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Steve Auger, Executive Director
Florida Housing Finance Corporation

The affordable housing industry has faced very dynamic times over the last few years. The escalating cost of construction materials and labor, the condominium conversion craze and the hurricanes of 2004 and 2005 not only increased the need for affordable housing, but made it more challenging to provide.

That general theme continued in 2006 as increased utility costs and dramatic spikes in windstorm insurance and property taxes kept or pushed housing affordability out of reach for many Floridians. Even households with incomes slightly higher than those traditionally served by affordable housing programs are struggling to find housing they can afford.

In addition, increased costs to construct and operate affordable housing have outpaced the growth in incomes for most Floridians. Even with increased funding, Florida Housing produced significantly fewer units in 2006 than we did in 2005 through our mainstream rental housing production programs. This was primarily due to the need for more subsidy per unit to fill the increasing gap between what it costs to provide housing and what Floridians can afford.

But our homeownership programs were busier than ever in 2006. We helped more Floridians attain the dream of homeownership than in any year prior. And while a large part of our homeownership success was due to the amount of down payment and closing cost assistance we offered, we are now facing a horizon where the federal resources that provided much of that assistance will not be available in the immediate future.

It is a daunting task to stretch limited housing resources across a broader spectrum of demand for affordability, but one of the bright spots of 2006 included new legislative tools aimed at tackling these challenges. With the passage of HB 1363 (Ch. 2006-69, s. 27, Laws of Fla.), the Florida Legislature has given us more flexibility to serve households at the lower and upper levels of the income bandwidth across our homeownership and rental housing programs.

HB 1363 gave us more funding to support long-term housing recovery from the 2004 and 2005 hurricanes and included a portion specifically targeted to migrant farmworkers and those with special needs. The bill also provided a one-time appropriation to help finance housing for those with extremely low-incomes and a one-time appropriation for workforce housing to be implemented through the new Community Workforce Housing Innovation Pilot Program.

It's clear that 2006 brought many challenges and changes. In addition to a new administration at the state level, our long-time Board of Directors member, recent Board Chair and good friend Terry Santini's term ended on Florida Housing's Board. We will miss her enthusiasm and excitement.

Moving forward, I know that our Board and staff are prepared to address the challenges that lay before us. It will take commitment and hard work to overcome what's on the horizon. But most importantly, it will take an eye for fresh and innovative ideas and compassion for those we serve.

From the Executive Director

Homeownership Programs

Total Units Funded in 2006¹

	Total Units	Set-Aside Units
	13,142	13,142
First Time Homebuyer Program	2,715	2,715
Down Payment Assistance	2,298	2,298
HOME Investment Partnerships	1,299	1,299
HAP Down Payment Assistance ²	838	838
Homeownership Assistance for Moderate Income (HAMI)	161	161
Homeownership Pool Program (HOP)	51	51
HOME Again	124	124
State Housing Initiatives Partnership (SHIP) ^{2,3}	9,396	9,396
Hurricane Housing Recovery Program (HHRP) ^{2,4}	856	856
Predevelopment Loan Program (PLP) ²	50	50

Rental Programs

Total Units Funded in 2006¹

	Total Units	Set-Aside Units
	11,224	10,570
Multifamily Mortgage Revenue Bonds (MMRB)	3,519	3,392
Low-Income Housing Tax Credits (9%)	3,601	3,557
Low-Income Housing Tax Credits (4%)	2,622	2,443
State Apartment Incentive Loan (SAIL) ^{2,5}	4,782	4,562
Elderly Housing Community Loan (EHCL) ²	401	401
HOME Investment Partnerships	378	372
Rental Recovery Loan Program ²	1,010	986
Supportive Housing Programs ⁶	283	283
State Housing Initiatives Partnership (SHIP) ^{2,3}	3,228	3,228
Hurricane Housing Recovery Program (HHRP) ^{2,4}	248	248
Predevelopment Loan Program (PLP) ²	304	204

Notes:

¹ The number of units is equivalent to the number of households served. Total Units Funded does not include PLP units because these units have received only predevelopment funding and not construction financing. In order to serve lower income households, resources from more than one program are sometimes combined. Therefore, grand totals for rental and homeownership programs are lower due to program overlap.

² This program is funded by revenues from documentary stamp taxes.

³ SHIP information is from the most recently closed year (2003-2004). Pursuant to Florida Law, local governments have three years to expend funds. On the rental side, local governments often use SHIP funds as local contribution for rental developments financed with Florida Housing's programs. We estimate that approximately half of SHIP rental units actually overlap other rental programs in this summary.

⁴ HHRP information is from the most recent annual reports from participating local governments. Like the SHIP program, local governments have three years to expend funds. Like SHIP, local governments are contributing HHRP funds to develop rental units financed with Florida Housing's programs. We estimate that approximately half of HHRP rental units overlap other rental programs in this summary.

⁵ Out of 4,782 total units funded through the SAIL program, 3,332 also received Florida Housing funding in 2005. The 2006 funding was awarded in response to increases in construction and other costs.

⁶ Supportive Housing Programs combines several programs together: a Special Needs funding cycle, demonstration funding for housing for youth aging out of foster care, and hurricane funding for the Farmworker Housing Recovery and Special Housing Assistance and Development programs.

* While the Affordable Housing Guarantee Program continues to guarantee over 26,000 units throughout Florida, no new units were guaranteed in 2006.

2006 Summary of Programs

In the midst of so many challenges facing our State's ability to provide affordable housing, we're facing yet another crisis: insurance. The 2004 and 2005 hurricanes along with other market conditions effectively resulted in a "perfect storm" of insurance increases that threatens to make new developments too costly to build. At the same time, these insurance increases put the sustainability of the state's existing assisted rental stock at risk by potentially making them too costly to operate and maintain.

If you think about it, an increase in insurance from \$300 per unit to \$1,200 per unit could move a development from a positive cash flow to a negative one, and even put it in jeopardy of bankruptcy and foreclosure. In this scenario, when we finance new affordable housing units, more subsidy per unit will be required to make up the difference, subsidy that is a precious resource and could be going toward much needed units elsewhere. Ultimately, this dynamic will make it even costlier to produce new units serving those with the lowest incomes.

Florida Housing is proactively engaged in this issue and is working with developers and owners of affordable housing to explore a number of possibilities. In addition, Florida Housing played a role on the Property Tax Reform Committee to ensure that affordable housing issues were a focal part of the tax reform discussion.

Every challenge brings new opportunities, and I am looking forward to working with members of Florida Housing's Board of Directors, staff and others to mitigate the hurdles facing our industry. Affordable housing is our mission, and we are working every day to ensure that our mission is accomplished.



Lynn Stultz, Chairman
Florida Housing Finance Corporation



From the Chairman of the Board



Vice Chairman David E. Oellerich
Commercial Building Industry Representative.



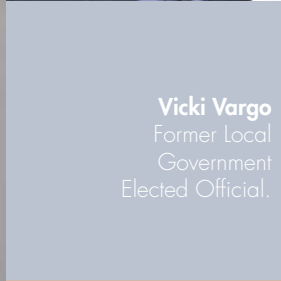
Sandra Terry
Low-Income Advocate.



James F. Banks, Jr.
Representative of
Those Areas of Labor
Engaged in Home
Building.



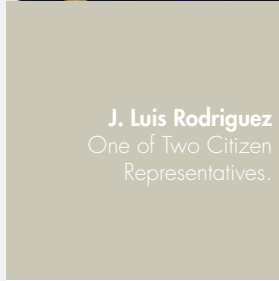
Zully Ruiz
Residential Builder
Representative.



Vicki Vargo
Former Local
Government
Elected Official.



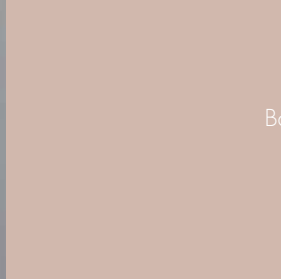
J. Luis Rodriguez
One of Two Citizen
Representatives.



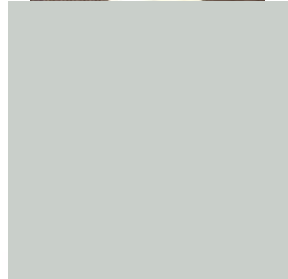
Cesar E. Calvet
Banking or Mortgage Banking
Industry Representative.
Resigned in
December 2006.



Terry Santini
Former Local Government
Elected Official and
Board Chairman.
Term ended in
November 2006.

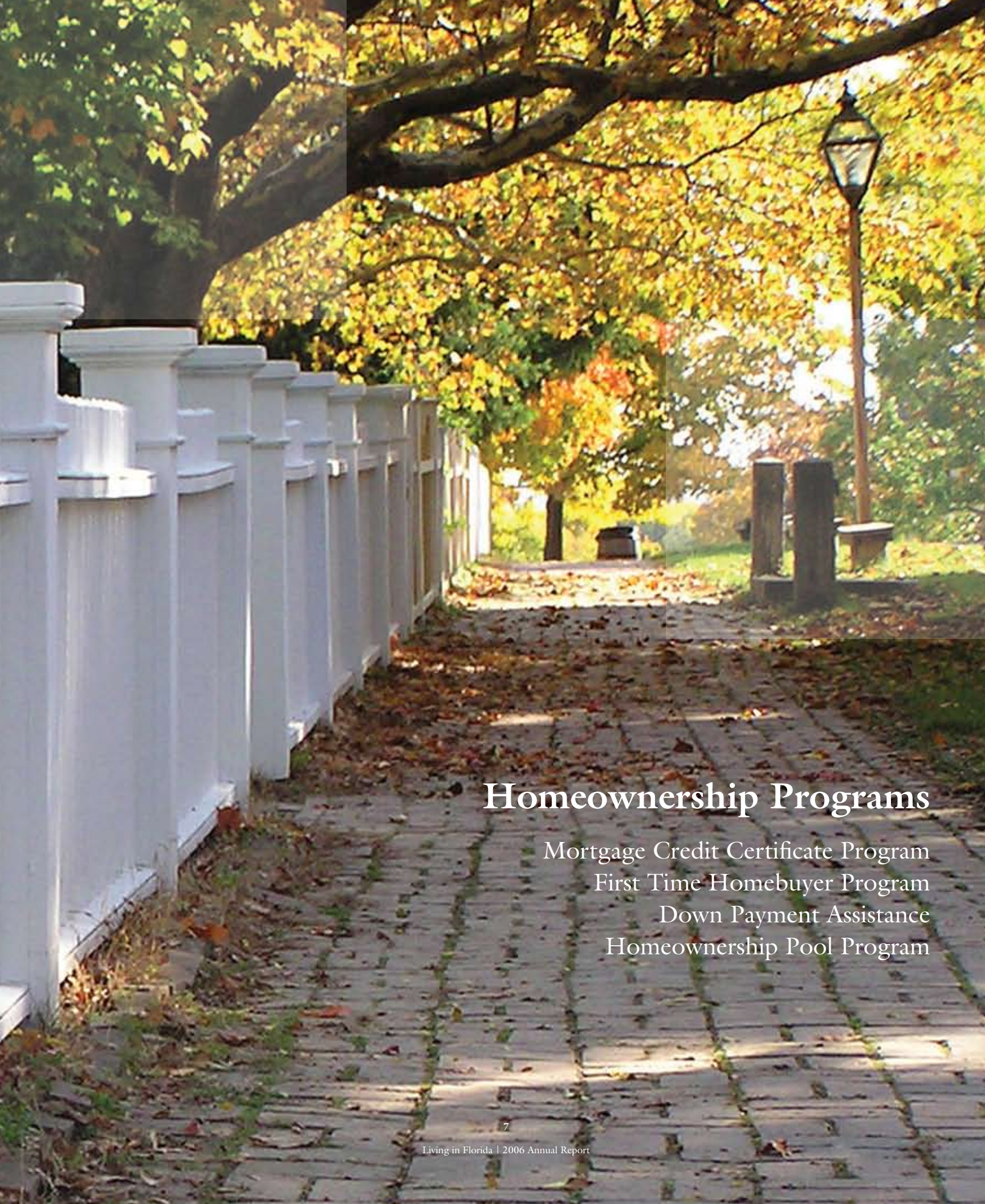


Thaddeus Cohen
Former Secretary of the
Department of Community
Affairs - Ex officio,
Voting Member.
Term ended in
December 2006.



2006 Board of Directors





Homeownership Programs

Mortgage Credit Certificate Program

First Time Homebuyer Program

Down Payment Assistance

Homeownership Pool Program

Florida Housing's Mortgage Credit Certificate Program (MCC) allows the first-time homebuyer to claim a tax credit for some portion of the mortgage interest paid per year. It is a dollar for dollar reduction against the homebuyer's federal tax liability. An MCC may be issued to homebuyers at tax credit rates varying from 10 percent to 50 percent based on the mortgage interest paid per year capped at \$2,000 annually. Florida Housing determines the tax credit rate which is non-refundable but may be carried forward for a period up to three years.

Program Summary

- In 2006, Florida Housing issued two MCCs, both in Collier County.



Mortgage Credit Certificate Program



Florida Housing issues bonds under the Single Family Mortgage Revenue Bond Program and the proceeds from these bonds are used to originate 30-year fixed rate mortgage loans through the First Time Homebuyer Program. First-time homebuyers then benefit from lower mortgage interest rates due to the tax-exempt status of the bonds. Eligible borrowers have to meet certain criteria such as the first-time homebuyer requirement, as defined by the Internal Revenue Code, credit worthiness and an appropriate income level not exceeding program limits.



Program Summary

- \$332,259,906 in first mortgages provided.
- 2,715 first-time homebuyers purchased homes. Of those homebuyers, the Community Spot Loan program helped 471 people in the education, healthcare and protective services fields purchase their first homes.
- Incomes Served - First time homebuyers earning up to 115% of area median income (AMI), or 140% of AMI in targeted areas, could be eligible for this program.
- Funding Source - Bond cap allocation through the U.S. Treasury.

First Time Homebuyer Program



Florida Housing often provides funds for down payment and closing cost assistance in conjunction with a first mortgage through the First Time Homebuyer Program. Down payment assistance is available through the Homeownership Assistance Program (HAP), HOME Investment Partnerships, Homeownership Assistance for Moderate Income (HAMI) and Cash Assistance programs.

Due to the record level of use of down payment programs during 2006, the amount of down payment assistance available for use substantially decreased. As a result, we reduced the amounts of down payment offered per household. The HOME Down Payment Assistance was reduced in high cost areas from \$25,000 to \$14,999 and in all other counties from \$14,999 to \$10,000. The amount of assistance available through the HAP program has been reduced to \$7,500.

In light of the changes to the down payment assistance programs, the amount available through the Cash Assistance program was increased from three percent to four percent. Since this is funded through the interest rate on the first mortgage, this change has greatly assisted borrowers.

*High cost counties include: Baker, Bay, Brevard, Broward, Charlotte, Clay, Collier, Duval, Flagler, Hernando, Hillsborough, Indian River, Lake, Lee, Manatee, Martin, Miami-Dade, Monroe, Nassau, Okaloosa, Orange, Osceola, Palm Beach, Pasco, Pinellas, St. Johns, St. Lucie, Sarasota, Seminole and Walton.

Down Payment Assistance

Homeownership Assistance Program

Up to \$7,500 is available through the HAP program to assist first-time homebuyers with down payment and closing costs. HAP loans are zero percent interest, non-amortizing second mortgage loans, which means the homebuyer does not make any monthly payments. Instead, the loan is repaid if the homebuyer sells the home, transfers ownership, satisfies or refinances the first mortgage, or ceases to occupy the home. The HAP program is often an alternative for first-time homebuyers whose income limits exceed the HOME loan limits. This program targets applicants whose incomes are at or below 80 percent of area median income (AMI).

Program Summary

- In 2006, 838 households received assistance through this program.
- Incomes Served - Up to 80% of AMI.
- Funding Source - State Housing Trust Fund.

Cash Assistance

First-time homebuyers may also be eligible for down payment and closing cost assistance through the Cash Assistance option. In this case, the eligible consumer opts for a slightly higher interest rate on their first mortgage and up to four percent of the loan amount will be applied toward down payment and closing costs.

Program Summary

- In 2006, 205 households received assistance through this program.
- Incomes Served - Up to program limits.
- Funding Source - Single Family program revenue funds.

HOME Investment Partnerships

Up to \$10,000 (\$14,999 in high cost counties*) or 25 percent of the purchase price of the home, whichever is less, is available through the HOME program to assist first-time homebuyers with down payment and closing costs. HOME loans are zero percent interest, non-amortizing second mortgage loans, which means the homebuyer does not make any monthly payments. Instead, the loan is repaid if the homebuyer sells the home, transfers ownership, refinances the first mortgage, or ceases to occupy the home. In order to be eligible for down payment assistance through this program, the homebuyer's income must be at or below 80 percent of AMI adjusted for household size.

