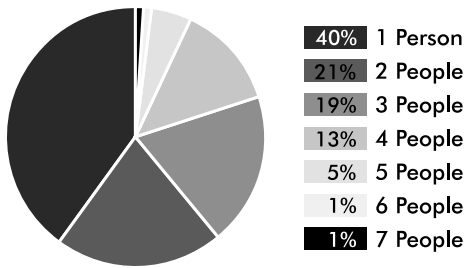
County	Property Name	Total Units*
Hillsborough County	Tampa Presbyterian.....	210
Palm Beach County	Lake Worth Towers	195
Pinellas County	Presbyterian Towers	210
Polk County	Episcopal-Catholic.....	199

*These units are included in the SAIL 2001 program totals on pages 18 & 19

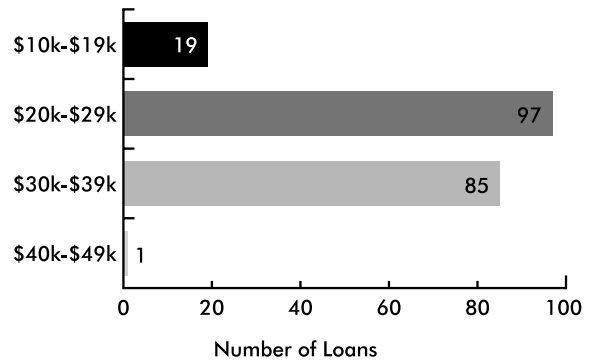
With EHCL, a subprogram of SAIL, funds are available to nonprofit sponsors of affordable housing already financed by a mortgage loan made or insured by HUD. Funds are reserved specifically to make building preservation, health, or sanitation repairs or improvements that are required by federal, state, or local regulations. Additionally, funds may be used for life safety or security related repairs or improvements. For example, EHCL loans are often used for sprinkler systems and smoke alarms. Applicants must match at least 15 percent of the loan amount of the repairs or improvements and the total loan cost must be less than \$200,000.

HAP Demographics for 2001

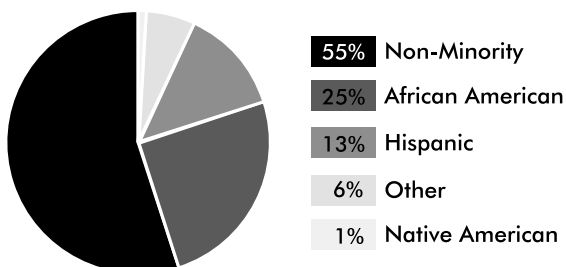
Family Size



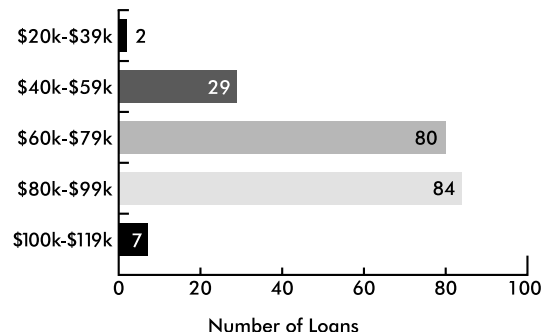
Annual Income



Race



Purchase Price



HOME Investment Partnership • • • • • • • • • •

The HOME Investment Partnership program (HOME) was established in 1990 by the federal government. This program represents the federal commitment to provide safe, affordable housing to low and very low income residents. The funds are intended to empower state and local governments to create affordable housing opportunities through partnerships with the private sector.

Florida Housing is the administrator of the statewide HOME funds and apportions them between the HOME Rental and HOME Ownership programs. A portion of the funds are directed to the Single Family Home Construction Loan program which provides 3 percent interest loans to for-profit developers and zero-percent interest loans to nonprofit developers. These funds are used for the construction of affordable single family homes.



Russell's Pond, located in Tallahassee, Florida has 130 new homes for lower income homebuyers in Leon County. The subdivision, which offers homes priced between \$86,500 and \$99,000, is sponsored by Three Rivers Housing Foundation, Inc. It was also the recipient of awards from the National Association of Counties and the Federal Home Loan Bank of Atlanta and has been the subject of a case study for the National Rural Home Loan Partnership program.

HOME Ownership

The HOME Ownership program provides housing opportunities to very low and low income families who earn less than 80 percent of the Area Median Income (AMI). Homebuyers benefit directly from HOME, if qualified, through purchase assistance loans. HOME loans are at zero percent interest and must be paid back only if the borrower sells or no longer lives in the home.

Florida Housing has undertaken a substantial effort to improve the competitive HOME Ownership process and is expecting to offer approximately \$16.2 million for the next competitive cycle beginning in the Summer of 2002.

• • • • • State Housing Initiatives Partnership

The State Housing Initiatives Partnership (SHIP) program receives a portion of the documentary stamp taxes collected from real estate transactions throughout the state as part of the William E. Sadowski Affordable Housing Act. The funds are distributed to all 67 Florida counties and 48 Community Development Block Grant (CDBG) entitlement cities based on population. The minimum allocation per county is \$350,000. The local governments determine how to spend their SHIP funds, subject to statutory guidelines. Local Housing Assistance Plans are submitted to Florida Housing each year. The plans detail how the SHIP funds will be used in each community to meet the local housing needs over a three year period. SHIP funds may be spent on both new construction of housing and the preservation of existing affordable housing stock through rehabilitation efforts. Other housing strategies include handicapped accessibility, weatherization, and down payment assistance, among others.



