



2012 ANNUAL REPORT

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2012 SUMMARY OF PROGRAMS

Homeownership Programs

Total Homeowners Assisted

Total Homeowners Served or Units Funded in 2012¹	12,032
First Time Homebuyer Program	2,187
Down Payment Assistance	2,164
<i>HAP Down Payment Assistance²</i>	1,649
<i>HOME/Indenture</i>	107
<i>Homeownership Assistance for Moderate Income (HAMI)</i>	408
Homeownership Pool Program (HOP)	58
State Housing Initiatives Partnership (SHIP) ^{2,3}	2,652
National Foreclosure Mitigation Counseling Program (NFMC)	4,553
Hardest-Hit Fund (HHF) ⁴	2,582

Rental Programs

Total Units

Set-Aside Units

Total Units Funded in 2012^{1,5}	7,126	7,046
Multifamily Mortgage Revenue Bonds (MMRB)	413	353
Low Income Housing Tax Credits (9%)	5,534	5,503
Low Income Housing Tax Credits (4%)	2,520	2,471
State Apartment Incentive Loan (SAIL ELI Supplemental) ^{2,6}	2,034	2,034
HOME Rental	183	183
State Housing Initiatives Partnership (SHIP) ^{2,3}	307	307
Predevelopment Loan Program (PLP) ²	266	266

¹ The number of units is equivalent to the number of households served. Total Households Served or Units Funded does not include PLP units because these units typically 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 less than the sum of the individual programs due to program overlap. If financing was provided this year for units already funded in a prior year, these units were not counted in this year's grand totals.

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

³ SHIP information is from the most recently closed year (2009-2010). 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 one-half of the SHIP rental units during this period overlap other rental programs in this summary.

⁴ The HHF information shows the new homeowners added to the program in 2012. A total of 4,828 homeowners are currently receiving assistance, and another 2,516 homeowners have completed and exited the program.

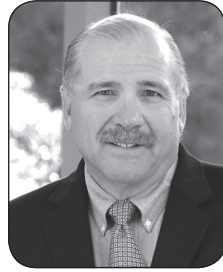
⁵ The breakdown for the 7,126 total rental units financed in 2012 is as follows:

- 3,937 units are new construction or redevelopment (demolition/replacement);
- 2,835 units are "preservation" — i.e., existing affordable rental units being rehabilitated and recapitalized to ensure they remain affordable and in good condition — most of these are 30+ year old properties originally funded through HUD and USDA;
- 200 units are "refunded" units, i.e., the bonds originally used on the property were refinanced; and
- 154 SHIP units (see note #3).

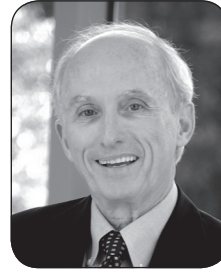
⁶ SAIL funding was used in 2012 to reduce the debt on existing properties in the Affordable Housing Guarantee Program portfolio, and to make a small portion of units in each development (a total of 210) affordable to extremely low-income residents.

* While the Affordable Housing Guarantee Program continues to guarantee more than 16,000 units throughout Florida, no new units were guaranteed in 2012.

2012 BOARD OF DIRECTORS



Len Tylka, Jr.
Chairman
Residential Builder Representative



Cliff Hardy
Vice Chairman
Low-Income Advocate



Marilyn Carl
Banking or Mortgage Banking Industry Representative



Lynn Hanfman
One of Two Citizen Representatives



Natacha Munilla
Commercial Building Representative



Ken Reecy
Assistant Director, Housing and Community Development
Florida Department of Economic Opportunity (designee)
Ex officio voting member



Jose "Joe" Sanchez
Former Local Government Elected Official



Bernard "Barney" Smith
One of Two Citizen Representatives



Stephen P. Auger
Executive Director, Florida Housing Finance Corporation

Not Pictured

.....
Mary Demetree
Representative of Those Areas of Labor
Engaged in Home Building

LETTER FROM THE BOARD CHAIRMAN & EXECUTIVE DIRECTOR

Florida's economy continued to show improvement in 2013. The state's unemployment rate decreased to 8.0 percent by the end of 2012 from a high of 11.4 percent in early 2010 – just 0.2 percent higher than the national rate of 7.8 percent. The state's construction sector is recovering, with building permit activity up and documentary stamp tax collections on the rise. Existing single family home sales have increased, with Florida Realtor® data showing the median sales price at \$145,000 by the end of 2012, a 9 percent increase over 2011. A 5.5 month statewide supply of for-sale homes at the end of 2012 signals a fairly healthy balance of supply available, down from 8.3 months in 2011.

Florida Housing's First Time Homebuyer Program was part of the state's 2012 recovery efforts, with 2,187 fixed-rate, low-interest mortgages provided to homebuyers during the year. Approximately \$214 million in loans was paired with more than \$14 million in purchase assistance to move existing for-sale housing into the hands of first time homebuyers with good credit.

During 2012, Florida Housing continued to carefully target rental construction financing to areas of the state where there is need and demand for such units. We awarded financing for more than 3,900 new rental units, and for just over 2,800 aging affordable units that will be rehabilitated and recapitalized to last another 30 years. When these transactions are completed, approximately \$1 billion in fully syndicated tax credits, private activity bonds and other financing will have been invested to finance these units and complete earlier transactions.