Program Summary

- In 2006, 1,299 households received assistance through this program.
- Incomes Served - 80% of AMI or less.
- Funding Source - U.S. Department of Housing and Urban Development.

Homeownership Assistance for Moderate Income (HAMI)

Up to \$5,000 is available to assist first-time homebuyers with down payment and closing costs through the Homeownership Assistance for Moderate Income (HAMI) Loan program. This program enables borrowers with moderate incomes to receive down payment and closing cost assistance. Unlike HOME and HAP, HAMI is an amortized loan that is offered at a fixed interest rate the same as the first mortgage with level monthly payments for a 10-year term. First-time homebuyers may be eligible for this loan if their incomes exceed the limits of the HOME and HAP loans, but do not exceed the maximum annual income limits for the First Time Homebuyer Program.

Program Summary

- In 2006, 161 households received assistance through this program.
- Incomes Served - 80.01% up to program limits.
- Funding Source - Prior Single Family program revenue funds.



In 2005, Florida Housing recognized the limitations of the Homeownership Loan Program, especially the length of time the program took to achieve the end goal of homeownership for qualified purchasers. In response, Florida Housing created the Homeownership Pool Program (HOP). Debuting in 2006, the HOP program allows newly constructed homes to be more affordable by enhancing the ability and process of developers to match qualified homebuyers with down payment assistance. Florida Housing held rule development workshops throughout Florida in early 2006. Input from developers, local governments and other stakeholders was garnered during these workshops to develop the HOP program. The end result is a program that is designed to be a noncompetitive, on-going program where developers, by way of an online system, have the ability to reserve funds for eligible homebuyers to provide purchase assistance on a first-come, first-served basis. The HOP Program opened for member applications on August 1, 2006.

Initial funding for the HOP program amounted to \$10 million and was split into four different pools:

1. One pool for community housing development organizations;
2. One pool for self-help efforts;
3. One pool for homes located in HOME "participating jurisdictions," that is, areas that receive HOME entitlement funds; and
4. One pool for homes located in areas outside of HOME "participating jurisdictions" (areas generally more rural in nature).

Program Summary

- 51 Households assisted.
- \$1,486,491 in reserved loans.
- \$510,901 in closed loans.
- The total amount of loans since program inception is \$1,997,392.

Homeownership Pool Program



The background of the slide is an aerial photograph of a solar farm. The solar panels are arranged in neat, parallel rows that stretch across the landscape. The perspective is from a high angle, looking down at the panels, which creates a strong sense of depth and repetition. The colors are primarily shades of blue and grey, with some lighter areas where the ground between the panels is visible.

Meeting Housing Needs – Current and Emerging Issues

Over the last three years, costs to build, buy, rent and maintain homes have been escalating, putting strain on homeowners, renters and Florida's ability to assist families with affordable housing resources. In addition to these factors, federal program funding targeted to extremely low-income households has not kept pace with the growing need for those resources. Since federal programs traditionally served those lowest income households, Florida Housing now is seeing amplified demand for state resources to be directed to that population. On the other hand, there is also increased demand for "workforce" housing – those with incomes above the incomes served by our traditional affordable housing programs. Between 2002 and 2005, the median sales price for an existing home increased 77 percent, but incomes only increased 1.4 percent overall.¹ A whole new group of Floridians have been priced out of housing

This increased demand on Florida Housing's resources at both the lower and upper income levels has occurred at a time when program subsidies per housing unit are increasing to keep up with escalating costs. Further adding to the demand on limited resources is the fact that Florida Housing must now target a portion of its affordable housing subsidies to preserve existing affordable rental units that are aging or have expiring affordability requirements.

With over 30 percent of Florida's 276,000 assisted rental units now over 20 years old, the existing affordable housing stock is aging.² Moreover, affordability periods on over 15,000 units have already expired, and another 30,000 or so are projected to expire in the next 10 years.

This produces a real policy tension. On the one hand, Florida continues to experience high population growth and needs additional, new housing to meet this growth. On the other hand, the state is now mature enough that our housing stock is beginning to age. Florida Housing's orientation for many years has been to construct new units, but now it must consider more broadly what is needed to ensure that Florida's affordable assets – these 276,000 units – are maintained as decent housing for years to come. Preservation is generally a less costly strategy than replacing an old unit with a new one.

Florida Housing used the Affordable Housing Study Commission's report on preservation as the basis for preliminary deliberations on a preservation strategy. The Commission concluded that affordable units with project-based rental assistance from U.S. HUD or USDA Rural Development are the most critical to preserve, because the rental assistance provided to these units makes up the difference between what a tenant can pay and the operating expenses on the unit. These properties often serve extremely low-income tenants who require the greatest subsidy. Thus, preserving the federal assistance is critical. Based on discussions with stakeholders during 2006, Florida Housing expects to target resources to these older properties in its 2007 funding cycle.

Serving Extremely Low-Income Families

As outlined above, meeting the needs of extremely low-income residents (approximately \$13,100 for a two-person household statewide) is a growing concern. These

households generally need more affordable rental options. Data from 2004 show that over 65 percent of rental households at this income level pay 40 percent or more for housing costs. Because these families can afford to pay so little for housing, per unit costs to serve this population are very high. Rents from this population generally do not cover today's operating costs, much less debt service on a unit that has been financed by a loan.

Statutory changes in 2006 to the SAIL Program, combined with a one-time \$30 million appropriation for rental housing targeted to this population are providing Florida Housing with more financial tools to assist these households. Significant discussions with a variety of interested groups over the past year have helped Florida Housing develop new approaches to serving these needs. Florida Housing believes that housing options for extremely low-income residents should be available in most, if not all, apartment communities financed through our programs. However, further work will be required in the next few years to develop a broader array of financing strategies to serve these residents.

Serving Households with Special Needs

Increasingly, Florida Housing is working with its sister agencies and other stakeholders to provide supportive housing opportunities for people with special needs, such as frail elders, youth aging out of foster care, and people with disabilities. "Supportive housing" refers to housing in which services for these residents are matched with the housing they need, whether rental or homeownership. While Florida Housing's multifamily programs currently promote resident programs in its rental developments, supportive housing is generally targeted to residents with an increased need for assistance with activities of daily living. In these cases, providing supportive services in tandem with affordable housing ensures that residents will be more likely to live successful lives in the least restrictive community environment possible. Because Florida Housing's statutory role is to provide financing for housing only, coordination with service agencies at the state and local level is required for an effective response.

Supportive housing is an emerging arena for Florida Housing and other state agencies. Supportive housing can be more costly

and residents' incomes often have to be supplemented to meet operations expenses, but it appears to be an important strategy to divert individuals from more expensive and restrictive institutional settings. Since 2001, Florida Housing has offered funding for a series of demonstrations to learn more about financing needs of housing targeted to these residents. In 2006, based on what we learned and to augment Florida Housing's efforts, we created and funded a new position called a "Supportive Housing Coordinator." This position is responsible for working with our partners and guiding our efforts in this arena. Our objective is to work with others to develop a comprehensive solution to effectively pool housing and services resources to assist people with special needs. Our goal is to facilitate the development of more options to enable these Floridians to reside in their communities, as any other citizen, and have the same opportunities to pursue their lives as they choose.

Serving Homebuyers with Down Payment Assistance

In 2006, Florida Housing experienced a spike in the number of mortgages originated in the First Time Homebuyer Program. In August 2006, we closed the largest single family mortgage revenue bond issue since 1992, \$175 million, and we closed another \$125 million issue in December 2006. With \$10 million to \$12 million in first mortgage loan reservations per week have come record levels of down payment assistance which is funded out of federal HOME dollars and the state-funded Homeownership Assistance Program.

Currently, Florida Housing has sufficient tax exempt Mortgage Revenue Bond authority to continue issuing bonds for low-interest mortgages into the future, but the down payment assistance programs are funded with limited resources. This has required an examination of the policies that have driven our down payment assistance strategy in recent years to ensure that these programs can be sustained into the future. Florida Housing expects to develop and implement one or more new strategies for this purpose in 2007.

An Emerging Need – Workforce Housing

Over the past two years, local and regional summits have been held throughout the state as local governments and the business

community come to terms with how increased housing costs are impacting the workforce. Anecdotal evidence suggests that many in Florida's workforce, such as teachers and nurses, are unwilling to relocate to or stay in Florida because they can get "more home" for their money in states like North Carolina. As shown in the table at the end of this overview, there is a large gap between what a median income household can afford to pay and the cost of a median priced home in many counties. The business community, including the Florida Chamber of Commerce and many local economic development councils, and public sector employers, including Florida's military installations, have acknowledged concerns with employee recruitment and retention.

Many of these employees are living in two-earner families with incomes slightly above those served by traditional affordable housing programs. The 2006 Legislature responded to these concerns by creating and providing one-time funding for the Community Workforce Housing Innovation Pilot Program. The purpose of the pilot is to promote innovative ways to reduce the cost of building housing and find new financing tools other than well-used housing programs to expand the affordable housing toolbox. Through financing in the form of forgivable loans, the pilot encourages development of local regulatory incentives, such as land use strategies, and involvement of non-traditional partners, such as school districts and private sector employers which may have land or other capacity to offer for workforce housing.

The program encourages local governments to remove regulatory barriers and adopt development processes and land use incentives to support the creation of affordable housing. CWHIP targets higher incomes than are generally served through other affordable housing programs. Households with incomes at or below 140 percent of AMI may be served, with income limits going up to 150 percent of AMI in the Keys.

The pilot program has evinced strong interest from diverse entities across the state, including businesses and others who haven't traditionally participated in affordable housing programs. That, combined with data compiled about the income/housing price gap and anecdotal evidence of local impacts to businesses, suggests that the current market is failing even those with incomes above the median.

Land use and other regulatory barriers are among the complicated reasons why the market is failing this higher income group. At local workforce housing meetings, experts have indicated that the land use and development framework at the state, regional and local level has never blended well with the affordable housing delivery system – even with the requirement of a local comprehensive plan housing element. The current framework has created onerous, expensive development processes in many communities. While it is not the only factor, this impacts the market's ability to ensure that families above median income can afford to purchase a home.

The median size of homes (and the amenities within) have grown over time, and Florida Housing has recognized that an interesting opportunity may exist with the public discussion about "Katrina cottages" – that bigger is not always better, and that design matters.

Green Building

"Green building" is a whole-systems approach to the design, construction and operation of buildings from the early stages of development through to operation and maintenance of a property. The objectives of this approach are to increase building longevity, reduce utility and maintenance costs and enhance comfort and livability. Studies have shown that green building benefits lower income families in a variety of ways. In 2006, Florida Housing created a Green Building Work Group to examine best practices of green building, considering the costs and benefits of each practice and which of these make sense for Florida Housing to encourage in affordable multifamily housing. Because utilities and other costs to operate multifamily housing are increasing even as allowable rents stay flat, developers of affordable housing have expressed a strong interest in working with Florida Housing to develop green standards and incentives for affordable housing in Florida. The Work Group will present recommendations to Florida Housing and stakeholders in mid-2007.

¹Comparing U.S. HUD 2002-2005 median family incomes for Florida with median existing home prices from the Florida Association of Realtors.

²This includes public housing and units financed by U.S. HUD and U.S. Department of Agriculture's Rural Development.

2005 Gap Between Buying Power and Median Sales Price, by County for Homesteaded Single Family Homes

Counties are listed in order, from those with the largest gaps between buying power and sales price, to those with no gap.

County	Median Income for Family of 4	Buying Power (Income x 3)	Median Sales Price	Gap Between Buying Power & Sales Price	County	Median Income for Family of 4	Buying Power (Income x 3)	Median Sales Price	Gap Between Buying Power & Sales Price
Monroe County	\$58,450	\$175,350	\$660,000	\$484,650	Citrus County	\$42,050	\$126,150	\$165,000	\$38,850
Collier County	\$63,300	\$189,900	\$433,000	\$243,100	Levy County	\$35,200	\$105,600	\$144,200	\$38,600
Palm Beach County	\$62,100	\$186,300	\$396,800	\$210,500	Okeechobee County	\$41,900	\$125,700	\$160,000	\$34,300
Walton County	\$44,000	\$132,000	\$320,000	\$188,000	Gilchrist County	\$39,800	\$119,400	\$153,500	\$34,100
Martin County	\$52,450	\$157,350	\$339,900	\$182,550	Alachua County	\$53,550	\$160,650	\$191,000	\$30,350
Miami-Dade County	\$46,350	\$139,050	\$318,000	\$178,950	Polk County	\$47,600	\$142,800	\$172,100	\$29,300
Broward County	\$58,100	\$174,300	\$330,000	\$155,700	Columbia County	\$41,250	\$123,750	\$152,550	\$28,800
Manatee County	\$55,900	\$167,700	\$306,000	\$138,300	Clay County	\$57,850	\$173,550	\$199,100	\$25,550
Franklin County	\$35,850	\$107,550	\$233,000	\$125,450	Gulf County	\$41,700	\$125,100	\$150,000	\$24,900
Lee County	\$54,100	\$162,300	\$279,500	\$117,200	Wakulla County	\$51,300	\$153,900	\$178,700	\$24,800
St. Johns County	\$57,850	\$173,550	\$289,050	\$115,500	Lafayette County	\$40,300	\$120,900	\$145,000	\$24,100
Sarasota County	\$55,900	\$167,700	\$270,000	\$102,300	Jefferson County	\$46,600	\$139,800	\$162,000	\$22,200
Seminole County	\$55,100	\$165,300	\$260,000	\$94,700	Suwannee County	\$39,150	\$117,450	\$139,500	\$22,050
Orange County	\$55,100	\$165,300	\$260,000	\$94,700	Highlands County	\$46,100	\$138,300	\$159,200	\$20,900
Charlotte County	\$49,150	\$147,450	\$230,000	\$82,550	Leon County	\$57,700	\$173,100	\$190,900	\$17,800
St. Lucie County	\$52,450	\$157,350	\$237,000	\$79,650	Duval County	\$57,850	\$173,550	\$187,500	\$13,950
Florida	\$52,550	\$157,650	\$235,000	\$77,350	Hernando County	\$52,150	\$156,450	\$169,500	\$13,050
Sumter County	\$43,800	\$131,400	\$207,200	\$75,800	Glades County	\$41,000	\$123,000	\$134,900	\$11,900
Hillsborough County	\$52,150	\$156,450	\$230,000	\$73,550	Putnam County	\$41,000	\$123,000	\$131,700	\$8,700
Flagler County	\$48,650	\$145,950	\$215,000	\$69,050	Baker County	\$51,400	\$154,200	\$160,200	\$6,000
Osceola County	\$55,100	\$165,300	\$230,000	\$64,700	Escambia County	\$50,700	\$152,100	\$150,900	-\$1,200
Indian River County	\$53,250	\$159,750	\$223,000	\$63,250	Union County	\$42,700	\$128,100	\$125,400	-\$2,700
Santa Rosa County	\$50,700	\$152,100	\$214,150	\$62,050	Washington County	\$38,400	\$115,200	\$112,500	-\$2,700
Brevard County	\$54,900	\$164,700	\$226,000	\$61,300	Liberty County	\$40,900	\$122,700	\$114,700	-\$8,000
DeSoto County	\$39,950	\$119,850	\$180,250	\$60,400	Bradford County	\$45,300	\$135,900	\$125,000	-\$10,900
Pinellas County	\$52,150	\$156,450	\$214,500	\$58,050	Jackson County	\$41,900	\$125,700	\$110,000	-\$15,700
Lake County	\$55,100	\$165,300	\$221,250	\$55,950	Calhoun County	\$37,000	\$111,000	\$92,000	-\$19,000
Volusia County	\$48,650	\$145,950	\$201,500	\$55,550	Madison County	\$37,000	\$111,000	\$91,250	-\$19,750
Bay County	\$49,300	\$147,900	\$202,400	\$54,500	Hamilton County	\$34,950	\$104,850	\$85,000	-\$19,850
Hendry County	\$40,100	\$120,300	\$169,900	\$49,600	Hardee County	\$37,600	\$112,800	\$92,700	-\$20,100
Okaloosa County	\$55,150	\$165,450	\$213,900	\$48,450	Dixie County	\$37,900	\$113,700	\$92,500	-\$21,200
Pasco County	\$52,150	\$156,450	\$204,200	\$47,750	Taylor County	\$40,150	\$120,450	\$90,000	-\$30,450
Nassau County	\$57,850	\$173,550	\$221,000	\$47,450	Gadsden County	\$57,700	\$173,100	\$139,000	-\$34,100
Marion County	\$43,100	\$129,300	\$170,000	\$40,700	Holmes County	\$40,900	\$122,700	\$79,900	-\$42,800

Source: County Property Appraiser data, Florida Department of Revenue, compiled by The Shimberg Center for Affordable Housing

NOTES:

1. County property appraiser data are the source for this chart. Data cover single family sales by county in 2005 for those properties claiming homestead exemption in the following year. These data include all single family sales in a year, unlike other data sources which often do not compile all sales (e.g., non-Realtor sales, new home sales). At this time, county appraiser data appear to be the most comprehensive and consistent source of information across the state.
2. Median incomes are provided by the U.S. Dept of Housing and Urban Development for each year. Median incomes refer to the median income for a family of four by Metropolitan Statistical Area (MSA) or non-MSA county.
3. Buying power assumes the family can obtain a mortgage at today's levels of approximately three times (3x) the amount of a family's income. This assumption is an estimate only and does not take into consideration a family's debt obligations, i.e., it assumes zero debt (maximum buying power).
4. The formula for the gap between buying power and median sales price subtracts buying power (i.e., what the family can afford) from the median sales price to determine how much subsidy a family would need to purchase a median priced single family home. Then counties were placed in order from those with the largest gap to those with the smallest gap.