Above: Zurisadday Granado has lived for more than 20 years in the same house in a quiet Hialeah neighborhood but her house was becoming dilapidated and unsafe. Thanks to the SHIP program, she will soon be moving into her new house built on the same lot.

Appropriation by Fiscal Year

FY 2001-2002	\$134.6 million
FY 2000-2001	\$162.5 million
Funds Spent in 2001:	\$49,195,088
Total Units:	6,350
FY 1999-2000	\$103.5 million
Funds Spent in 2001:	\$36,765,281
Total Units:	4,239
FY 1998-1999	\$122.6 million
Funds Spent in 2001:	\$43,886,511
Total Units:	3,228

2001 SHIP Program Statistics

2001 Rental Production

	Units	Funds
FY 00-01:	882	\$3,545,916
FY 99-00:	974	\$3,351,976
FY 98-99:	866	\$9,852,362
TOTAL:	2,722	\$16,750,255

2001 Home Ownership Production

	Units	Funds
FY 00-01:	5,468	\$45,649,171
FY 99-00:	3,265	\$33,413,304
FY 98-99:	2,362	\$34,034,149
TOTAL:	11,095	\$113,096,625

Community Outreach

Florida Housing continued its efforts to partner with the Urban League throughout the state in 2001 to help promote home ownership. As an organization, the Urban League has a strong commitment to providing home ownership education and counseling in its local communities. In response to this commitment, Florida Housing developed a marketing and outreach initiative to complement our home ownership goals. The outstanding education provided by the Urban League is a vital component in assisting low to moderate income families in realizing the dream of home ownership.



Florida Housing staff participates in a Housing Fair sponsored by the Tallahassee Urban League. The focus of the Fair was to educate the public on home ownership issues, credit counseling, and the real possibility of home ownership.

In an effort to increase awareness of homeownership opportunities to citizens in underserved rural communities, Florida Housing is spearheading an outreach initiative and taking the message of homeownership to the streets. Florida Housing has joined forces with Rural Development, the Federal Home Loan Bank and local governments to host community-based workshops in Florida's rural counties. The first meeting, held in Columbia County, was a huge success, attracting a cross section of community leaders.

Partners with FHBA

Florida Housing is also in the early stages of a partnership with the Florida Home Builders Association (FHBA) to develop and present affordable housing roundtables. The intent is to educate home builders on the availability of funds through Florida Housing's construction loan programs and make sure home builders know about the local affordable housing programs they might use. The roundtables should begin in the late Spring of 2002.

Partnerships

Throughout 2001, Florida Housing worked closely with the Florida Department of Community Affairs (DCA) to provide technical assistance to the Florida Keys on affordable housing issues. Housing costs in the Keys are among the highest in the state, and there is a continuing tension between providing housing for seasonal visitors and ensuring that affordable housing is available for the local work force. Add to this the above average construction costs for the area, and the result has been few affordable units built in past years because it is difficult to compete for state funds due to these high costs. As part of the state's support of local efforts to develop more affordable housing, Florida Housing has redesigned its multifamily rental programs to allow this area to compete for state funding on par with other communities. In addition, the Florida Keys area will receive a special focus over the next few funding cycles to ensure that units are built there.



Council on Homelessness

Continuing our state partnership efforts, Florida Housing began serving on the newly formed Council on Homelessness. The 15 members of the Council include state agencies such as the Departments of Veterans Affairs, Health, and Children and Families; Workforce Florida, Inc.; the state homeless coalition; and others. The purpose of the council is to develop policy and advise the new State Office on Homelessness on its duties which revolve around coordination of the state's system of homeless programs, including meeting homeless housing needs.

Housing Needs Assessment

In 2001, Florida Housing began to rethink how we use data on housing needs to help allocate funds for multifamily programs. To start this process, we commissioned a statewide needs assessment as part of our market study requirements. We have begun to examine how local and regional market studies can be used in concert with the statewide assessment to better target our scarce resources.

Special Needs

Florida Housing is committed to providing housing for hard-to-serve residents and special needs groups. We have been especially successful recently in targeting three specific groups: farmworker housing; housing for the developmentally disabled; and extremely low income or homeless Floridians. Several developments in each of these groups were approved by the Board in the Fall of 2001.

Farmworker Housing

Five farmworker housing proposals, totaling \$3.8 million were approved for funding.

- a 144-unit single room occupancy (SRO) in Homestead;
- a 52-unit development in Wachula;
- a 3-unit rehabilitation project in Ft. Pierce;
- a 60-unit rehabilitation project in Indiantown;
- a 56-unit rehabilitation project in Eustis; and
- an 84-unit development and a 108-unit development in Hillborough County.



Developmentally Disabled Housing

Four proposals to provide housing for Florida's developmentally disabled were approved for a total of \$1.8 million.

- a proposal to acquire and rehabilitate up to 16 homes in Sarasota and Manatee Counties;
- a new residence for 6 individuals in central Florida for clients in the 18-25 year age group; ten homes for rental housing for the developmentally disabled in Jacksonville; and private homes or independent living homes, depending on the clients' preferences in Brevard County.

Extremely Low Income or Homeless Housing

Seven proposals totaling over \$6.1 million were selected to provide housing for Florida's extremely low income or homeless populations.

- a 26-unit development in Miami;
- an 88-unit SRO for homeless veterans in St. Petersburg;
- a 116-unit SRO facility in the Orlando area;
- a 20-unit facility for both permanent and transitional housing for single mothers in Treasure Coast;
- two facilities in Miami-Dade County that will provide permanent housing and training and treatment options for their residents; and
- a 39-unit transitional housing facility targeted toward families with children.

We are proud of these efforts and plan to continue special targeting during 2002.



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