While there is good news to report about Florida's economy, residential foreclosures are still a critical problem for the state and our residents. According to RealtyTrac®, Florida's foreclosure rate was the nation's highest in 2012, with one in 32 homeowners receiving a foreclosure filing during the year. Florida Housing continues to work with a variety of resources to help homeowners at risk of foreclosure.

Through Florida's Hardest-Hit Fund, we approved foreclosure prevention assistance for an additional 2,582 homeowners in 2012, for a total served of more than 7,400. Almost \$221 million has been used or reserved to assist these homeowners since inception of the program.

We also continue to participate in the National Foreclosure Mitigation Counseling Program, bringing a total of \$10.3 million in funding to Florida for foreclosure counseling since the program began. Working through Florida Housing, 37 local housing counseling agencies


have used this funding to offer more than 35,000 counseling sessions for at-risk homeowners in the last few years.

As a result of the National Mortgage Settlement, the Legislature worked with Attorney General Pam Bondi to appropriate \$45 million to Florida Housing early in 2013 for additional housing efforts that will benefit Florida's economy. We will use \$10 million to fund additional foreclosure counseling sessions and provide financial management education for homeowners, and \$35 million for down payment assistance to continue our work of moving for-sale housing into the hands of eligible first time homebuyers.

Florida Housing continued to reduce the outstanding risk in the Guarantee Program in 2012 with two significant accomplishments. We refinanced properties out of the Guarantee Program portfolio and completed the payoff of the outstanding capitalizing debt at the end of the year. After the refinancings and the debt payment, the risk-to-capital ratio on December 31, 2012, was down to 3.09:1, well within the approved ratio of 5:1.

The results of the audits by the Auditor General (AG) and the Office of Program Policy Analysis and Government Accountability (OPPAGA) were reported to the Legislature on December 1, 2012, as required by law. The audit by OPPAGA concluded that no change in Florida Housing's organizational structure was warranted. These findings affirmed Florida Housing's transparent and thoughtful approach to allocating our multifamily rental housing resources based on a set of factors beginning with need. OPPAGA's suggestions to streamline our allocation process have been useful as Florida Housing takes the next steps in the evolution of that process. The AG findings were primarily addressed and resolved prior to the publication of the report. Resolution of the remaining findings is incorporated into the statutory revisions that will be addressed in the 2013 Legislative session.

As we move into the new year, Florida Housing looks forward to its continued role in Florida's economic recovery and working with our affordable housing partners to deliver available resources as efficiently and effectively as possible.



Leonard A. Tylka, Jr.
Board Chairman



Stephen P. Auger
Executive Director

2012 AFFORDABLE HOUSING PROGRAMS

RENTAL

■ STATE APARTMENT INCENTIVE LOAN

The State Apartment Incentive Loan (SAIL) program provides low-interest loans on a competitive basis as gap financing to leverage mortgage revenue bonds or competitive Low Income Housing Tax Credit resources, and obtain the full financing needed to construct or rehabilitate affordable rental units for very low-income families. In some cases, SAIL is used to reduce the debt on new or existing properties to make a small portion of units in each development affordable to extremely low-income residents.

Program Summary

- ▶ *\$19,590,000 in SAIL funding was provided to 8 existing Guarantee Program properties, thereby better matching available units to current rental housing needs, for the purpose of redeeming bond debt resulting in a reduction in Guarantee Program risk. Of the 8 properties awarded this financing, there are a total of 2,034 units. This new financing ensures that rents on 210 of the existing affordable units are lowered to be affordable to extremely low-income (ELI) households.*

■ MULTIFAMILY MORTGAGE REVENUE BONDS

The Multifamily Mortgage Revenue Bond (MMRB) 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.

Beginning in 2011, Florida Housing issued multifamily mortgage revenue bonds through the federal New Issue Bond Program (NIBP). This program has provided a short-term response to the credit and liquidity crisis experienced during the last few years that created extremely high interest rates on tax-exempt bonds, making them difficult to use for affordable housing programs. To maintain the viability of state and local housing finance agency lending programs, the NIBP lowered debt service costs on tax-exempt bonds. For multifamily tax-exempt bond sales, 100 percent of the bonds were purchased by the federal government through this program at lower than market interest rates; this allowed Florida Housing to maintain the flow of mortgage financing to support affordable housing transactions, providing economic benefit to the state. The authority for this program was originally scheduled to terminate on December 31, 2011; however, the US Department of Treasury extended the program through

the end of 2012, adding new criteria and fees to the transactions, but retaining the better-than-market-rate conditions.

Program Summary

- ▶ *\$22,105,000 from the sale of bonds was provided for the development affordable rental housing; 413 total units were awarded funding (353 will be set aside as affordable).*

■ HOME INVESTMENT PARTNERSHIPS

On the rental side, the HOME Investment Partnerships (HOME) 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 at the simple interest rate of 0 percent to nonprofit applicants and 1.5 percent to for-profit applicants.