Community Workforce Housing Innovation Pilot Program

The 2006 Florida Legislature passed House Bill 1363 (Ch. 2006-69, s. 27, Laws of Fla.), providing \$50 million for an affordable housing pilot program called the Community Workforce Housing Innovation Pilot Program (CWHIP). This program targets households earning higher incomes than traditionally served through other affordable housing programs, and creates multifamily or single family housing for essential services personnel, such as teachers, firefighters, healthcare providers and others as defined by local governments. Households earning up to 140 percent of area median income (AMI) may be served through this program (150 percent of AMI in the Florida Keys).

The purpose of this pilot program is to promote the creation of public-private partnerships to finance, build and manage workforce housing. It requires the coordinated efforts of all levels of government as well as private sector developers, financiers, business interests and service providers. The program also encourages development of innovative local regulatory incentives, such as land use strategies, and involvement of non-traditional partners, such as school districts and private sector employers.



Program Summary

- Florida Housing issued a request for proposals (RFP) in October 2006, making \$50 million available to public-private partnerships around the State for workforce housing. Applicants could request up to \$5 million per project. Funds will be awarded to winning applicants in 2007.

Rental Housing Programs

State Apartment Incentive Loan
Elderly Housing Community Loan
Florida Affordable Housing Guarantee Program
Multifamily Mortgage Revenue Bonds
Low-Income Housing Tax Credits
HOME Investment Partnerships







The State Apartment Incentive Loan (SAIL) program provides low-interest loans on a competitive basis to developers of affordable rental housing each year. SAIL funds provide gap financing that allow developers to obtain the full financing needed to construct affordable multifamily units. SAIL dollars are available to public entities and nonprofit or for-profit organizations for the construction or substantial rehabilitation of multifamily units. Special consideration is given to properties that target specific demographic groups such as the elderly, homeless people, farmworkers, and commercial fishing workers.

Program Summary

- \$70,664,000 provided toward the construction of affordable housing developments.
- 4,782 total units awarded funding.
- Of the total units, 4,562 set aside as affordable.
- Incomes Served - A minimum of 20 percent of the units must be set aside for households earning up to 50 percent of area median income (AMI) or, when SAIL is used in conjunction with Housing Credits, a minimum of 40 percent of the units must serve households earning no more than 60 percent of

State Apartment Incentive Loan

A portion of State Apartment Incentive Loan program funding is set aside for the Elderly Housing Community Loan (EHCL) program. This program provides up to \$750,000 in loans per development to make substantial improvements to existing affordable elderly rental housing. The EHCL program generally has one competitive funding cycle each year and the application period is open for a minimum of 30 days. These funds are available for the purpose of making building preservation, sanitation repairs or improvements required by federal, state or local regulation codes, and for life safety or security related



improvements.

Program Summary

- \$879,761 in total funding provided.
- 401 total units benefited from the program.

Elderly Housing Community Loan



The Florida Affordable Housing Guarantee Program (Guarantee Program) encourages affordable housing lending by issuing guarantees on financing for affordable housing. This program provides guarantees on taxable and tax-exempt bonds, and creates a security mechanism that allows lenders to sell affordable housing loans in the secondary market. It also encourages affordable housing lending activities that would not otherwise have taken place. Most of the units in this portfolio are partially guaranteed by the U.S. Department of Housing and Urban Development (HUD) Risk Sharing Program.

Program Summary

Total units in the Guarantee Program portfolio, as of December 31, 2006 were 26,048 comprised as follows:

- Risk-Sharing: 17,622
- Non-Risk Sharing: 8,426
- Incomes Served - Households earning up to 120 percent of area median income (AMI). However, the income levels served are generally lower based on income restrictions set by the programs providing the primary financing.
- Funding Sources - State Housing Trust Fund and bonds issued pursuant to Section 420.5092, Florida Statutes.

Florida Affordable Housing Guarantee Program

The Multifamily Mortgage Revenue Bond program uses both taxable and tax-exempt bonds to provide below market rate loans to nonprofit and for-profit developers who set aside a certain percentage of their apartment units for low-income families. Proceeds from the sale of these bonds are used to construct or acquire and rehabilitate multifamily rental properties. The Bond program's application scoring and ranking criteria encourage increased set-asides for low-income households. Special consideration is given to properties that target specific geographic areas such as HOPE VI communities.



Program Summary

- \$263,815,000 provided toward affordable housing development,
- 3,519 total units created,
- Of the total units, 3,392 set aside as affordable.
- Incomes Served - A minimum of 20 percent of the units must be set aside for households earning up to 50 percent of area median income (AMI) or less, or a minimum of 40 percent set aside for households earning up to 60 percent of AMI or less. Due to competition for funds and a combination of funding sources, most funded properties set aside higher percentages of units for a range of AMIs up to 60 percent.
- Funding Source - Bond cap allocation through the U.S. Treasury.

Multifamily Mortgage Revenue Bonds



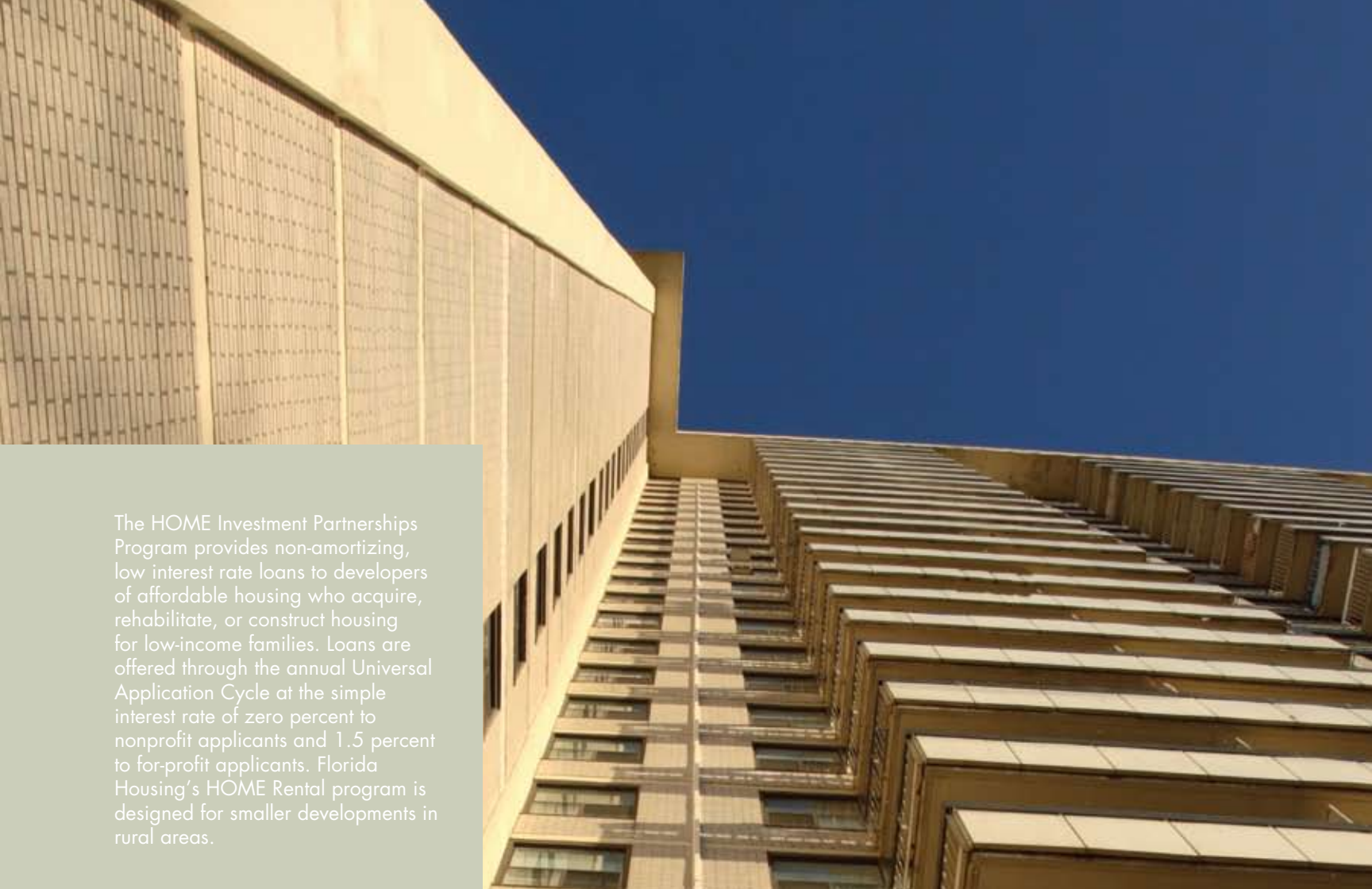
The competitive (9%)* and noncompetitive (4%)* Low-Income Housing Tax Credit program (Housing Credits) provides for-profit and nonprofit organizations with equity based on a dollar-for-dollar reduction in federal tax liability for investors, in exchange for the acquisition and rehabilitation, rehabilitation or new construction of affordable rental housing units. Special consideration is given to properties that target specific demographic groups such as the elderly, homeless people and farmworkers. Consideration is also given to properties that target specific geographic areas such as the Florida Keys, rural areas, urban infill areas, and Front Porch Florida communities.

**Affordable housing developments that are at least 50 percent funded by tax-exempt bond financing are eligible to receive an allocation of noncompetitive (4%) Housing Credits. Competitive (9%) Housing Credits are available for housing developments not receiving tax-exempt bond financing. The Internal Revenue Service (IRS) establishes the 9% and 4% rates. The amount of Housing Credits allocated toward a development is determined by a formula which multiplies the eligible costs of construction by the percentage of units or floor space set aside for low-income tenants, and that number is then multiplied by the rate established by the IRS. A developer sells their Housing Credit award to investors for a current rate of about .90 on the dollar, multiplied by ten years (the period for which the credit can be taken).*

Program Summary

- \$57,372,388 in competitive (9%) Housing Credits allocated, (a portion of these funds are from commitments of 2007 Housing Credits)
 - 3,601 total units created,
 - Of the total units, 3,557 are set aside as affordable.
- \$9,300,768 in noncompetitive (4%) Housing Credits allocated,
 - 2,622 total units created,
 - Of the total units, 2,443 set aside as affordable.
- Incomes Served - A minimum of 20 percent of the units must be set aside for households earning up to 50 percent of area median income (AMI), or a minimum of 40 percent of the units must be set aside for households earning up to 60 percent of AMI.
- Funding Source - Federal tax credits from the U.S. Treasury.

Low-Income Housing Tax Credits



The HOME Investment Partnerships Program provides non-amortizing, low interest rate loans to developers of affordable housing who acquire, rehabilitate, or construct housing for low-income families. Loans are offered through the annual Universal Application Cycle at the simple interest rate of zero percent to nonprofit applicants and 1.5 percent to for-profit applicants. Florida Housing's HOME Rental program is designed for smaller developments in rural areas.



Program Summary

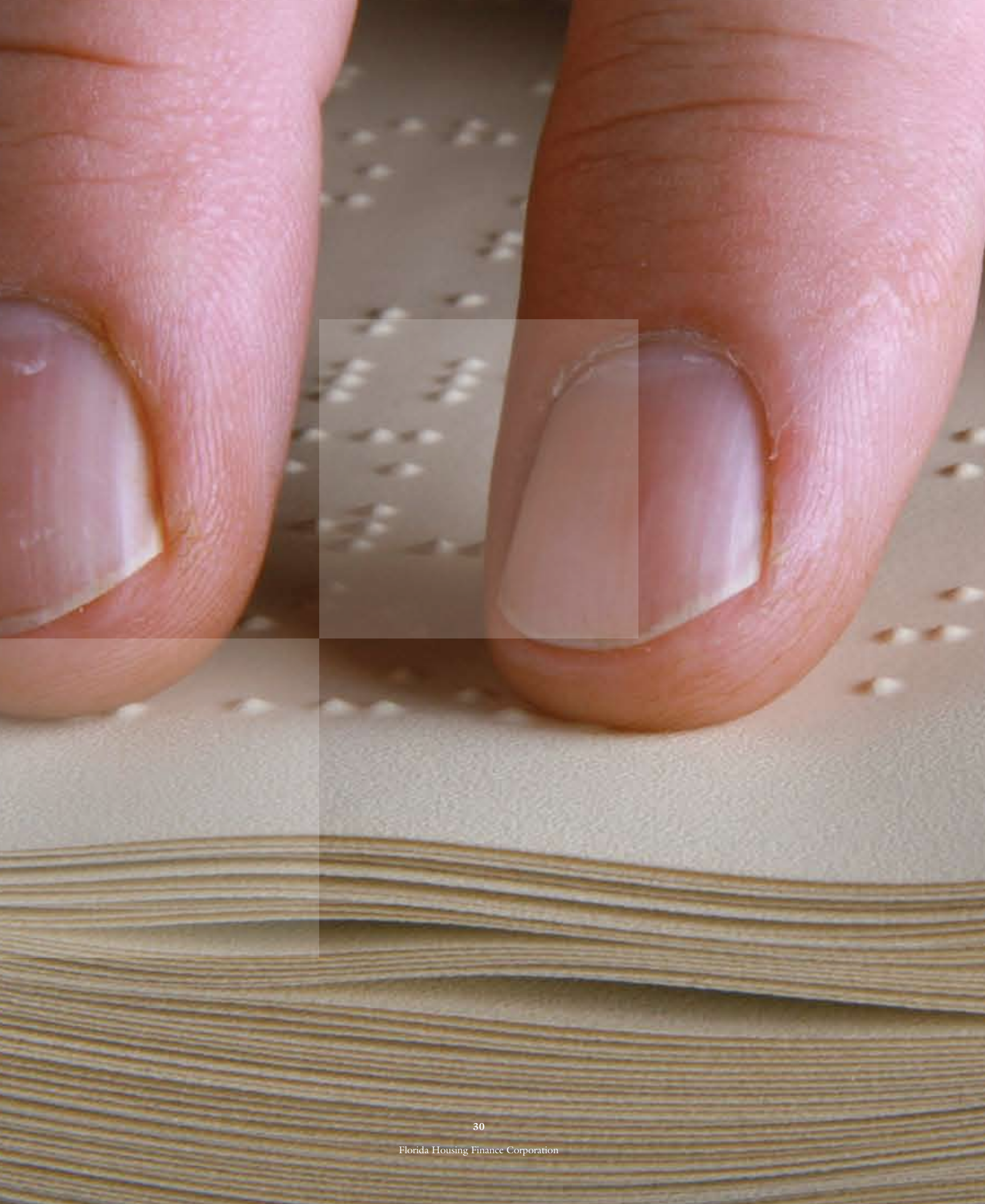
- \$30,399,852 in total funding provided,
- 378 total units created,
- Of the total units, 372 set aside as affordable.
- Incomes Served - A minimum of 20 percent of HOME-assisted units must be set aside for households earning up to 50 percent of area median income (AMI), with the balance of the HOME-assisted units for households earning up to 60 percent of AMI.
- Funding Source - U.S. Department of Housing and Urban Development.

HOME Investment Partnerships

FloridaHousingSearch.org

A New Affordable
Rental Housing
Locator







Special Programs

Demonstration Loans
State Housing Initiatives Partnership
Affordable Housing Catalyst Program
Predevelopment Loan Program
Special Needs Housing



Florida Housing makes available Demonstration Loans through a request for proposals (RFP) process one or more times throughout the year. These demonstrations have allowed Florida Housing to learn more about the financing needs of specialized housing. Each RFP is developed to address a certain type of special needs housing. Demonstration Loans have been approved for housing targeted to special needs populations, such as homeless people and elders, farmworkers, persons with disabilities and victims of domestic violence. Through a 2006 RFP, Florida Housing awarded loans to address the need for housing opportunities for youth aging out of the foster care system.



Program Summary

- \$2,599,000 in total funding provided,
- 52 total units awarded funding,
- All 52 are set aside for youth aging out of foster care.