Program Summary

- ▶ *\$9,150,000 in HOME funding was provided as gap financing for two homeless developments. A total of 183 units were funded (183 units will be set aside as affordable).*

■ LOW INCOME HOUSING TAX CREDIT

The competitive (9%) and non-competitive (4%) Low Income Housing Tax Credit (Housing Credit) program provides nonprofit and for-profit developers with tax credits that are sold to investors to be used for a dollar-for-dollar reduction in their federal tax liability in exchange for equity to finance the acquisition, rehabilitation and/or new construction of affordable rental housing. Special consideration is given to properties that target specific demographic groups, such as the elderly and homeless people. Consideration also is given to properties that target specific geographic areas, such as the Florida Keys and rural areas.

Program Summary

- ▶ *There were \$87,914,419 in competitive (9%) Housing Credits allocated in 2012. A total of 5,534 units were funded (5,503 units will be set aside as affordable).*
- ▶ *Non-competitive (4%) Housing Credits allocated were \$11,622,722; a total of 2,520 units were funded (2,471 units will be set aside as affordable).*

■ FLORIDA AFFORDABLE HOUSING GUARANTEE PROGRAM

Authorized by the Legislature in 1992, the Guarantee Program provides credit enhancement (i.e., mortgage repayment guarantees) primarily on bond-financed

2012 AFFORDABLE HOUSING PROGRAMS

affordable rental housing developments, lowering overall borrowing costs and thus improving economic viability of the developments. At the time, credit enhancement products for bond transactions were mostly unavailable in the private market. During its active phase, from 1993 to 2005, the program guaranteed 120 transactions, including 112 multifamily developments and eight (8) single-family mortgage pools, representing approximately \$1.4 billion and the construction of over 28,000 multifamily units. The program has partnered with HUD's Risk-Sharing Program (Section 542c), with HUD assuming 50% of the default risk on approximately two-thirds of the mortgages in the portfolio. The program's last guarantee transaction was in 2005. In March 2009, the Florida Housing Board of Directors officially confirmed the suspension of new guarantees in light of market availability of such guarantee instruments and the reassessment of the financial capacity and condition of the Guarantee Fund. At year end 2012, the program covered 16,656 multifamily units, and the portfolio contained 76 outstanding guarantees (70 multifamily and 6 single-family pools) totaling \$468 million (\$459 million multifamily and \$9 million single-family). Nine properties (2,528 units) were refinanced out of the Guarantee portfolio in 2012, and another 9 – 12 are anticipated to refinance out in 2013. These refinanced properties continue to maintain their affordability restrictions.

Capitalization of the Guarantee Fund occurs through the issuance of debt. The Legislature authorized Florida Housing to issue up to \$400 million in bonds to capitalize the Guarantee Fund. Four series of taxable revenue bonds were issued between 1993 through 2002 totaling \$300 million, secured by Guarantee Fund income and documentary stamp tax revenues under terms specified in F.S. 420.5092. Documentary stamp taxes distributed to the State Housing Trust Fund are the foundation of the Guarantee Fund's credit rating and the essential element for maintaining an acceptable insurer financial strength (IFS) rating. As of December 31, 2012, Florida Housing paid off the Guarantee Fund's remaining outstanding capitalizing debt. Absent the debt, the rating agencies continue to rate the Guarantee Fund (i.e., IFS rating) due to the portfolio of outstanding guarantees.

In the event that the Guarantee Fund is rated less than in the top three claims paying ratings by any of the rating agencies, the state would be required to use collections distributed to the State Housing Trust Fund to replenish the Guarantee Fund at the amount necessary to maintain the minimum (IFS) claims paying rating. As of December 31, 2012, the Guarantee Fund was rated A+/Stable by Standard & Poor's and A-/Stable by Fitch Ratings.

Program Summary

- ▶ *Total units in the Guarantee Program portfolio as of December 31, 2012, were 16,656 comprised as follows:*
 - ▶ *Risk Sharing with HUD: 12,304*
 - ▶ *Non-Risk Sharing: 4,352*

■ LINK TO PERMANENT HOUSING INITIATIVE

In 2009, Florida Housing implemented the Link to Permanent Housing Initiative (Link) to enhance the ability of ELI households with special needs to access and retain affordable rental housing in their communities. These populations include persons with disabilities, homeless families, youth aging out of foster care, frail elders and survivors of domestic violence. Link targets those who require affordable, permanent housing, plus short- or long-term community-based services to maintain optimal stability and self-sufficiency. Through Link, Florida Housing offers scoring incentives to developers who commit to set aside a determined number of a development's ELI units for special needs households that are receiving community-based supportive services and are referred by a recognized supportive services lead agency in the community where the property is located. Each participating development executes a memorandum of understanding (MOU) with at least one of the designated services agencies in that community. The MOU provides the responsibilities of each party in partnering to serve these households.

Program Summary

- ▶ *In 2012, Florida Housing funded 543 Link units for a total of 1,282 units since the initiative started in 2009.*

HOMEOWNERSHIP

■ FIRST TIME HOMEBUYER PROGRAM

Florida Housing's First Time Homebuyer (FTHB) program offers 30-year, fixed-rate first mortgage loans originated by trained and approved lenders throughout the State of Florida. The program is offered to all borrowers who meet income, purchase price and other program criteria; can qualify for a loan; and successfully complete a homebuyer education course. Borrowers who qualify for this first mortgage program may access one of Florida Housing's down payment assistance programs.