Demonstration Loans

The State Housing Initiatives Partnership (SHIP) program provides funds to local governments on a population-based formula as an incentive to produce and preserve affordable housing for very low, low, and moderate income families. These funds are derived from the collection of documentary stamp tax revenues, which are deposited into the Local Government Housing Trust Fund. SHIP funds are distributed on an entitlement basis to all 67 counties and 50 Community Development Block Grant entitlement cities in Florida*. The minimum allocation per county is \$350,000, and a minimum of 65 percent of a local government's SHIP funds must be targeted to homeownership. SHIP dollars may be used to fund emergency repairs, new construction, rehabilitation, down payment and closing cost assistance, impact fees, construction and gap financing, mortgage buy-downs, acquisition of property for affordable housing, matching dollars for federal housing grants and programs, and homeownership counseling. Each participating local government may use up to 10 percent of its SHIP funds for administrative expenses.

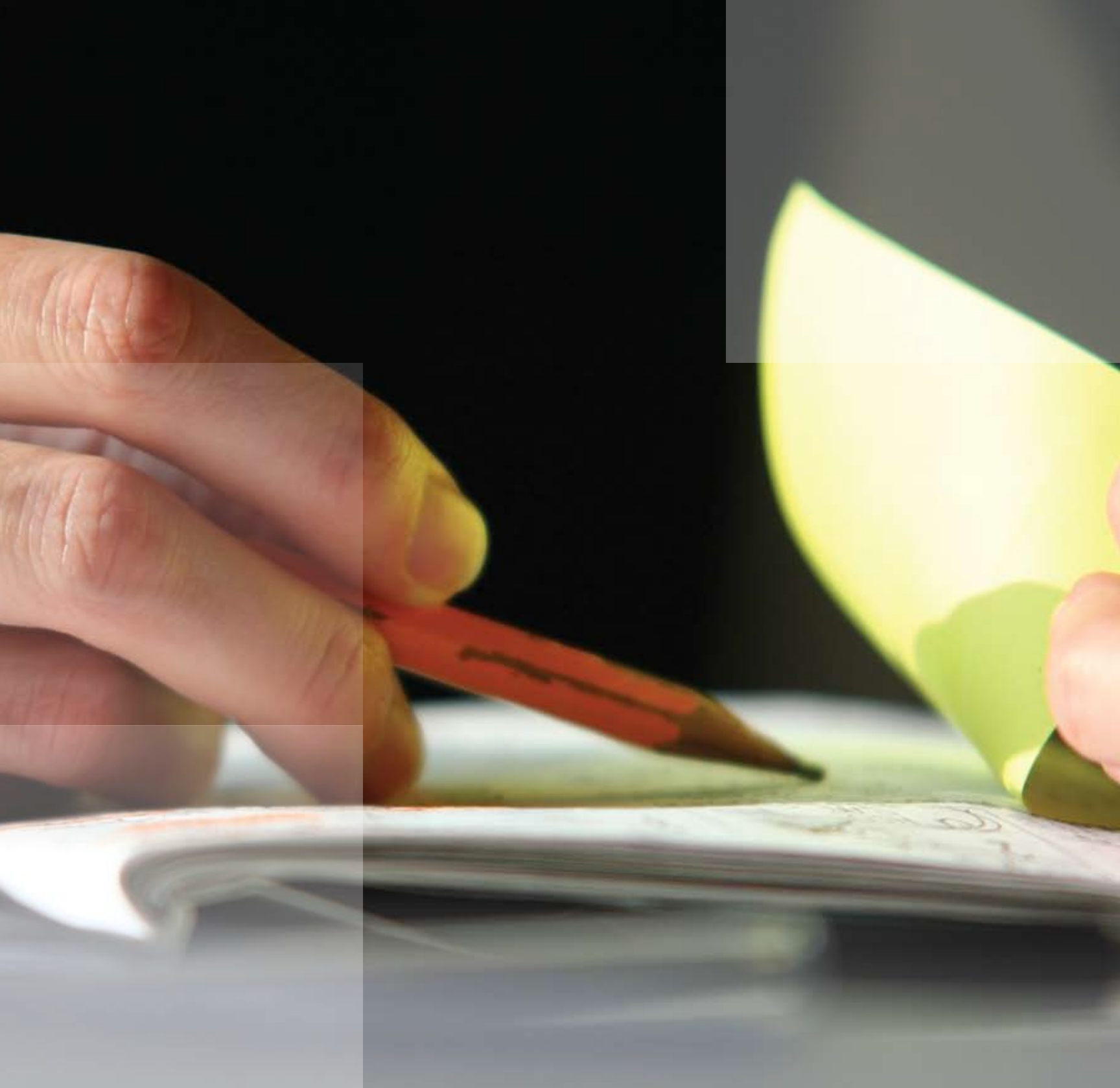
Program Summary

- \$130,756,501 distributed to local governments in 2003-2004,*
- \$138,587,364 targeted toward homeownership activities by local governments, with 9,396 homeownership units provided,
- \$13,452,687 targeted toward rental housing activities by local governments, with 3,228 rental housing units provided,
- Funding Source - Local Government Housing Trust Fund.

**SHIP information is from the most recently closed year (Fiscal Year 2003-2004). Pursuant to Florida law, local governments have three years to expend funds. Note that in 2003-2004, only 48 entitlement cities were eligible for SHIP funds. Totals for rental and homeownership funding are higher than the total distribution from the state, because local governments use program income, recaptured funds and other SHIP income to fund housing.*



State Housing Initiatives Partnership



Affordable Housing Catalyst Program

The Affordable Housing Catalyst Program provides on-site and telephone technical assistance and training on the State Housing Initiatives Partnership Program (SHIP) and other affordable housing programs to local governments and nonprofits throughout the state. This technical assistance includes assisting agencies in leveraging those dollars with other public and private funding sources, training on forming local and regional public/private partnerships, working effectively with lending institutions, implementing regulatory reform, training for nonprofit boards of directors, implementing rehabilitation and emergency repair programs, developing volunteer programs, assisting with the design and establishment of fiscal and program tracking systems, and compliance requirements of state and federally funded housing programs. Workshops are conducted throughout the year at locations around the state.

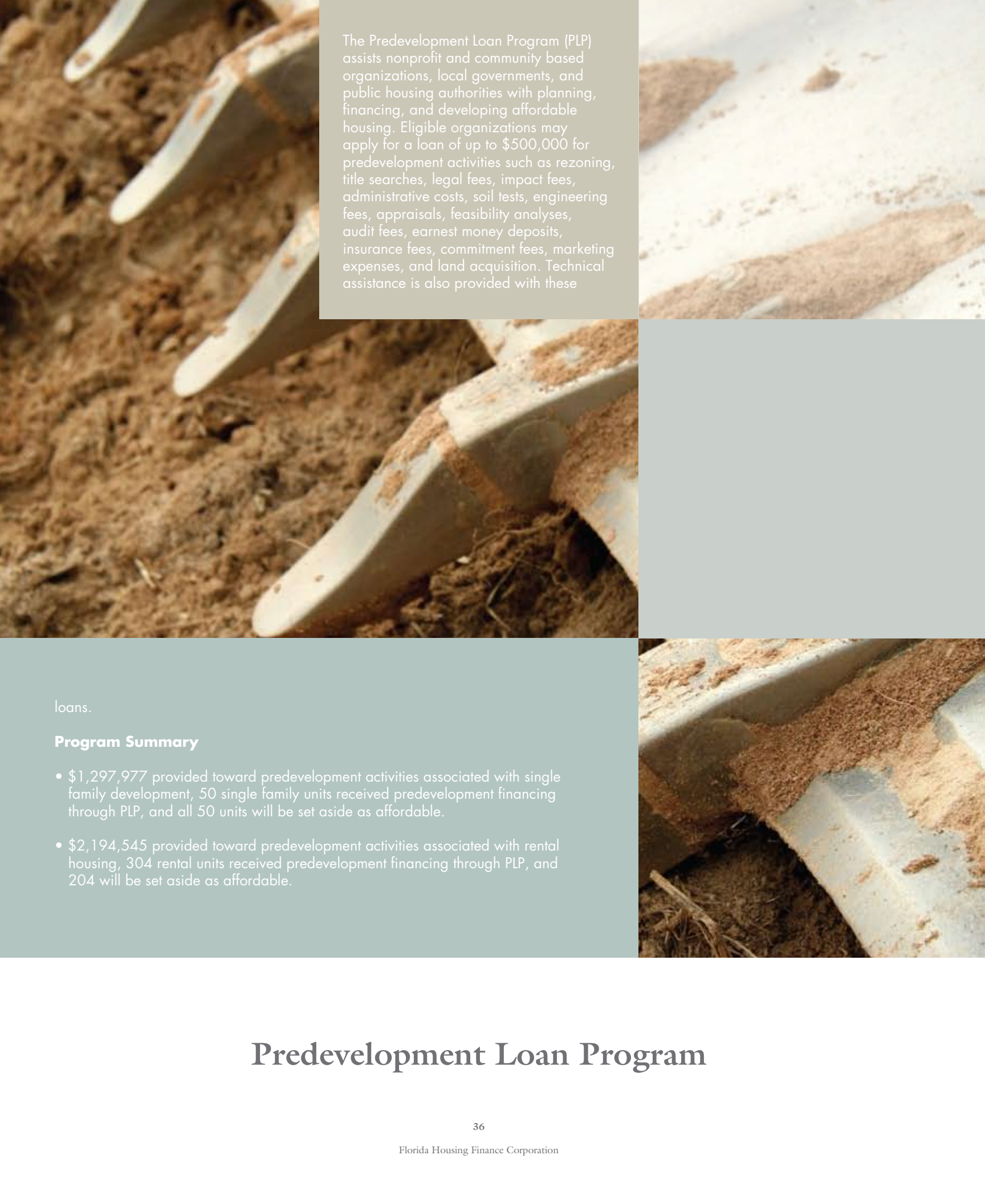
Florida Housing contracts with the nonprofit Florida Housing Coalition to provide this training and technical assistance statewide. The Florida Housing Coalition's technical assistance team consists of a highly skilled and geographically dispersed network of professional staff knowledgeable in all areas of the development of affordable housing.



Program Summary

The Catalyst Program provides a variety of workshops and one-on-one onsite training for local governments and nonprofit developers of affordable single family and multifamily housing, including:

- Planning for a Community's Affordable Housing Needs
- Serving the Needs of Extremely Low-Income Households
- Homebuyer Counseling and Training
- Bond Financing for Rental Development
- Disaster Preparedness
- The Development Process
- Community Land Trusts
- A Quantitative Analysis of the SHIP Program
- Creating and Sustaining Affordable Housing For Long-Term Affordability
- Income Compliance and Program Management
- Enhancing Your Housing Strategies
- Manufactured Housing
- Alternative Funding Sources
- Underwriting: What To Expect After You Are Funded
- Planning, Financing, & Developing Affordable Housing For Ownership
- Understanding The Income Qualification Process
- The Pre-Development Process
- Joint Ventures: How And When To Partner
- Planning, Financing and Developing Affordable Rental Housing
- Foreclosure Prevention
- Housing Counseling Certification
- Developing Housing for Extremely Low-Income Households



The Predevelopment Loan Program (PLP) assists nonprofit and community based organizations, local governments, and public housing authorities with planning, financing, and developing affordable housing. Eligible organizations may apply for a loan of up to \$500,000 for predevelopment activities such as rezoning, title searches, legal fees, impact fees, administrative costs, soil tests, engineering fees, appraisals, feasibility analyses, audit fees, earnest money deposits, insurance fees, commitment fees, marketing expenses, and land acquisition. Technical assistance is also provided with these

loans.

Program Summary

- \$1,297,977 provided toward predevelopment activities associated with single family development, 50 single family units received predevelopment financing through PLP, and all 50 units will be set aside as affordable.
- \$2,194,545 provided toward predevelopment activities associated with rental housing, 304 rental units received predevelopment financing through PLP, and 204 will be set aside as affordable.

Predevelopment Loan Program



There is a continuing need for housing for populations with special needs such as farmworkers, homeless people and those at risk of homelessness, frail elders, and people with disabilities. Providing housing for these populations is not easily met through Florida Housing's mainstream programs. To provide another funding mechanism for housing targeted to these groups, in 2006 Florida Housing awarded loans for smaller developments through a request for proposals.

Program Summary

- \$9,461,316 in HOME funds was awarded to five developments with a total of 147 units for homeless people, frail elders, and people with disabilities. All 147 units



Special Needs Housing

Hurricane Housing Recovery in Florida

Hurricane Housing Recovery Program

HOME Again

Rental Recovery Loan Program

Tenant-Based Rental Assistance

Farmworker Housing Recovery and
Special Housing Assistance and Development Programs





The \$208 million Hurricane Housing Recovery Program (HHRP) was established to enable local governments impacted by the 2004 hurricanes to develop and implement long-term affordable housing strategies for their communities. The Governor's 2005 Hurricane Housing Work Group identified 28 counties that would be eligible for funding through this program and recommended various funding levels for each of those counties. The Legislature made those funds available on July 1, 2005. Local governments developed and submitted disaster recovery plans to Florida Housing that outlined how their funding would be spent. Local governments are currently in varying stages of rebuilding and recovery using HHRP funds.



Program Summary

- HHRP was developed to assist households earning incomes up to 120 percent of area median income (AMI), with 15 percent of program funds reserved for extremely low-income households. The program is much like the State Housing Initiatives Partnership (SHIP) program.
- Eligible Activities include:
 - Repair and replacement of site built housing;
 - Land acquisition;
 - Construction and development financing;
 - Down payment, closing costs, and purchase price assistance for site-built and post-1994 manufactured homes where the wind load rating is sufficient for the location;
 - The acquisition of building materials for home repair and construction;
 - Housing re-entry assistance, such as security deposits, utility deposits, and temporary storage of household furnishings, rental assistance; and
 - Community collaboration activities to develop affordable housing.
- \$207,480,001 allocated,
- \$68,674,378 encumbered and expended for homeownership units to date,
- \$37,389,684 encumbered and expended for rental units to date.

Hurricane Housing Recovery Program



In response to the devastating 2004 hurricane season, Florida Housing created the HOME Again program, providing \$21 million statewide to help hurricane-impacted homeowners with the repair, reconstruction or replacement of their damaged homes. The allocation focused on the most intensively storm-impacted areas of the state and provides local governments and nonprofit organizations home repair or replacement funding — on a reimbursement basis — on behalf of homeowners in communities that were declared state or federal disaster areas.

The program provided up to \$50,000 per project to homeowners whose gross annual incomes did not exceed 80 percent of area median income (AMI), living in single family detached housing, a condominium unit or town home, or a manufactured housing unit. In 2006, all available funding was awarded to successful applicants, many of whom have begun providing assistance to homeowners in their local communities.

Program Summary

- \$18,050,000 in total funds committed,
- \$5,179,830 disbursed to date,
- 124 hurricane-impacted homes repaired or replaced.

HOME Again

The Rental Recovery Loan Program made funds available to affordable housing developers in 2006 as a means of leveraging existing federal rental financing programs, such as Multifamily Mortgage Revenue Bonds and Housing Credits. One of the goals of this program was to facilitate the production of additional affordable rental housing stock in areas hurt by the hurricanes. Eligible developments were prioritized based on Tier I, II or III counties.*

**Tier I:*

Brevard, Broward, Charlotte, DeSoto, Escambia, Hardee, Hendry, Indian River, Martin, Miami-Dade, Florida Keys Area (Monroe County), Okeechobee, Palm Beach, Polk, St. Lucie, Santa Rosa

**Tier II:*

Collier, Franklin, Glades, Highlands, Lee, Orange, Osceola, Volusia

**Tier III:*

Alachua, Baker, Bay, Bradford, Calhoun, Citrus, Clay, Columbia, Dixie, Duval, Flagler, Gadsden, Gilchrist, Gulf, Hamilton, Hernando, Hillsborough, Holmes, Jackson, Jefferson, Lafayette, Lake



Program Summary

- At least 70 percent of the units must be set aside for those at or below 60 percent of area median income (AMI), and a minimum of 15 percent set aside for extremely low-income (ELI).
- Units must be set aside as affordable for at least 50 years.
- For each ELI unit that a developer commits to set aside for at least 20 years, there is a supplemental loan amount up to \$75,000.
- Rents for all units financed through this program are restricted at the appropriate income level using the restricted rents applicable for the Low-Income Housing Tax Credit program.
- \$94,170,000 in funds awarded,
- 1,010 total units awarded funding,
- Of the total units, 986 set aside as affordable.