Florida Housing funds first time homebuyer loans through transactions that are most favorable to the program at the time of the sale. Two such types of transactions are: (1) pooling loans and selling them in the specified pool

2012 AFFORDABLE HOUSING PROGRAMS

market, and (2) issuing tax exempt bonds. Low-interest first mortgages available through tax-exempt bonds in 2012 were reliant on sales of tax-exempt bonds through Florida Housing's NIBP authority completed in 2011.

The FTHB program provides an important strategy to lower the oversupply of for-sale homes on the market as a result of current economic conditions. Close to 90 percent of units purchased through this program in 2012 were existing homes. The average FTHB program purchase price during 2012 was \$102,250, and the average loan amount was \$97,757.

Program Summary

- ▶ 2,187 first time homebuyers purchased homes using \$213,794,212 through the FTHB program.

■ DOWN PAYMENT ASSISTANCE (DPA)

In an effort to assist low- to moderate-income individuals to achieve homeownership, the FTHB program offered borrowers two down payment assistance options in 2012. The assistance was either a 0-percent interest or low fixed-rate interest second mortgage. Only one Florida Housing down payment program can be used by a borrower and only in conjunction with a FTHB program first mortgage.

■ DPA Provided through the Homeownership Assistance Program, HOME and Single Family Homeowner Mortgage Revenue Indenture Funds

In 2012, up to \$7,500 was available through the Homeownership Assistance Program (HAP), HOME and Single Family Homeowner Mortgage Revenue Bond indenture funds to assist first time homebuyers with down payment and closing costs. These loans are 0-percent interest, non-amortizing second mortgage loans, which means the homebuyer does not make any monthly payments on them. Instead, the loan is repaid when the homebuyer sells the home, transfers ownership, satisfies or refinances the first mortgage, or ceases to occupy the home. These loans are for applicants whose incomes are at or below 100% of AMI, adjusted for family size.

Program Summary

- ▶ 1,649 households received a total of \$11,934,811 in assistance through HAP funds.
- ▶ 50 households received a total of \$373,352 in assistance through HOME funds.
- ▶ 57 households received a total of \$424,300 in assistance through indenture funds.

■ Homeownership Assistance for Moderate Income

In 2012, up to \$5,000 was available to assist a first time homebuyer with down payment and closing costs through the Homeownership Assistance for Moderate Income (HAMI) program. This program enables borrowers with moderate incomes to receive down payment and closing cost assistance. Unlike the HAP, HAMI is an amortized loan that is offered at a low fixed interest rate 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 HAP loans, but do not exceed the maximum annual income limit of 140% of AMI for the FTHB program.

Program Summary

- ▶ 408 homebuyers received a total of \$2,021,705 in assistance through the HAMI program.

■ HOMEOWNERSHIP POOL PROGRAM

Florida Housing's Homeownership Pool (HOP) program is designed to be a non-competitive, ongoing program, with builders reserving funds for eligible homebuyers to provide down payment assistance on a first-come, first-served basis. In 2012, Florida Housing allocated all HOP funding for Self-Help housing, which uses sweat equity from the prospective homebuyers during construction. Typically, Self-Help housing is carried out by Habitat for Humanity groups and those operating through the US Department of Agriculture Rural Development program.

In 2012, the average HOP assistance per homebuyer was \$30,488. Eligible homebuyers are those whose adjusted income does not exceed 80% AMI. Through this program, they can receive a 0-percent deferred second mortgage loan for the amount necessary to meet underwriting criteria (program limits specify the lesser of 25 percent of the purchase price of the home or \$70,000, with the exception of eligible homebuyers with disabilities or those at 50% AMI or below, who may receive up to 35 percent of the purchase price, or \$80,000).

Program Summary

- ▶ 58 households were assisted.
- ▶ \$1,768,319 in loans were closed.

■ NATIONAL FORECLOSURE MITIGATION PROGRAM

Florida Housing continued efforts to assist troubled homeowners during 2012 by using funds awarded from the National Foreclosure Mitigation Counseling (NFMC) program. Through this program, troubled homeowners statewide access federally approved housing counseling agencies and legal assistance to help them determine

2012 AFFORDABLE HOUSING PROGRAMS

available options regarding their homes. Through five rounds of funding since 2008, Florida Housing has received \$8.78 million, supporting 37 counseling agencies and legal aid to fund more than 30,000 counseling sessions for homeowners. During 2012, Florida Housing was awarded \$1,478,661 in a sixth round of funding, which is supporting 37 counseling agencies to carry out more than 5,300 counseling sessions.

Program Summary

- ▶ In 2012 alone, 4,553 counseling events were provided with this program funding.

■ FLORIDA HARDEST-HIT FUND

In 2010, the federal government announced funding to states with housing markets that have been hardest hit with foreclosures, housing price declines and unemployment. There are 18 states and the District of Columbia participating in the \$7.6 billion Hardest-Hit Fund (HHF) program. From this funding, Florida's final share totals more than \$1 billion. Florida and the other participating states worked with the US Treasury, major loan servicers and other stakeholders to standardize plans for two programs.

■ The Unemployment Mortgage Assistance Program

(UMAP) provides assistance with payments to the mortgage lender (for 12 months or a maximum of \$24,000, whichever comes first) to assist unemployed/underemployed borrowers with their first mortgage until they can resume payments on their own. Additionally, for homeowners who are delinquent on the first mortgage at the time they qualify for the UMAP, up to \$18,000 can be paid to assist in bringing the past due first mortgage current; this assistance will fully or partially reinstate the first mortgage prior to the beginning of UMAP payments.

■ Mortgage Loan Reinstatement Program (MLRP)

provides up to \$25,000 as a one-time payment to assist in bringing a delinquent mortgage current for a homeowner who has returned to work or recovered from unemployment/underemployment.

Program Summary

- ▶ As of December 31, 2012, \$220,830,423 in UMAP and MLRP funds had been reserved to assist a total of 7,344 homeowners since inception of the program.

SPECIAL PROGRAMS

■ STATE HOUSING INITIATIVES PARTNERSHIP

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. When SHIP funds are appropriated, they are distributed on an entitlement basis to all 67 counties and 52 Community Development Block Grant (CDBG) entitlement cities in Florida. SHIP funds may be used to fund emergency repairs, 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. Local governments have three years to expend funds. As a result of state budget deficits, the Legislature has appropriated extremely limited funding to the SHIP program since the 2008-2009 appropriation.

Program Summary

- ▶ \$29,973,251 was distributed to local governments in FY 2009-2010.*
- ▶ \$43,700,736** was expended toward homeownership activities by local governments, with 2,652 homeowners assisted.
- ▶ \$1,938,124** was expended toward rental housing activities by local governments, with 307 rental housing units assisted.

*SHIP information is from the most recently closed year (2009-2010). Pursuant to Florida law, local governments have three years to expend funds.

**Totals for rental and homeownership funding are higher than the total distribution from the state due to local governments' use of program income, recaptured funds and other SHIP income to fund housing.

■ PREDEVELOPMENT LOAN PROGRAM

The Predevelopment Loan Program (PLP) assists non-profit 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 \$750,000 for predevelopment activities such as rezoning, title searches, legal fees, administrative costs, soil tests, engineering fees, appraisals, feasibility analyses,

2012 AFFORDABLE HOUSING PROGRAMS

audit fees, earnest money deposits, insurance fees, commitment fees, administrative costs, marketing expenses, and acquisition expenses. In addition, technical assistance is provided at no charge to the organization.

Program Summary

- ▶ \$2,124,128 was provided for predevelopment activities for rental housing, equaling 266 rental units (266 units are to be set aside as affordable).

■ AFFORDABLE HOUSING CATALYST PROGRAM

The Affordable Housing Catalyst Program provides on-site, e-mail, and telephone technical assistance and training on the SHIP program, the federal HOME Investment Partnerships program and other affordable housing programs. This technical assistance is targeted to non-profits and government entities, and includes training on forming local and regional public/private partnerships, working effectively with lending institutions, implementing regulatory reform, training for boards of directors, implementing rehabilitation and emergency repair programs, assisting with the design and establishment of fiscal and program tracking systems, and compliance requirements of state and federally funded housing programs. Workshops also are conducted throughout the year at locations around the state.

■ PRESERVATION BRIDGE LOAN PILOT

With \$4,851,000 in state funding appropriated in 2008 for a small preservation rehabilitation pilot in Pasco, Palm Beach and Orange counties, Florida Housing created the Preservation Bridge Loan Pilot to provide short-term loans to existing affordable rental housing in these locations. The program offers a variety of financing options for preservation, including short-term bridge loans to provide acquisition financing, and provides time to stabilize and position existing properties for more favorable, permanent financing. As loans are repaid, the funds will recycle to other preservation transactions.

Under contract with Florida Housing, the Florida Community Loan Fund (FCLF) administers the pilot. As of December 31, 2012, the total loan pool, including private investments, was capitalized at \$13.2 million, and FCLF had closed on two loans totaling \$3.5 million: one in Palm Beach County to preserve 144 units, and another in Pasco County to preserve 65 units. Alongside the three-county pilot, FCLF has created a pool of preservation funding from which loans are now being made in 26 other counties.

FLORIDAHOUSINGSEARCH.ORG

Web-Based Affordable Rental Housing Locator

Florida Housing provides a free, online affordable rental housing locator that helps citizens search for housing throughout Florida. *FloridaHousingSearch.org* allows users to search for and find available rental units by using several different search criteria such as rent amount, city, county, and zip code. Map links also are offered to allow users to search for housing near schools, transportation and employment. Properties listed on *FloridaHousingSearch.org* are affordable for people who earn up to 120% AMI. The website is available in English and Spanish, and can be translated into 30-plus additional languages, including Haitian-Creole, by using the embedded Google language translator tool.