**These awards are subject to conclusion of appeal hearings and final approval by Florida Housing's Board of Directors.*

Rental Recovery Loan Program



Florida Housing has set aside nearly \$22 million from its Federal HOME (HOME Investment Partnership) program toward temporary rental assistance for emergency housing in response to the devastation caused by hurricanes Charley, Frances, Ivan or Jeanne. The availability of HOME Tenant-Based Rental Assistance (TBRA) funds is granted to qualifying Public Housing Authorities (PHAs) that currently administer the HUD Section 8 Housing Choice Voucher Program. TBRA provides decent, safe and sanitary housing to eligible families with preference given to those that have been displaced by the hurricanes.

Eligible households include those who have incomes at or below 80 percent of area median income, adjusted for family size, as established by HUD. For each fiscal year, at least 90 percent of the eligible households assisted through HOME TBRA must be at or below 60 percent of area median income. Rental assistance is limited to an initial



12-month period, but in no event will assistance be extended beyond an additional one year.

Program Summary

- \$21,630,000 encumbered to date,

Tenant-Based Rental Assistance

The 2006 Florida Legislature passed House Bill 1363 (Ch. 2006-69, s. 27, Laws of Fla.), a bill focused on addressing the affordable housing challenges faced by the State. This included \$15 million to fund two hurricane recovery programs originally recommended by the 2005 Hurricane Housing Work Group: the Farmworker Housing Recovery Program (FHRP) and the Special Housing Assistance and Development Program (SHADP). These funds were offered through a competitive application process to fund housing provided by nonprofits, public housing authorities and other providers of affordable housing.

Program Summary

- \$3,908,485 in total funding provided,*
- 84 total units created,
- All 84 are set aside as affordable for frail elderly, homeless and farmworker.

**Remaining funds shall be awarded in 2007.*



Farmworker Housing Recovery and Special Housing Assistance and Development Programs





2006 Annual Report

Editor **Ian Smith**
Contributing Editor **Nancy Muller**

Design/Production **Jenifer Stern**

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Steve Auger Executive Director
Sheila Freaney Board Liaison/Executive Assistant

Stephanie Sgouros Inspector General/Ethics Officer
Sheila O’Kane Systems Auditor
Larry White Internal Accounts Auditor
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Susan Parks Chief Information Officer
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Wellington Meffert General Counsel
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Robert Pierce Assistant General Counsel
Matt Sirmans Assistant General Counsel
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Donna Light Human Resources Director
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Yoshieka Frison Document Imaging Coordinator
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Delbra Percy Administrative Assistant
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Dave Sutton Program Analyst

Nancy Muller Policy Director
Bill Aldinger Supportive Housing Coordinator
Sherri Baker Senior Policy Analyst
Elaine Roberts Senior Policy Analyst
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Study Commission Director

Jon Frederick Research Intern
Robert Dearduff Special Programs Administrator and
Local Government Liaison
Darlene Raker SHIP Program Manager
Terry Auringer SHIP Program Financial Manager
Amanda Franklin Special Programs Manager
Leslie Warren Special Programs Senior Analyst

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Tammy Mixon Bond Fund Accountant
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Edny Sanchez-Gammons Bond Administration
Senior Analyst II

Kyle Bedran Bond Administration Intern
Diane Carr Loan Servicing Administrator
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Glenda Lang Senior Financial Analyst
Diane Rommel Loan Servicing Manager
Richard Scott Loan Servicing Manager
DeAnna Roberts Loan Servicing Senior Analyst
Irene Kitchen Loan Servicing Specialist

Laura Cox Director of Asset Management &
Guarantee Program

Brooklyn Paige Administrative Assistant
Janet Peterson Asset Management Systems Manager
Barbie Goodson Asset Management Senior Analyst
Nyankor Matthew Asset Management Senior Analyst
Donna Ray Asset Management Analyst
Fabian Ortiz Asset Management Analyst

Matt Jugenheimer Asset Management Manager
Marva Bonner Asset Management Senior Analyst
Pat Thompson Asset Management Senior Analyst
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Kevin Pichard Assistant Director of
Guarantee Program
Brian Williams Guarantee Program
Senior Asset Manager

Tamara Alford Guarantee Program Asset Manager
Beverly Cliett Guarantee Program Asset Manager
Amy Harrison Guarantee Program Analyst
Todd Fowler Special Assets Director
Tim Kennedy Special Assets Manager
Elissa Brockmeier Special Assets Manager

Vicki Robinson Deputy Development Officer
Blake Carson Multifamily Program Specialist
Gayle White Housing Development Manager
Derek Helms Multifamily Loans Administrator
Jessie Pitt Multifamily Loans Manager
Jody Bedgood Multifamily Loans Manager
Carolyn Hayse Multifamily Loans Manager
Heather Boyd Multifamily Loans Manager
Melanie Jordan Multifamily Loans Senior Analyst
Jennifer Chester Housing Credits Administrator
Amy Garmon Housing Credits Manager
William Cobb Housing Credits Manager
Mark Carter Housing Credits Specialist
Jade Oliver Housing Credits Analyst
Karla Brown Housing Credits Senior Analyst

David Westcott Deputy Development Officer
Gale Johnson Homeownership Programs
Administrative Assistant

Fran Pheeny Single Family Programs Administrator
Charles White Single Family Bonds Manager
Natalyne Zanders Single Family Senior Analyst
Nicole Gibson Homeownership Program Administrator
Bridget Warring Homeownership Program Manager
Donna Phillips Homeownership Program Specialist

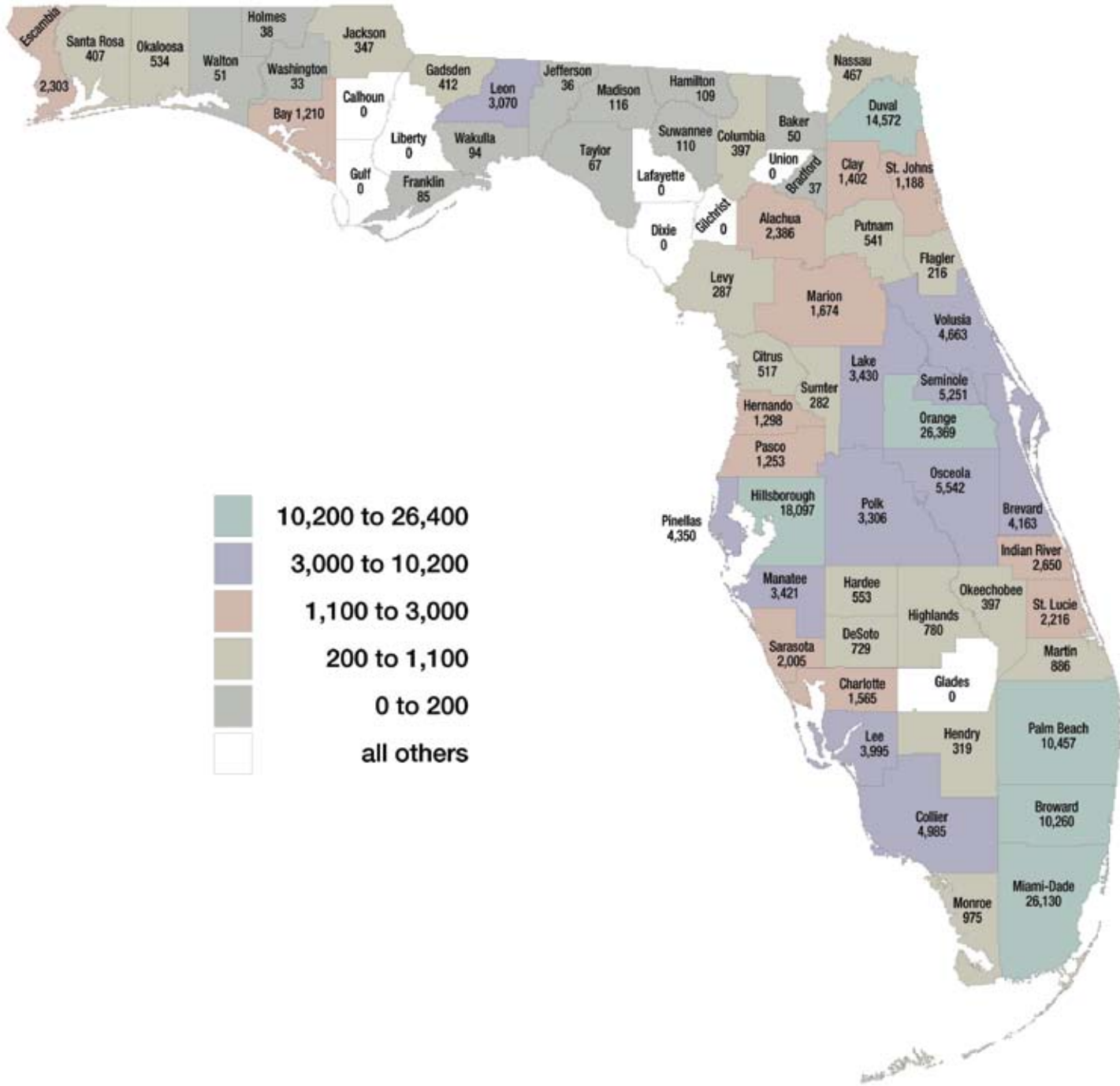
Wayne Conner Deputy Development Officer
Linda Henderson Multifamily Bonds
Administrative Assistant

Shannon Rivera Multifamily Bonds Manager
David Woodward Multifamily Bonds Manager
Jan Rayboun Loan Closing Coordinator
Tammy Bearden Loan Closing Manager

Florida Housing Staff and Annual Report Credits

Total Rental Units Funded by Florida Housing Since 1982 ▼

This map is color coded to display a by-county count of all of the multifamily rental units that have received an allocation of resources through Florida Housing's rental programs since 1982 and currently provide affordable housing or are in the construction pipeline. A majority of these units serve households earning 60 percent of area median income or less.



2006 Program Demographics ▼

State Apartment Incentive Loan (SAIL)*

Number of people served in 2006 (all existing units) 94,838

By age

0-17 38,842
 18-54 46,631
 55-61 2,955
 62+ 6,410

By Ethnicity

Caucasian 18,028
 African American 36,424
 Hispanic 33,803
 Other 6,583

By Specific Target

Number of homeless households served 453
 Number of farmworker/commercial fishing worker households served 787
 Number of units in rural communities 2,188
 Elderly households served in set-aside units 4,174

Average amount of rent charged based on unit size

Efficiency \$354
 1 Bedroom \$461
 2 Bedrooms \$564
 3 Bedrooms \$629
 4 Bedrooms \$660
 Average household size 2.42
 Average household income \$22,159

**SAIL demographic information is based on reports from 248 out of 271 developments. These are all of the currently leasing SAIL developments funded over the life of the program. This is a snapshot of residents as of November 15, 2006.*

SAIL for 2006 Only

Number of units funded in 2006 4,782
 Set-aside units 4,562
 Average estimated development cost per unit \$159,033

Geographic Distribution

County Size Allocation Amount Set-Aside Units

Large \$38,264,000 2,953
 Medium \$27,150,000 1,453
 Small \$5,250,000 156

Homeownership Assistance Program (HAP)

Down Payment Assistance in 2006

Number of loans closed and households served in 2006 838

By Household size

1-2 persons 756
 3-4 persons 79
 5+ persons 3

By Age

15-54 804
 55-61 25
 62+ 9

By Income

0-30% Area Median Income (AMI) 0
 31-50% AMI 29
 51-80% AMI 807
 Over 80% AMI 2
 Average sales price \$140,641
 Average HAP loan amount \$9,934

By Ethnicity

Caucasian 574
 Caucasian & Hispanic 43
 Caucasian & African American 1
 African American 186
 African American & Hispanic 6
 Asian 14
 Asian & Caucasian 2
 Other 12

2006 Special Programs ▼

Demonstration Loans

County	Development	Funding Amount	Total Units	Set-Aside Units
Duval	Children's Home Society	\$249,000	8	8
	daniel	\$300,000	19	19
Indian River	Children's Home Society Treas. Coast	\$750,000	12	12
Miami-Dade	Camillus House (St. Jude)	\$900,000	7	7
Palm Beach	Turtle Nest Village	\$400,000	6	6
Totals		\$2,599,000	52	52

**All of these developments will serve youth aging out of foster care.*

Predevelopment Loan Program (PLP)

Homeownership Loans Approved for Funding in 2006

County	Development	Funding Amount	Total Units	Set-Aside Units
Bay	Jackson Place	\$366,681	27	27
Broward	UDC-ARHP Broward County	\$500,000	4	4
Pinellas	Highlander Village	\$431,296	19	19
Totals		\$1,297,977	50	50

Rental Loans Approved for Funding in 2006

County	Development	Funding Amount	Total Units	Set-Aside Units
Brevard	Tropic Hammock	\$243,545	10	6
Broward	Douglas Gardens	\$500,000	52	52
Duval	Timuquana Reserve	\$500,000	46	28
Miami-Dade	Plaza La Isabella	\$500,000	160	96
Miami-Dade	Villa Maria West	\$451,000	36	22
Totals		\$2,194,545	304	204

Special Needs Housing

County	Development	Funding Amount	Total Units	Set-Aside Units	Demographic Target
Collier	Eden Gardens Supportive Housing	\$300,000	4	4	Homeless
Indian River	By The River	\$2,959,216	41	41	Frail Elder
Miami-Dade	321-327 Michigan Avenue	\$2,762,100	30	30	Elder/Disabled
Orange	Southland Suites at Apopka	\$2,440,000	36	36	Frail Elder
Polk	Southland Suites at Lake Wales	\$1,000,000	36	36	Frail Elder
Totals		\$9,461,316	147	147	

** For this special cycle, HOME funds are being used to fund all but Eden Gardens Supportive Housing, which instead will use Financial Adjustment Factor (FAF) funds that sometimes become available as a result of bond refundings.*

2006 Single Family Programs ▼

Homes Funded Through the First Time Homebuyer Program & Down Payment Assistance in 2006