As well as being free to those searching for housing, *FloridaHousingSearch.org* is free to property owners and managers who list their properties. Landlords can list information about their property including number of bedrooms, move-in costs, amenities, accessibility options, voucher acceptance and photographs. The system is continually updated to ensure that property listings are accurate and up to date. At the end of 2012, 161,105 rental units were registered in the search database.

The locator also provides a toll-free, bilingual call center. As needed, call center staff assist consumers in conducting housing searches, help owners/landlords with listing their properties, and ensure that rental listings are kept up to date and accurate. In addition, the state Department of Elder Affairs and Agency for Health Care Administration partner with Florida Housing to provide a separate search engine through *FloridaHousingSearch.org* with a listing of licensed assisted living facilities and adult family care homes (updated daily) to help consumers locate the most appropriate facilities to provide care for their elderly and/or disabled family members.

During 2012, more than 1 million affordable rental searches were conducted on *FloridaHousingSearch.org*. Landlords using the locator state that 40 percent of new tenants at their properties found their apartments through the locator, which is a 7 percent increase over 2011. Further, call center staff handled more than 25,564 affordable rental-related telephone inquiries in 2012.

**2012 DEMOGRAPHICS
& PROGRAM CHARTS**



2012 DEMOGRAPHICS & PROGRAM CHARTS

PROGRAM DEMOGRAPHICS ▾

State Apartment Incentive Loan (SAIL) Program*

Number of people served in 2012 (all existing units)	125,292
By Age	
0-17	49,038
18-54	60,900
55-61	5,458
62+	9,896
By Ethnicity**	
Caucasian	30,882
African-American	34,827
Hispanic	26,929
Other	8,196
Households electing not to report	13,134

By Specific Target

Number of homeless households served	948
Number of farmworker/commercial fishing worker households served	876
Number of units in rural communities	1,969
Elderly households served in set-aside units	5,790

Average Amount of Rent Charged Based on Unit Size

Efficiency	\$320
1 Bedroom	\$494
2 Bedrooms	\$603
3 Bedrooms	\$699
4 Bedrooms	\$690
Average household size	2.4
Average household income	\$21,876

*SAIL demographic information is based on reports from 346 out of 353 currently leasing SAIL developments. This is a snapshot of residents as of November 30, 2012.

**The HUD standard for reporting ethnicity is such that residents are often in multiple categories such as African-American and Hispanic. That is the reason for the disparity between total number of residents and the total by race and ethnicity.

2012 SAIL Funding for Extremely Low-Income (ELI) Units***

Total amount funded in 2012	\$19,590,000
Number of units funded in 2012	210
Average estimated funding per unit	\$93,286

Geographic Distribution for 2012 ELI Units

County Size	Allocation Amount	Set-Aside Units
Large	\$10,000,000	101
Medium	\$9,590,000	109
Small	\$0	0

*** In 2012, SAIL ELI Supplemental Funding was provided to these existing Guarantee Program developments to reduce the debt, making a portion of vacant units in each development affordable to extremely low-income residents.

Homeownership Assistance Program (HAP)

Number of loans closed and households served in 2012

By Household Size		By Age	
1-2 persons	1,027	15-54	1,490
3-4 persons	503	55-61	88
5+ persons	119	62+	71
By Income		By Ethnicity	
0-30% Area Median Income (AMI)	30	African American	345
31-50% AMI	232	African American & Hispanic	12
51-80% AMI	855	Asian	21
81-100% AMI	532	Asian & Caucasian	2
Over 100% AMI	0	Caucasian	862
Average sales price	\$96,465	Caucasian & African American	0
Average HAP loan amount	\$7,238	Caucasian & Hispanic	363
Average first mortgage amount	\$91,795	Other	44

RENTAL ▾

State Apartment Incentive Loan (SAIL)

County	Development	Funding Amount	Total Units	Extremely Low-Income (ELI) Units
Charlotte	Hampton Point*	\$2,500,000	284	34
Collier	Noah's Landing**	\$2,490,000	264	14
Duval	Sundance Pointe*	\$2,500,000	288	27
Hillsborough	Mariner's Cove - Tampa	\$2,500,000	208	26
Palm Beach	Portofino	\$2,500,000	270	15
	Waverly	\$2,500,000	260	33
St. Johns	Whispering Woods	\$2,500,000	200	33
Volusia	San Marco	\$2,100,000	260	28
TOTALS		\$19,590,000	2,034	210

Note: These developments are existing Guarantee Program properties that received SAIL funding to reduce debt, making a portion of vacant units in each development affordable to extremely low-income residents, and thereby better matching available units to current rental housing needs while reducing Guarantee Program risk. Of the 210 units that were re-targeted to ELI households as a result of this funding, 114 units will be set aside as Link units for Special Needs Households. SAIL loans for these properties were awarded in 2012 for amounts up to \$2,500,000. Each loan will be properly sized during credit underwriting.

*These developments also received SAIL ELI Supplemental Funding in 2010. Only the ELI units that were added as a result of the 2012 funding are reported in this table.

**This Development also received SAIL ELI Supplemental Funding in 2011. Only the ELI units that were added as a result of the 2012 funding are reported in this table.