First Time Homebuyer Mortgages				Down Payment Assistance*								
County	Number of Loans	First Mortgage	Second Mortgage	HAP			HOME			HAMI		
				Number of Loans	First Mortgage	Second Mortgage	Number of Loans	First Mortgage	Second Mortgage	Number of Loans	First Mortgage	Second Mortgage
Alachua	37	\$4,438,707	\$429,931	11	\$1,488,000	\$109,950	20	\$2,078,591	\$309,981	2	\$299,650	\$10,000
Baker	5	\$623,753	\$90,000	1	\$155,668	\$10,000	3	\$304,899	\$75,000	1	\$163,186	\$5,000
Bay	61	\$7,344,622	\$640,196	31	\$3,812,519	\$310,000	17	\$1,618,679	\$325,196	1	\$88,004	\$5,000
Bradford	3	\$255,443	\$29,999	1	\$94,737	\$10,000	1	\$54,049	\$14,999	1	\$106,657	\$5,000
Brevard	63	\$8,805,998	\$789,999	19	\$2,617,751	\$190,000	24	\$2,646,750	\$574,999	5	\$808,106	\$25,000
Broward	129	\$20,601,664	\$1,797,424	26	\$3,921,496	\$260,000	61	\$7,792,973	\$1,472,424	13	\$3,328,291	\$65,000
Calhoun	1	\$173,600	--	--	--	--	--	--	--	--	--	--
Charlotte	7	\$851,434	\$80,000	5	\$631,974	\$50,000	1	\$105,560	\$25,000	1	\$113,900	\$5,000
Citrus	17	\$1,585,799	\$99,997	5	\$510,868	\$50,000	3	\$232,931	\$44,997	1	\$164,500	\$5,000
Clay	81	\$10,080,341	\$1,424,999	20	\$2,593,319	\$200,000	48	\$5,510,741	\$1,189,999	7	\$1,076,269	\$35,000
Collier	8	\$1,091,425	\$135,000	1	\$190,000	\$10,000	5	\$629,200	\$125,000	--	--	--
Columbia	1	\$90,335	\$10,000	1	\$90,335	\$10,000	--	--	--	--	--	--
DeSoto	2	\$225,559	\$14,999	--	--	--	1	\$85,261	\$14,999	--	--	--
Dixie	2	\$132,400	\$20,000	2	\$132,400	\$20,000	--	--	--	--	--	--
Duval	600	\$69,247,168	\$10,788,344	172	\$22,672,257	\$1,709,567	364	\$36,848,595	\$8,946,102	27	\$4,051,217	\$132,675
Escambia	354	\$34,981,790	\$3,136,153	135	\$14,199,276	\$1,334,130	113	\$9,644,338	\$1,692,617	23	\$2,889,422	\$109,406
Flagler	3	\$461,945	\$50,000	--	--	--	2	\$250,000	\$50,000	--	--	--
Gadsden	49	\$6,713,185	\$494,978	16	\$2,259,694	\$160,000	22	\$2,832,891	\$329,978	1	\$141,856	\$5,000
Gulf	2	\$278,886	\$24,999	1	\$131,711	\$10,000	1	\$147,175	\$14,999	--	--	--
Hamilton	3	\$216,672	\$22,562	1	\$66,584	\$10,000	1	\$40,803	\$12,562	--	--	--
Hendry	1	\$106,000	\$10,000	1	\$106,000	\$10,000	--	--	--	--	--	--
Hernando	8	\$1,170,567	\$75,000	2	\$295,631	\$20,000	2	\$158,109	\$50,000	1	\$132,949	\$5,000
Hillsborough	50	\$6,461,145	\$579,097	16	\$2,116,193	\$156,600	16	\$1,536,934	\$362,497	12	\$1,853,389	\$60,000
Indian River	22	\$3,033,124	\$209,998	7	\$981,936	\$70,000	6	\$641,509	\$129,998	2	\$312,200	\$10,000
Jackson	2	\$153,402	\$24,999	1	\$64,387	\$10,000	1	\$89,015	\$14,999	--	--	--
Jefferson	3	\$317,521	\$24,999	1	\$109,721	\$10,000	1	\$91,800	\$14,999	--	--	--
Lafayette	1	\$101,195	\$10,000	1	\$101,195	\$10,000	--	--	--	--	--	--
Lake	25	\$2,959,462	\$482,500	6	\$959,196	\$60,000	17	\$1,625,126	\$422,500	--	--	--
Lee	38	\$5,882,666	\$376,788	7	\$1,081,979	\$68,788	12	\$1,288,952	\$300,000	2	\$452,460	\$8,000
Leon	239	\$27,753,510	\$2,602,784	76	\$9,532,506	\$758,900	120	\$12,141,367	\$1,803,884	8	\$1,197,795	\$40,000
Levy	2	\$191,330	\$24,999	1	\$67,500	\$10,000	1	\$123,830	\$14,999	--	--	--
Liberty	3	\$319,222	\$14,999	--	--	--	1	\$104,037	\$14,999	--	--	--
Madison	1	\$99,400	\$10,000	1	\$99,400	\$10,000	--	--	--	--	--	--
Manatee	40	\$5,372,950	\$650,000	10	\$1,473,313	\$100,000	22	\$2,551,848	\$550,000	--	--	--
Martin	25	\$2,448,315	\$289,892	12	\$1,291,225	\$120,000	8	\$721,190	\$159,892	2	\$231,400	\$10,000
Miami-Dade	22	\$3,263,345	\$402,778	1	\$193,471	\$10,000	15	\$1,786,674	\$372,778	4	\$831,300	\$20,000
Monroe	1	\$253,000	\$10,000	1	\$253,000	\$10,000	--	--	--	--	--	--
Nassau	12	\$1,609,662	\$185,750	6	\$918,103	\$60,000	5	\$472,388	\$120,750	1	\$219,171	\$5,000
Okaloosa	23	\$3,482,000	\$309,547	9	\$1,410,943	\$90,000	9	\$1,138,392	\$209,547	2	\$443,585	\$10,000
Okeechobee	3	\$372,200	\$20,000	2	\$237,200	\$20,000	--	--	--	--	--	--
Orange	193	\$25,875,426	\$3,330,000	55	\$8,222,859	\$550,000	111	\$13,049,011	\$2,770,000	2	\$338,500	\$10,000
Osceola	14	\$2,040,057	\$250,000	5	\$907,471	\$50,000	8	\$1,022,586	\$200,000	--	--	--
Palm Beach	36	\$5,801,783	\$305,000	3	\$469,000	\$30,000	11	\$1,676,143	\$265,000	2	\$524,000	\$10,000
Pasco	50	\$5,168,319	\$868,739	6	\$600,922	\$60,000	34	\$3,278,252	\$763,739	9	\$1,150,145	\$45,000
Pinellas	109	\$13,382,350	\$1,668,584	34	\$4,698,169	\$334,891	55	\$5,759,652	\$1,303,693	6	\$879,500	\$30,000
Polk	35	\$5,001,617	\$239,297	15	\$2,033,026	\$150,000	5	\$489,823	\$84,297	1	\$140,800	\$5,000
Putnam	3	\$339,745	\$24,999	--	--	--	1	\$68,005	\$14,999	2	\$271,740	\$10,000
Santa Rosa	41	\$4,995,297	\$346,341	20	\$2,468,855	\$186,350	9	\$956,865	\$134,991	5	\$591,770	\$25,000
Sarasota	12	\$1,917,904	\$140,000	1	\$162,500	\$10,000	5	\$780,867	\$125,000	1	\$147,500	\$5,000
Seminole	99	\$12,244,449	\$1,965,000	24	\$3,392,769	\$240,000	69	\$7,722,669	\$1,725,000	--	--	--
St. Johns	46	\$5,869,164	\$680,400	15	\$1,955,431	\$147,500	22	\$2,573,158	\$512,900	4	\$570,089	\$20,000
St. Lucie	41	\$5,605,600	\$510,000	11	\$1,495,500	\$110,000	15	\$1,631,000	\$375,000	5	\$923,900	\$25,000
Sumter	5	\$561,568	\$49,999	3	\$345,698	\$30,000	1	\$82,870	\$14,999	1	\$133,000	\$5,000
Taylor	2	\$151,539	\$24,999	1	\$49,532	\$10,000	1	\$102,007	\$14,999	--	--	--
Volusia	35	\$4,950,101	\$354,993	16	\$2,494,741	\$160,000	10	\$927,121	\$179,993	3	\$524,402	\$15,000
Wakulla	36	\$3,823,523	\$429,983	14	\$1,659,181	\$140,000	18	\$1,686,879	\$279,983	2	\$237,926	\$10,000
Walton	5	\$622,216	\$43,300	4	\$451,397	\$38,300	--	--	--	1	\$170,819	\$5,000
Washington	4	\$358,506	\$34,999	2	\$182,251	\$20,000	1	\$107,337	\$14,999	--	--	--
TOTALS	2,715	\$332,259,906	\$37,660,343	838	\$108,450,790	\$8,324,976	1,299	\$137,208,852	\$28,540,286	161	\$25,509,398	\$795,081

*These down payment assistance loans are provided only to eligible participants of the First Time Homebuyer Program.

2006 Single Family Programs ▼

Homeownership Pool Program

County	Reserved Loans	Closed Loans	Total Loan Amount
Alachua	\$76,450	--	\$76,450
Bay	\$56,700	--	\$56,700
Brevard	\$38,950	--	\$38,950
Clay	\$47,500	--	\$47,500
Collier	\$118,750	--	\$118,750
Duval	\$302,526	\$22,300	\$324,826
Gadsden	\$153,700	\$159,421	\$313,121
Gulf	\$38,750	--	\$38,750
Leon	\$78,125	\$43,115	\$121,240
Okaloosa	\$247,375	\$93,750	\$341,125
Palm Beach	\$50,000	--	\$50,000
Polk	\$44,000	--	\$44,000
St. Johns	\$233,665	\$152,215	\$385,880
Volusia	--	\$40,100	\$40,100
Totals	\$1,486,491	\$510,901	\$1,997,392

2006 Multifamily Programs ▼

State Apartment Incentive Loan (SAIL)

County	Development	Funding Amount	Total Units	Set-Aside Units
Brevard	Manatee Cove Apts. ¹	1,000,000	192	192
	Timber Trace Apts.	4,000,000	204	204
Broward	Dixie Court Apts. ²	1,025,000	122	122
Clay	Briarwood Apts.	3,100,000	102	102
Collier	Eden Gardens II	3,500,000	37	26
	Summer Lakes II Apts. ¹	1,000,000	276	276
Duval	Brookwood Forest Apts. ¹	1,000,000	168	118
	Christine Cove Apts. ¹	1,000,000	96	96
	Savannah Springs Apts.	4,000,000	234	234
Hernando	Brook Haven Apts. ¹	1,100,000	160	160
	Spring Haven II Apts. ¹	750,000	88	88
Hillsborough	Brandywine Apts.	4,000,000	144	144
	Claymore Crossings Apts. ¹	1,000,000	260	260
	Lake Kathy Apts. ¹	1,000,000	360	360
	Meridian Pointe Apts. ¹	1,000,000	360	360
	Spanish Trace Apts. ¹	1,000,000	120	120
Indian River	Heritage Villas	4,000,000	116	116
Lake	Lake Harris Cove Apts. ¹	1,000,000	152	107
	The Club at Eustis Village	3,700,000	96	67
Miami-Dade	Amber Garden ²	1,250,000	110	110
	Coral Place ²	625,000	100	100
	Labre Place	4,000,000	90	90
	Lafayette Square Apts. ²	2,000,000	160	160
	Parkview Gardens	4,000,000	40	40
	Pinnacle Park ²	1,040,000	128	128
	Postmaster Apts. ²	500,000	55	55
	Villa Patricia ²	1,800,000	160	160
Monroe	Sea Grape Apts.	4,000,000	56	56
Okeechobee	Oaks at Shannon's Crossing ²	1,250,000	100	100
Orange	Marbella Pointe	4,000,000	120	84
Palm Beach	Merry Place ²	1,024,000	128	128
Pinellas	Clear Harbor Apts.	3,000,000	84	84
Volusia	Enterprise Cove	4,000,000	164	115
Totals		70,664,000	4,782	4,562

¹Also received SAIL allocation in 2005.

²These developments, located in the Hurricane Wilma "Gulf Opportunity Zone," originally received 2005 9% Housing Credits (except for Dixie Court, a 2005 application that received 2006 9% Housing Credits as a result of litigation). In 2006, these developments were awarded SAIL funds through a competitive request for proposals in response to spikes in construction costs in these areas.

2006 Multifamily Programs ▼

Elderly Housing Community Loan (EHCL)

County	Development	Funding Amount	Total Units	Set-Aside Units
Duval	Baptist Towers	\$400,000	194	194
	Mount Carmel Gardens	\$479,761	207	207
Totals		\$879,761	401	401

Multifamily Mortgage Revenue Bonds (MMRB)

County	Development	Funding Amount	Total Units	Set-Aside Units
Brevard	Oak Meadows	\$8,890,000	120	120
Broward	Dixie Court Apts. II	\$6,000,000	28	28
	Golden Villas	\$12,000,000	120	120
	Tallman Pines II	\$4,500,000	24	24
Clay	Briarwood Apts.	\$4,150,000	102	102
Collier	College Park	\$9,775,000	210	210
Duval	Mariner's Club	\$30,000,000	336	336
	Pinewood Pointe Apts.	\$9,120,000	136	136
	Regents Apts.	\$14,700,000	304	304
	Savannah Springs Apts.	\$14,450,000	234	234
Escambia	Morris Court III	\$4,500,000	50	50
	Silurian Pond	\$9,000,000	72	72
Hardee	Old Orchard Village	\$6,000,000	50	50
	Stenstrom Road Senior Village	\$8,000,000	75	75
Indian River	Heritage Villas	\$5,100,000	116	116
Lake	Southwinds	\$10,000,000	112	79
Miami-Dade	Cutler Hammock	\$11,370,000	262	262
	Parkview Gardens	\$8,000,000	40	40
Orange	Fox Hollow	\$6,635,000	156	156
Palm Beach	Palm Gardens Apts.	\$10,500,000	80	80
	Village at Delray	\$22,910,000	264	212
Pinellas	Clear Harbor Apts.	\$5,200,000	84	84
Santa Rosa	Magnolia Crossing II	\$7,000,000	64	64
	Pinnacle Reserve	\$6,900,000	67	67
Seminole	Huntington Reserve	\$6,615,000	168	168
	Oviedo Town Centre I	\$9,000,000	102	102
	Oviedo Town Centre II	\$3,500,000	35	25
	Oviedo Town Centre III	\$7,500,000	84	59
	Oviedo Town Centre IV	\$2,500,000	24	17
Totals		\$263,815,000	3,519	3,392

HOME Investment Partnerships

County	Development	Funding Amount	Total Units	Set-Aside Units
DeSoto	Cypress Senior Village	\$4,000,000	50	50
	Heron Cove	\$7,550,000	64	64
Highlands	Sleepy Hollow Phase II	\$2,538,000	24	24
Marion	Parkside Garden	\$8,196,828	144	144
Nassau	Whispering Woods Senior Housing	\$1,515,024	24	18
Okeechobee	Taylor Creek	\$6,600,000	72	72
Totals		\$30,399,852	378	372

2006 Multifamily Programs

Low-Income Housing Tax Credits - 9%

County	Development	Funding Amount	Total Units	Set-Aside Units
Alachua	Tiger Bay Court	\$798,000	96	96
Broward	Dixie Court Apts.	\$1,251,220	122	122
	Golden Square	\$2,435,000	182	182
	Highland Gardens, Phase II	\$1,500,000	100	100
	Tallman Pines Apts.	\$2,435,000	176	176
	Theatre Place ¹	\$2,435,000	120	96
Collier	Crestview Park II	\$1,414,000	96	96
Escambia	Arbours at Ensley	\$1,100,000	112	112
	Englewood Senior Apts.	\$1,031,000	92	92
	Morris Court II	\$1,100,000	74	74
	Palafox Landing	\$998,400	96	96
	Sugar Hill Apts.	\$150,000	51	50
Highlands	Thornbury Apts.	\$113,000	48	47
Lee	Heron Pond II	\$1,435,000	100	100
	Maple Crest Apts.	\$1,300,000	120	120
Miami-Dade	Friendship Tower ¹	\$2,435,000	92	92
	Labre Place	\$2,435,000	90	90
	Lafayette Plaza	\$2,435,000	136	136
	Pinnacle Place	\$2,435,000	137	137
	Pinnacle Plaza ²	\$2,435,000	132	132
	Pinnacle Square	\$2,349,561	110	110
	Poinciana Grove	\$2,025,055	80	80
	Villa Patricia II	\$2,435,000	125	125
	Villa Patricia III ¹	\$2,435,000	89	89
	YMCA Village Carver	\$2,435,000	112	112
Monroe	YMCA Village Allapattah	\$2,435,000	110	110
	YMCA Village Allapattah II ¹	\$2,435,000	90	90
	Sea Grape Apts.	\$1,435,000	56	56
Nassau	Countryside Apts.	\$98,000	39	38
Okeechobee	Laurel Oaks Senior Apts.	\$1,020,000	80	80
Orange	Millenia Ridge	\$2,010,000	162	145
Polk	Lakeside Terrace Senior Apts.	\$1,235,623	84	84
Saint Lucie	Live Oak Villas, Phase II	\$1,199,000	80	80
	Madison Cay	\$1,215,000	132	132
Volusia	Meetinghouse at Daytona	\$939,529	80	80
Totals		\$57,372,388	3,601	3,557

¹ Received a forward allocation of 2007 Housing Credits as part of RRLP financing.

² Received a partial allocation in 2006 and a binding commitment for 2007.

Low-Income Housing Tax Credits - 4%

County	Development	Funding Amount	Total Units	Set-Aside Units
Broward	Sailboat Bend Artists Lofts	\$443,705	37	37
Duval	Brookwood Forest Apts.	\$418,119	168	118
	Hampton Ridge	\$289,193	110	110
	Regents Apts.	\$684,953	304	304
	Savannah Springs Apts.	\$742,801	234	234
	Alabaster Gardens	\$422,243	147	147
Escambia	Country Walk	\$597,329	64	64
Hernando	Brook Haven Apts.	\$573,708	160	160
	Spring Haven II Apts.	\$344,458	88	88
Hillsborough	Gardens at South Bay	\$718,607	216	196
Lake	Lake Harris Cove Apts.	\$530,446	152	107
Miami-Dade	Cutler Vista	\$496,232	216	152
Orange	Fox Hollow	\$453,683	156	156
Pinellas	James Park	\$600,000	82	82
Saint Johns	Summerset Village	\$595,605	216	216
Santa Rosa	Bell Ridge II	\$442,258	48	48
	Magnolia Crossing	\$491,976	56	56
Seminole	Huntington Reserve	\$455,452	168	168
Totals		\$9,300,768	2,622	2,443

2006 Housing Recovery Programs

HOME Again

County*	Total Funding Amount	Disbursed	Households Served
Alachua	\$900,000	\$301,339	9
Brevard	\$1,500,000	\$1,412,207	30
Charlotte	\$1,800,000	\$493,964	12
DeSoto	\$2,000,000	\$55,000	1
Escambia	\$2,000,000	\$723,277	16
Hardee	\$1,500,000	\$435,792	10
Highlands	\$900,000	--	--
Hillsborough	\$250,000	--	--
Jefferson	\$300,000	--	--
Lee	\$600,000	\$10,725	1
Okaloosa	\$300,000	\$58,675	2
Okeechobee	\$1,000,000	\$516,293	10
Palm Beach	\$300,000	--	--
Polk	\$1,500,000	\$660,000	12
Putnam	\$300,000	--	--
Santa Rosa	\$500,000	--	--
Seminole	\$300,000	--	--
St. Johns	\$300,000	--	--
St. Lucie	\$1,500,000	\$318,920	17
Sumter	--	\$193,637	4
Washington	\$300,000	--	--
Totals	\$18,050,000	\$5,179,830	124

* In some cases, municipalities and nonprofit organizations in these counties are administering these funds.