Multifamily Mortgage Revenue Bonds (MMRB)

County	Development	Funding Amount	Total Units	Set-Aside Units
Duval	Deer Meadow	\$7,075,000	200	170
Leon	Sunrise Place	\$4,280,000	99	85
Miami-Dade	Solabella	\$8,000,000	92	79
	Anchorage	\$2,750,000	22	19
TOTALS		\$22,105,000	413	353

HOME Investment Partnerships

County	Development	Funding Amount	Total Units	Set-Aside Units
Miami-Dade	Amistad	\$4,450,000	89	89
	St. Martin's Place	\$4,700,000	94	94
TOTALS		\$9,150,000	183	183

Low Income Housing Tax Credits - 4%

County	Development	Funding Amount	Total Units	Set-Aside Units
Bay	Sand Dunes	\$364,072	104	104
Broward	Captiva Cove	\$1,464,392	264	264
Duval	Hilltop Village	\$449,925	200	200
Hillsborough	Ella at Encore	\$928,556	160	160
	Kensington Gardens II	\$428,375	96	96
	Trio at Encore	\$687,228	141	99
Leon	Sunrise Place	\$279,938	99	99
Miami-Dade	Anchorage	\$148,504	22	22
	Circle Creek	\$668,401	100	100
	Hampton Village	\$689,013	100	100
	Palm Lake	\$837,531	300	300
	Solabella	\$605,069	92	92
	Villa Capri	\$1,071,090	220	220
	Waterford	\$608,536	72	65
Orange	Oak Harbor	\$522,522	176	176
Palm Beach	Groves of Delray	\$532,137	158	158
	Pine Run Villas	\$361,993	63	63
Pinellas	Pinellas Heights	\$975,440	153	153
TOTALS		\$11,622,722	2,520	2,471

2012 DEMOGRAPHICS & PROGRAM CHARTS

RENTAL ▼

Low Income Housing Tax Credits - 9%

County	Development	Funding Amount	Total Units	Set-Aside Units
Alachua	Gardenia Garden	\$1,395,632	100	100
Bay	Foxwood	\$776,475	100	100
Broward	Broward Gardens	\$930,000	96	96
	Lofts at Tarpon River	\$2,561,000	100	100
	Northwest Gardens II	\$2,170,036	128	128
	Northwest Gardens IV	\$2,473,710	138	138
	Sailboat Bend	\$871,418	105	105
	Village Place	\$2,300,000	111	111
Duval	Oakland Terrace	\$717,500	60	60
	University Plaza	\$1,029,554	120	120
Escambia	Wild Oak Farm	\$572,324	107	107
Hillsborough	Aqua	\$1,835,712	197	197
	Central Court	\$640,000	68	68
	Madison Heights	\$1,695,000	80	80
	Reed at Encore	\$2,110,000	158	158
Lake	Pearl Lane	\$249,157	34	34
Lee	Palmetto Court	\$1,510,000	86	86
	Sabal Palm - Ft. Myers	\$1,510,000	126	126
Marion	Oakbrook Villas	\$239,832	42	42
	Rolling Hills	\$355,045	67	67
Martin	Lakeside	\$436,043	36	36
Miami-Dade	Amistad	\$1,875,000	89	89
	Brickell View Terrace	\$2,561,000	100	100
	City Crossings	\$2,561,000	103	103
	City Heights	\$2,561,000	98	98
	Collins Park	\$2,522,485	117	117
	Dante Fascell	\$1,500,528	151	151
	Jack Orr Plaza I	\$2,057,355	200	200
	Joe Moretti I	\$2,316,092	116	116
	Lulav Square	\$1,806,287	140	140
	Metro South Senior	\$2,526,990	91	91
	South Miami Plaza	\$1,065,544	97	97
	St. Martin's Place	\$2,561,000	94	94
	Stirrup Plaza I	\$1,079,893	100	100
	Vista Grande	\$2,420,000	89	89
	Washington Square	\$2,288,607	88	88
	West Brickell Tower	\$960,000	32	32
	West Brickell View	\$1,902,047	64	64
Monroe	Banyan Grove	\$1,200,000	48	48
	Wet-Net Villas	\$900,000	36	36
Orange	Kensington Place*	\$1,862,655	105	100
	Taylor	\$1,121,031	101	101
	Uptown Maitland	\$2,110,000	93	93
Osceola	Vista Del Sol	\$1,180,000	74	74
Palm Beach	Evernia Place	\$2,034,739	84	84
	Village Square	\$2,110,000	144	144
Pasco	Magnolia Place	\$1,250,000	80	80
	Richey Woods	\$1,123,853	79	69
Pinellas	Campbell Landings	\$1,660,000	96	96
	MLF Towers	\$1,340,753	145	145
	Santos Isle	\$900,000	50	50
	Urban Edge	\$1,660,000	85	85
Sarasota	Venetian Walk	\$1,258,641	61	61
Seminole	Garden Park	\$1,510,000	108	92
St. Lucie	Pine Creek Village	\$976,000	107	107
Volusia	Holly Point	\$1,318,481	126	126
	Saxon Cove	\$1,455,000	84	84
TOTALS		\$87,914,419	5,534	5,503

*The name of this Development was changed to Village Park Senior Housing in early 2013.