Tenant-Based Rental Assistance (TBRA)

County	Encumbered	Disbursed
Alachua	\$500,000	\$186,396
Brevard	\$500,000	\$16,107
Broward	\$2,164,000	\$554,421
Charlotte	\$250,000	\$102,647
Escambia	\$50,000	\$5,000
Flagler	\$1,056,000	\$461,660
Indian River	\$500,000	\$69,549
Leon	\$1,000,000	\$274,498
Manatee	\$3,083,000	\$1,387,269
Marion	\$425,000	\$187,995
Miami-Dade	\$50,000	\$5,000
Palm Beach	\$10,000,000	\$3,873,998
Pasco	\$50,000	\$5,000
Polk	\$50,000	\$5,000
Sarasota	\$500,000	\$27,563
St. Lucie	\$550,000	\$105,548
Sumter	\$402,000	\$121,457
Volusia	\$500,000	\$14,538
Totals	\$21,630,000	\$7,403,646

Total Number of Households Served by Income Range

0-30% of AMI	31-50% of AMI	51-80% of AMI
824	321	23

* HOME funds are being used to fund this temporary program. The program was started in 2005. This table shows activities from inception through 2006.

2006 Housing Recovery Programs ▼

Farmworker Housing Recovery and Special Housing Assistance and Development Programs

County	Development	Funding Amount	Total Units	Set-Aside Units	Demographic Target
Brevard	Gibson Park Apts.	\$1,284,590	26	26	Frail Elderly
	Tropic Hammock	\$623,895	10	10	Homeless
DeSoto	DeSoto Landing	\$2,000,000	48	48	Farmworker
Totals		\$3,908,485	84	84	

Rental Recovery Loan Program (RRLP)

County	Development	Funding Amount	Total Units	Set-Aside
Brevard	Oak Meadows	\$10,070,000	120	120
Broward	Dixie Court Apartments II	\$7,025,000	28	28
	Golden Villas	\$12,070,000	120	120
	Tallman Pines II	\$6,060,000	24	24
	Theatre Place	\$7,070,000	120	96
Escambia	Morris Court III	\$5,520,000	50	50
	Silurian Pond	\$9,240,000	72	72
Hardee	Old Orchard Village	\$3,700,000	50	50
	Stenstrom Road Senior Village	\$5,080,000	75	75
Miami-Dade	Friendship Tower	\$5,585,000	92	92
	Villa Patricia III	\$5,910,000	89	89
	YMCA Village Allapattah II	\$5,910,000	90	90
Palm Beach	Palm Gardens Apartments	\$10,930,000	80	80
Totals		\$94,170,000	1,010	986

* These awards are subject to conclusion of appeal hearings and final approval by Florida Housing's Board of Directors.

Hurricane Housing Recovery Program (HHRP)

Local Government	Total Allocation	Encumbered and Expended Funds*				Households Served with Expended Funds**			
		Homeownership		Rental		Extremely Low Income	Very Low Income	Low Income	Moderate Income
		Funding	Units	Funding	Units				
Bradford County	\$504,633	\$368,200	5	--	--	--	--	--	
Brevard County	\$11,690,205	\$2,519,683	28	\$4,244,135	168	--	1	--	
City of Cocoa	\$1,003,681	\$513,460	15	--	--	--	1	1	
City of Titusville	\$1,471,766	\$150,000	1	--	--	--	--	--	
City of Melbourne	\$2,449,030	\$1,148,131	24	\$450,000	55	--	--	--	
City of Palm Bay	\$2,950,181	\$1,692,800	51	\$75,000	80	--	19	8	
Charlotte County	\$19,119,964	\$3,399,202	114	\$14,481,834	637	42	1	5	
DeSoto County	\$10,863,526	\$1,916,097	53	--	--	--	7	18	
Dixie County	\$602,452	\$492,412	16	--	--	3	5	4	
Escambia County	\$23,816,315	\$4,758,208	424	\$5,236,000	649	54	60	52	
Glades County	\$510,592	--	--	--	--	--	--	--	
Hardee County	\$7,899,860	\$1,986,198	51	\$21,700	18	8	10	14	
Hendry County	\$649,599	\$343,000	11	--	--	--	--	--	
Highlands County	\$3,102,466	\$837,875	136	--	--	3	49	49	
Indian River County	\$14,563,228	\$8,737,528	412	--	--	10	35	6	
Lake County	\$1,030,922	\$262,641	12	--	--	1	1	--	
Lee County	\$3,337,194	\$2,054,555	40	\$1,140,810	62	--	--	--	
Levy County	\$510,883	\$39,850	5	--	--	--	1	--	
Marion County	\$1,192,495	\$320,653	12	--	--	3	3	--	
City of Ocala	\$202,071	\$16,950	4	--	--	2	--	--	
Martin County	\$8,806,758	\$6,716,340	198	\$850,000	16	6	11	9	
Okaloosa County	\$1,338,847	\$1,109,135	64	--	--	--	27	5	
Okeechobee County	\$7,173,464	\$2,649,429	35	\$968,420	10	--	--	1	
Orange County	\$4,510,643	\$100,000	11	--	--	2	3	1	
City of Orlando	\$1,347,335	\$166,701	5	--	--	--	--	--	
Osceola County	\$2,832,939	\$832	1	--	--	--	--	--	
City of Kissimmee	\$2,482,143	--	--	--	--	--	--	--	
Palm Beach County	\$4,485,784	\$3,337,000	184	\$690,329	49	22	20	43	
City of Boynton Beach	\$1,000,000	\$102,652	21	--	--	--	--	--	
City of Delray Beach	\$1,000,000	--	--	\$500,000	10	--	--	--	
City of West Palm Beach	\$2,050,000	\$487,781	10	--	--	--	2	7	
Polk County	\$14,712,521	\$2,156,003	82	\$3,918,700	493	--	--	--	
City of Lakeland	\$2,302,126	\$365,275	43	--	--	1	5	7	
City of Winter Haven	\$697,412	\$147,894	3	\$148,000	84	--	--	--	
Putnam County	\$1,052,106	\$985,211	41	--	--	8	6	4	
Santa Rosa County	\$14,573,991	\$6,140,500	211	\$2,000,000	226	7	7	27	
Seminole County	\$2,199,761	\$421,043	29	--	--	1	2	--	
St. Lucie County	\$7,296,658	\$5,530,595	339	--	--	22	38	7	
City of Port St. Lucie	\$7,296,658	\$1,197,456	48	\$2,265,093	50	--	3	3	
City of Fort Pierce	\$7,296,657	\$3,897,019	144	\$186,716	105	69	53	20	
Sumter County	\$579,639	\$291,574	20	\$113,477	26	11	10	8	
Volusia County	\$2,984,100	--	--	--	--	--	--	--	
City of Daytona Beach	\$994,698	\$746,024	109	\$99,470	2	8	5	2	
City of Deltona	\$994,698	\$568,472	42	--	--	2	4	5	
Totals	\$207,480,001	\$68,674,378	3,054	\$37,389,684	2,740	285	389	305	125

*Pursuant to Florida Law, local governments have three years to expend these funds. The homeownership and rental columns include both committed and expended funds.

**Of these households served, 856 are homeownership units and 248 are rental units.

Rental Properties Awarded Funding in 2006

County	Development	SAIL	HC 9%	HC 4%	MMRB	HOME	RRLP	EHCL	Supportive Housing Programs ¹
Alachua	Tiger Bay Court		\$798,000						
Brevard	Gibson Park Apts. ***								\$1,284,590
	Manatee Cove Apts. ³	\$1,000,000		2005					
	Oak Meadows				\$8,890,000		\$10,070,000		
	Timber Trace Apts.	\$4,000,000							
	Tropic Hammock ***								\$623,895
Broward	Dixie Court Apts. ⁴	\$1,025,000	\$1,251,220						
	Dixie Court Apts. II				\$6,000,000		\$7,025,000		
	Golden Square		\$2,435,000						
	Golden Villas				\$12,000,000		\$12,070,000		
	Highland Gardens, Phase II		\$1,500,000						
	Sailboat Bend Artists Lofts			\$443,705					
	Tallman Pines Apts.		\$2,435,000						
	Tallman Pines II				\$4,500,000		\$6,060,000		
	Theatre Place ⁵		\$2,435,000				\$7,070,000		
Clay	Briarwood Apts.	\$3,100,000			\$4,150,000				
Collier	College Park			1998	\$9,775,000				
	Crestview Park II		\$1,414,000						
	Eden Gardens II	\$3,500,000							\$300,000
	Eden Gardens Supportive Housing *								
	Summer Lakes II Apts. ³	\$1,000,000		2005					
DeSoto	Cypress Senior Village					\$4,000,000			
	DeSoto Landing ***		2005						\$2,000,000
	Heron Cove					\$7,550,000			
Duval	Baptist Towers ⁶							\$400,000	
	Brookwood Forest Apts. ³	\$1,000,000		\$418,119					\$249,000
	Children's Home Society **								\$300,000
	Christine Cove Apts. ³	\$1,000,000							
	daniel**								
	Hampton Ridge			\$289,193					
	Mariner's Club ⁷			1998	\$30,000,000				
	Mount Carmel Gardens ⁶					1997		\$479,761	
	Pinewood Pointe Apts.		1990		\$9,120,000				
	Regents Apts.				\$684,953		\$14,700,000		
	Savannah Springs Apts.	\$4,000,000			\$742,801		\$14,450,000		
Escambia	Alabaster Gardens	2004		\$422,243	2004				
	Arbours at Ensley		\$1,100,000						
	Englewood Senior Apts.		\$1,031,000						
	Morris Court II		\$1,100,000						
	Morris Court III				\$4,500,000		\$5,520,000		
	Palafox Landing		\$998,400						
	Silurian Pond				\$9,000,000		\$9,240,000		
	Sugar Hill Apts.		\$150,000						
Hardee	Country Walk			\$597,329	2005		2005		
	Old Orchard Village				\$6,000,000		\$3,700,000		
	Stenstrom Road Senior Village				\$8,000,000		\$5,080,000		
Hernando	Brook Haven Apts. ³	\$1,100,000		\$573,708	2005				
	Spring Haven II Apts. ³	\$750,000		\$344,458	2005				
Highlands	Sleepy Hollow Phase II					\$2,538,000			
	Thornbury Apts.		\$113,000						
Hillsborough	Brandywine Apts.	\$4,000,000							
	Claymore Crossings Apts. ³	\$1,000,000							
	Gardens at South Bay			\$718,607					
	Lake Kathy Apts. ³	\$1,000,000							
	Meridian Pointe Apts. ³	\$1,000,000		2005					
	Spanish Trace Apts. ³	\$1,000,000			2005				
Indian River	By The River *								\$2,959,216
	Children's Home Society Treasure Coast **								\$750,000
	Heritage Villas	\$4,000,000			\$5,100,000				
Lake	Lake Harris Cove Apts. ³	\$1,000,000		\$530,446					
	Southwinds				\$10,000,000				
	The Club at Eustis Village	\$3,700,000							
Lee	Heron Pond II		\$1,435,000						
	Maple Crest Apts.		\$1,300,000						

PLP	Local Bonds ²	Total Units	Set-Aside Units	Income Restrictions by Percentage of Area Median Income ⁵				Demographic Target	Estimated Total Development Cost
				30% or Less	31-40%	41-50%	60%		
		96	96		24		72	Family	\$12,437,562
		26	26		7		19	Frail Elderly	\$1,712,787
	2005	192	192				192	Family	\$22,632,017
	\$13,100,000	120	120		30		90	Family	\$27,100,198
		204	204				204	Family	\$26,000,708
		10	10	3		3	4	Homeless	\$2,124,935
2005		122	122	25			97	Family	\$15,330,827
		28	28	7			21	Family	\$16,648,788
		182	182	27			155	Family	\$31,061,285
		120	120	30			90	Family	\$33,782,487
	\$5,500,000	100	100	15			85	Family	\$16,799,637
		37	37			5	32	Family	\$10,381,797
		176	176	26			150	Family	\$29,832,632
		24	24	4			20	Family	\$13,560,678
		120	96	30			66	Family	\$38,395,655
		102	102				102	Family	\$12,629,040
		210	210			42	168	Family	\$17,030,410
		96	96				96	Family	\$18,401,012
		37	26			26		Farmworker	\$6,717,274
		4	4	1			3	Homeless	\$909,362
	2005	276	276			166	110	Family	\$35,489,037
		50	50			10	40	Elderly	\$5,437,460
		48	48	8	12		28	Farmworker	\$8,205,285
		64	64			13	51	Family	\$9,807,859
		194	194					Elderly	\$470,000
	2005	168	118				118	Family	\$19,474,635
		8	8					Youth aging out of foster care	\$498,000
	2004	96	96			57	39	Elderly	\$15,312,736
		19	19					Youth aging out of foster care	\$400,000
	\$5,840,000	110	110				110	Family	\$9,598,142
		336	68			68		Family	\$31,900,000
		207	207			197	10	Elderly	\$979,761
		136	136				136	Family	\$7,611,036
		304	304				304	Family	\$21,729,433
		234	234			117	117	Family	\$26,644,699
2004		147	147				147	Elderly	\$15,945,938
		112	112		17		95	Family	\$13,531,906
		92	92		14		78	Family	\$12,342,698
2005		74	74		11		63	Family	\$12,531,253
		50	50		8		42	Elderly	\$12,787,428
2005		96	96		14		82	Family	\$14,561,409
		72	72		18		54	Family	\$23,422,366
		51	50		8		42	Family	\$2,684,676
		64	64			16	48	Family	\$15,468,843
		50	50		13		37	Family	\$10,671,620
		75	75		19		56	Elderly	\$14,685,404
		160	160				160	Family	\$16,427,273
		88	88				88	Family	\$10,228,655
		24	24			5	19	Family	\$3,434,000
		48	47		7		40	Family	\$2,692,291
	\$8,790,000	144	144				144	Family	\$19,605,107
	2005	260	260				260	Family	\$25,618,190
	\$10,070,000	216	196				196	Family	\$20,211,475
	2005	360	360				360	Family	\$33,097,895
	2005	360	360				360	Family	\$36,477,372
		120	120				120	Family	\$13,842,886
		41	41	9			32	Frail Elderly	\$5,169,000
		12	12					Youth aging out of foster care	\$2,500,000
		116	116				116	Family	\$16,305,855
	2005	152	107				107	Family	\$19,253,897
		112	79				79	Family	\$18,276,279
	\$7,500,000	96	67				67	Family	\$15,035,960
		100	100		15		85	Family	\$15,609,659
		120	120		18		102	Family	\$15,982,782

Rental Properties Awarded Funding in 2006 (continued)

County	Development	SAIL	HC 9%	HC 4%	MMRB	HOME	RRLP	EHCL	Supportive Housing Programs ¹
Marion	Parkside Garden					\$8,196,828			
Miami-Dade	321-327 Michigan Avenue *								\$2,762,100
	Amber Garden ³	\$1,250,000	2005						
	Camillus House (St. Jude) **								\$900,000
	Coral Place ³	\$625,000	2005						
	Cutler Hammock	1990	1990		\$11,370,000				
	Cutler Vista	1989	1989	\$496,232					
	Friendship Tower ⁵		\$2,435,000				\$5,585,000		
	Labre Place	\$4,000,000	\$2,435,000						
	Lafayette Plaza		\$2,435,000						
	Lafayette Square Apts. ³	\$2,000,000	2005						
	Parkview Gardens	\$4,000,000			\$8,000,000				
	Pinnacle Park ³	\$1,040,000	2005						
	Pinnacle Place		\$2,435,000						
	Pinnacle Plaza ⁸		\$2,435,000						
	Pinnacle Square		\$2,349,561						
	Poinciana Grove		\$2,025,055						
	Postmaster Apts. ³	\$500,000	2005						
	Villa Patricia ³	\$1,800,000	2005						
	Villa Patricia II		\$2,435,000						
	Villa Patricia III ⁵		\$2,435,000				\$5,910,000		
	YMCA Village Allapattah		\$2,435,000						
	YMCA Village Allapattah II ⁵		\$2,435,000				\$5,910,000		
	YMCA Village Carver		\$2,435,000						
Monroe	Sea Grape Apts.	\$4,000,000	\$1,435,000						
Nassau	Countryside Apts.		\$98,000						
	Whispering Woods Senior Housing					\$1,515,024			
Okeechobee	Laurel Oaks Senior Apts.		\$1,020,000						
	Oaks at Shannon's Crossing ³	\$1,250,000	2005						
	Taylor Creek					\$6,600,000			
Orange	Fox Hollow	1990	1990	\$453,683	\$6,635,000				
	Marbella Pointe	\$4,000,000							
	Millenia Ridge		\$2,010,000						
	Southland Suites at Apopka *								\$2,440,000
Palm Beach	Merry Place ³	\$1,024,000	2005						
	Palm Gardens Apts.				\$10,500,000		\$10,930,000		
	Turtle Nest Village **								\$400,000
	Village at Delray				\$22,910,000				
Pinellas	Clear Harbor Apts.	\$3,000,000			\$5,200,000				
	James Park			\$600,000					
Polk	Lakeside Terrace Senior Apts.		\$1,235,623						
	Southland Suites at Lake Wales *								\$1,000,000
St. Johns	Summerset Village dba Summer Breeze	2004		\$595,605					
St. Lucie	Live Oak Villas, Phase II		\$1,199,000						
	Madison Cay		\$1,215,000						
Santa Rosa	Bell Ridge II			\$442,258	2005		2005		
	Magnolia Crossing			\$491,976	2005		2005		
	Magnolia Crossing II				\$7,000,000				
	Pinnacle Reserve				\$6,900,000				
Seminole	Huntington Reserve	1990	1990	\$455,452	\$6,615,000				
	Oviedo Town Centre I				\$9,000,000				
	Oviedo Town Centre II				\$3,500,000				
	Oviedo Town Centre III				\$7,500,000				
	Oviedo Town Centre IV				\$2,500,000				
Volusia	Enterprise Cove	\$4,000,000							
	Meetinghouse at Daytona		\$939,529						
Totals		\$70,664,000	\$57,372,388	\$9,300,768	\$263,815,000	\$30,399,852	\$94,170,000	\$879,761	\$15,968,801

* When a development has received funding in a prior year, that year is included in the appropriate column. In order to serve lower income households, resources from more than one program are sometimes combined.

SAIL = State Apartment Incentive Loan Program; HC 9% = Low-Income Housing Tax Credit (9%); HC 4% = Low-Income Housing Tax Credit (4%); MMRB = Multifamily Mortgage Revenue Bonds; HOME = Home Investment Partnerships Program; RRLP - Rental Recovery Loan Program; EHCL = Elderly Housing Community Loan; Demo = Demonstration Loan Program; PLP = Predevelopment Loan Program

¹ Supportive Housing Programs combines several programs together: a Special Needs funding cycle (developments denoted with *); Demonstration funding for housing for youth aging out of foster care (denoted with **); and hurricane funding for the Farmworker Housing Recovery and Special Housing Assistance and Development programs (denoted with ***).

PLP	Local Bonds ²	Total Units	Set-Aside Units	Income Restrictions by Percentage of Area Median Income ⁵				Demographic Target	Estimated Total Development Cost
				30% or Less	31-40%	41-50%	60%		
		144	144			29	115	Family	\$11,196,828
		30	30	6			24	Elderly/Disabled	\$4,650,994
		110	110	14			96	Family	\$18,184,147
		7	7					Youth aging out of foster care	\$1,200,000
		100	100			47	53	Family	\$17,017,062
		262	262				262	Elderly	\$17,044,049
	2005	216	152				152	Elderly	\$12,469,352
		92	92		23		69	Elderly	\$28,157,099
		90	90		14		76	Homeless	\$26,678,037
		136	136		20		116	Family	\$25,956,725
		160	160			76	84	Family	\$26,328,971
		40	40				40	Family	\$18,992,215
		128	128	17			111	Family	\$31,392,327
		137	137		21		116	Family	\$29,613,253
		132	132		20		112	Family	\$30,154,453
		110	110		17		93	Family	\$26,811,240
		80	80		12		68	Family	\$22,178,039
		55	55	8			47	Family	\$8,206,468
		160	160	29			131	Family	\$24,390,689
		125	125		19		106	Family	\$25,615,256
		89	89		13		76	Family	\$26,925,455
		110	110		17		93	Family	\$26,800,793
		90	90		14		76	Elderly	\$27,304,769
		112	112		17		95	Family	\$26,595,351
		56	56				56	Family	\$16,847,684
		39	38		6		32	Family	\$2,988,808
		24	18			4	14	Elderly	\$3,118,739
		80	80			12	68	Family	\$11,710,365
		100	100			39	61	Family	\$10,318,023
		72	72			15	57	Elderly	\$8,801,000
	\$8,500,000	156	156				156	Family	\$13,254,067
		120	84				84	Family	\$16,247,429
		162	145		25		120	Family	\$25,671,321
		36	36	8			28	Frail Elderly	\$3,612,505
		128	128	20			108	Family	\$16,605,557
		80	80	14			66	Family	\$25,781,517
		6	6					Youth aging out of foster care	\$2,000,000
		264	212				212	Family	\$45,213,820
	2005	84	84				84	Family	\$12,122,862
		82	82				82	Family	\$6,609,971
		84	84		13		71	Family	\$13,187,624
		36	36	8			28	Frail Elderly	\$3,447,674
	2004	216	216				216	Elderly	\$19,105,872
		80	80		12		68	Family	\$13,630,139
		132	132		20		112	Family	\$18,713,371
		48	48		12		36	Family	\$12,598,055
		56	56		14		42	Family	\$20,033,116
		64	64		10		54	Elderly	\$19,084,995
		67	67		17		50	Family	\$20,161,494
		168	168				168	Family	\$13,201,545
		102	102		16		86	Family	\$16,379,349
		35	25				25	Family	\$6,631,935
		84	59				59	Family	\$14,068,667
		24	17				17	Elderly	\$4,902,307
	\$12,000,000	164	115				115	Family	\$22,199,221
		80	80		12		68	Family	\$9,983,604
	\$71,302,004	13,312	12,563	309	599	947	10,462		\$1,947,545,499

² Local Bonds which have received Florida Housing financing have been included on this chart because local housing finance authorities provide a major source of multifamily financing through the state by issuing local mortgage revenue bonds. Developers often combine these local bonds with financing through Florida Housing's programs.

³ Also received SAIL or 9% HC allocation in 2005.

⁴ Submitted a 2005 application, but received 2006 9% HC as a result of litigation.

⁵ Received a forward allocation of 2007 9% HC as part of RRLP hurricane recovery financing.

⁶ Also received EHCL funding in a prior year.

⁷ Originally received bonds in 1996. The 2006 allocation is for acquisition/rehabilitation by a new owner.

⁸ Received a partial allocation in 2006 and a binding commitment for 2007.

State Housing Initiatives Partnership (SHIP) Allocation and Distribution of Funds for 2003-2004¹

Local Government	2003-2004 Annual Distribution ²	Homeownership		Rental		Very Low Units	Low Units	Moderate Units
		Total Expenditures	Total Units	Total Expenditures	Total Units			
Alachua County ³	\$1,042,699	\$1,066,132	79	--	--	21	37	--
City of Gainesville	\$785,954	\$867,128	96	--	--	37	39	20
Baker County ³	\$350,000	\$84,300	10	--	--	3	3	4
Bay County	\$928,045	\$1,208,764	128	--	--	40	66	22
City of Panama City	\$291,941	\$360,041	24	--	--	7	10	7
Bradford County	\$350,000	\$398,838	28	--	--	16	10	2
Brevard County	\$2,240,424	\$2,220,407	451	--	--	364	76	11
City of Cocoa	\$130,331	\$118,608	7	--	--	3	4	0
City of Melbourne	\$580,386	\$462,714	27	\$130,000	128	145	10	0
City of Palm Bay	\$658,349	\$920,607	102	\$34,543	54	108	47	1
City of Titusville	\$327,992	\$278,710	8	\$60,000	6	6	8	--
Broward County/Coral Springs/Davie ³	\$5,167,497	\$5,263,535	324	\$816,957	40	50	99	64
City of Deerfield Beach	\$514,099	\$584,095	35	--	--	12	15	8
City of Ft. Lauderdale ³	\$1,232,249	\$1,273,686	57	--	--	5	12	0
City of Hollywood	\$1,119,624	\$1,719,246	71	--	--	22	25	24
City of Lauderhill	\$458,450	\$464,147	53	--	--	17	34	2
City of Margate ³	\$427,975	\$461,177	23	--	--	11	6	1
City of Miramar	\$694,301	\$755,567	50	--	--	20	19	11
City of Pembroke Pines ³	\$1,148,775	\$1,307,767	130	--	--	50	23	9
City of Plantation	\$663,825	\$839,888	55	--	--	25	22	8
City of Pompano Beach	\$685,025	\$527,646	28	\$135,000	144	100	67	5
City of Sunrise	\$690,327	\$645,698	42	--	--	19	20	3
City of Tamarac ³	\$447,849	\$494,879	17	--	--	9	13	4
Calhoun County	\$350,000	\$293,661	25	--	--	20	5	--
Charlotte County/Punta Gorda	\$1,191,355	\$1,634,467	86	--	--	38	43	5
Citrus County ³	\$990,848	\$1,136,853	112	--	--	34	47	26
Clay County	\$1,202,098	\$1,334,439	102	--	--	45	43	14
Collier County/Naples	\$2,215,329	\$3,480,082	391	\$228,000	192	430	153	0
Columbia County	\$482,435	\$489,475	76	--	--	48	13	15
Desoto County	\$350,000	\$401,797	18	--	--	16	2	--
Dixie County	\$350,000	\$333,073	31	--	--	20	10	1
Duval County/Jacksonville	\$6,440,155	\$6,798,618	464	\$500,000	1,006	1,049	305	116
Escambia County/Pensacola	\$2,397,925	\$1,903,270	225	\$360,000	23	126	99	23
Flagler County	\$464,523	\$576,193	30	--	--	10	20	--
Franklin County	\$350,000	\$315,500	30	--	--	14	10	6
Gadsden County	\$378,608	\$325,802	34	--	--	20	12	2
Gilchrist County	\$350,000	\$357,545	21	--	--	6	12	3
Glades County ³	\$350,000	\$229,835	10	--	--	1	5	4
Gulf County	\$350,000	\$318,554	19	--	--	11	4	4
Hamilton County	\$350,000	\$337,043	20	--	--	11	4	5
Hardee County	\$350,000	\$339,165	65	--	--	24	22	19
Hendry County	\$350,000	\$307,286	20	--	--	12	8	--
Hernando County	\$1,101,844	\$1,379,871	108	\$202,000	45	89	61	3
Highlands County ³	\$718,741	\$850,028	233	--	--	100	95	13
Hillsborough County	\$5,917,664	\$6,589,431	376	\$391,000	--	101	173	102
City of Tampa	\$2,480,950	\$1,668,106	65	\$1,720,000	70	67	46	22
Holmes County	\$350,000	\$323,399	41	--	--	28	6	7
Indian River County	\$955,048	\$1,258,626	66	--	--	32	22	12
Jackson County	\$396,519	\$380,866	47	--	--	27	16	4
Jefferson County	\$350,000	\$315,000	21	--	--	10	6	5
Lafayette County	\$350,000	\$354,415	28	--	--	13	7	8
Lake County	\$1,850,138	\$2,138,108	256	--	--	105	151	--
Lee County ³	\$2,475,257	\$1,796,027	70	\$805,113	100	37	34	4
City of Cape Coral	\$902,848	\$1,298,095	72	--	--	23	46	3
City of Ft. Myers	\$409,008	\$634,827	24	--	--	12	12	--
Leon County	\$731,316	\$759,003	37	--	--	6	15	16
City of Tallahassee	\$1,254,875	\$1,223,703	200	\$65,948	10	137	72	1
Levy County	\$350,000	\$365,664	31	--	--	11	10	10
Liberty County	\$350,000	\$307,878	12	--	--	10	2	--
Madison County	\$350,000	\$344,009	25	--	--	10	7	8
Manatee County ³	\$1,816,349	\$2,176,993	65	\$115,010	48	44	56	12
City of Bradenton	\$398,980	\$450,595	33	--	--	12	21	--

Local Government	2003-2004 Annual Distribution ²	Homeownership		Rental		Very Low Units	Low Units	Moderate Units
		Total Expenditures	Total Units	Total Expenditures	Total Units			
Marion County	\$1,797,057	\$1,993,268	136	\$120,000	8	48	59	37
City of Ocala	\$371,730	\$357,779	32	--	--	16	16	--
Martin County	\$1,055,302	\$1,100,445	90	--	--	44	37	9
Miami-Dade County ³	\$7,876,558	\$6,213,970	138	\$1,800,000	82	26	3	15
City of Hialeah	\$1,163,278	\$1,211,081	43	--	--	16	27	--
City of Miami	\$1,843,797	\$1,665,371	48	--	--	21	22	5
City of Miami Beach	\$447,862	\$467,773	12	--	--	6	3	3
City of North Miami	\$301,289	\$287,528	16	--	--	11	4	1
Monroe County	\$657,884	\$862,644	34	\$279,286	7	7	19	15
Nassau County	\$503,919	\$563,780	38	\$95,000	8	20	18	8
Okaloosa County / Ft. Walton Beach	\$1,420,493	\$1,281,147	73	--	--	32	41	--
Okeechobee County	\$350,000	\$358,742	26	--	--	9	14	3
Orange County	\$6,050,504	\$6,278,161	536	--	--	186	207	143
City of Orlando ³	\$1,549,678	\$1,155,487	149	\$349,889	25	39	85	46
Osceola County	\$1,549,377	\$1,286,561	21	\$609,740	274	192	101	2
Palm Beach County	\$7,136,077	\$7,562,657	290	\$979,714	655	400	528	17
City of Boca Raton	\$601,419	\$782,985	24	--	--	8	16	--
City of Boynton Beach	\$499,771	\$535,085	37	--	--	15	10	12
City of Delray Beach	\$489,418	\$502,697	71	--	--	37	23	11
City of West Palm Beach	\$685,184	\$656,468	33	--	--	15	15	3
Pasco County	\$2,884,854	\$4,922,012	220	\$13,402	20	83	91	66
Pinellas County	\$4,004,169	\$4,004,177	153	\$2,133,421	33	45	97	44
City of Clearwater ³	\$872,409	\$1,540,542	61	--	--	23	22	6
City of Largo	\$558,342	\$753,927	76	--	--	34	36	6
City of St. Petersburg	\$1,989,836	\$2,486,330	145	\$3,000	1	40	77	29
Polk County	\$3,111,879	\$3,272,070	245	--	--	74	89	82
City of Lakeland	\$681,737	\$703,200	54	--	--	9	29	16
City of Winter Haven	\$211,892	\$268,787	17	\$50,000	2	11	7	1
Putnam County	\$582,688	\$1,068,846	55	--	--	26	23	6
Santa Rosa County	\$1,005,164	\$972,118	120	--	--	58	31	31
Sarasota County/Sarasota	\$2,713,001	\$3,531,645	140	\$594,807	17	60	97	--
Seminole County	\$3,088,934	\$2,921,750	131	\$237,500	25	78	78	--
St. Johns County	\$1,073,190	\$840,870	67	\$100,000	5	46	24	2
St. Lucie County	\$546,731	\$510,629	12	--	--	6	5	1
City of Ft. Pierce	\$309,349	\$350,770	40	--	--	19	15	6
City of Port St. Lucie	\$772,066	\$953,597	59	--	--	33	21	5
Sumter County	\$503,919	\$547,713	91	--	--	54	22	15
Suwannee County	\$350,000	\$374,480	58	--	--	40	7	11
Taylor County	\$350,000	\$330,325	21	--	--	7	8	6
Union County	\$350,000	\$323,869	23	--	--	16	3	4
Volusia County	\$2,558,799	\$2,796,492	136	\$523,356	200	112	211	13
City of Daytona Beach	\$517,917	\$524,381	62	--	--	29	20	13
City of Deltona	\$588,659	\$558,137	15	--	--	5	9	1
Wakulla County ³	\$350,000	\$338,575	37	--	--	15	12	10
Walton County	\$371,439	\$351,204	44	--	--	27	15	2
Washington County	\$350,000	\$366,412	33	--	--	19	8	6
Totals²	\$130,756,501	\$138,587,364	9,396	\$13,452,687	3,228	6,016	4,645	1,391

¹ These SHIP funds are from the most recent closed year (Fiscal Year 2003-2004). Pursuant to Florida Law, local governments have three years to expend funds.

² Annual distribution amount does not include program income, recaptured funds, carry forward funds or other funds which local governments also use to fund housing through the SHIP program. The homeownership and rental expenditures, when taken together, are higher for this reason.

³ These local governments have been approved for expenditure extensions. To ensure that the best estimate of final expenditures and total units is provided, the homeownership and rental expenditure columns for these local governments show data on both expended and encumbered funds and units (i.e., what a local government has committed the funding for). The number of units shows data for expended funds only. This provides a good estimate of total final expenditures. Note that income served information is not yet available for the encumbered units, so these totals are lower than the overall homeownership and rental totals.



227 North Bronough Street, Suite 5000 | Tallahassee, Florida 32301

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