RENTAL ▼

Occupancy Rates for Active, Reporting Units in Florida Housing's Portfolio, Fourth Quarter 2012

Out of a total 175,125 active and pipeline units, 167,888 units are actively operating and reported information for this survey covering October through December 2012.

County	Total Active Units	% Reporting Units Occupied
Alachua	2,135	91.9%
Baker	50	98.0%
Bay	1,604	92.4%
Bradford	120	86.7%
Brevard	2,967	93.3%
Broward	11,503	94.1%
Charlotte	1,471	93.1%
Citrus	477	94.6%
Clay	919	94.5%
Collier	4,431	92.3%
Columbia	429	94.5%
DeSoto	655	89.2%
Duval	10,532	90.1%
Escambia	1,762	90.0%
Flagler	322	93.5%
Franklin	85	92.9%
Gadsden	432	86.3%
Hamilton	109	91.4%
Hardee	459	86.8%
Hendry	311	85.2%
Hernando	1,263	93.5%
Highlands	783	88.6%
Hillsborough	16,258	95.3%
Holmes	38	94.4%
Indian River	2,269	90.1%
Jackson	479	91.7%
Jefferson	36	82.4%
Lake	2,844	90.3%
Lee	3,646	91.7%
Leon	2,817	92.1%
Levy	233	95.9%
Madison	116	93.1%
Manatee	3,061	92.5%
Marion	1,542	83.6%
Martin	862	95.8%
Miami-Dade	26,980	94.0%
Monroe	842	98.8%
Nassau	315	92.3%
Okaloosa	360	93.8%
Okeechobee	229	94.8%
Orange	23,904	94.6%
Osceola	4,805	96.9%
Palm Beach	8,617	90.8%
Pasco	1,839	92.6%
Pinellas	4,782	94.5%
Polk	2,941	94.2%
Putnam	525	93.5%
Santa Rosa	226	93.9%
Sarasota	1,245	96.6%
Seminole	4,543	95.3%
St. Johns	1,064	88.8%
St. Lucie	2,350	91.7%
Sumter	202	98.3%
Suwannee	110	99.1%
Taylor	37	98.2%
Volusia	4,652	94.0%
Wakulla	64	92.2%
Walton	203	92.3%
Washington	33	No Report
Statewide	167,888	93.3%

The U.S. rental vacancy rate reported by the U.S. Census was 8.7 percent in the fourth quarter of 2012 and 10.7 percent for 17 states in the south. This equals a 91.3 percent U.S. rental occupancy rate and 89.3 percent rate for southern states. Note that this is for all residential rental units serving all income levels, not just affordable apartments.

2012 DEMOGRAPHICS & PROGRAM CHARTS

RENTAL PROPERTIES AWARDED FUNDING IN 2012 ▶ ▶ ▶

County	Development	HC 9%	HC 4%	MMRB	EHCL	SAIL ELI Supplemental	SAIL	HOME	Guarantee
Alachua	Gardenia Garden	\$1,395,632							
Bay	Foxwood	\$776,475							
	Sand Dunes		\$364,072	2010				2010	
Brevard	Promise								
Broward	Broward Gardens	\$930,000							
	Captiva Cove		\$1,464,392	2010				2010	
	Lofts at Tarpon River	\$2,561,000							
	Northwest Gardens II	\$2,170,036							
	Northwest Gardens IV	\$2,473,710							
	Sailboat Bend	\$871,418							
	Village Place	\$2,300,000							
Charlotte	Hampton Point		2003	2003		\$2,500,000			2003
Collier	Noah's Landing ⁵		2001	2001		\$2,490,000			2000
Duval	Beaver Street								
	Deer Meadow			\$7,075,000					
	Hilltop Village	1996	\$449,925	2011			2011		
	Hodges Village								
	Oakland Terrace	\$717,500							
	Sundance Pointe ⁵		2000	2000		\$2,500,000			1999
	University Plaza	\$1,029,554							
Escambia	Wild Oak Farm	\$572,324							
Hillsborough	Aqua	\$1,835,712							
	Central Court	\$640,000							
	Ella at Encore		\$928,556						
	Kensington Gardens II		\$428,375						
	Madison Heights	\$1,695,000							
	Mariner's Cove - Tampa		2002			\$2,500,000	2002		2001
	Reed at Encore	\$2,110,000							
	Trio at Encore		\$687,228						
Lake	Pearl Lane	\$249,157							
Lee	Palmetto Court	\$1,510,000							
	Sabal Palm - Ft. Myers	\$1,510,000							
Leon	Sunrise Place		\$279,938	\$4,280,000			2003		
Marion	Oakbrook Villas	\$239,832							
	Rolling Hills	\$355,045							
Martin	Lakeside	\$436,043							
Miami-Dade	Amistad	\$1,875,000						\$4,450,000	
	Anchorage		\$148,504	\$2,750,000					
	Brickell View Terrace	\$2,561,000							
	Circle Creek		\$668,401						
	City Crossings	\$2,561,000							
	City Heights	\$2,561,000							
	Collins Park	\$2,522,485							
	Dante Fascell	\$1,500,528							
	Hampton Village		\$689,013						
	Jack Orr Plaza I	\$2,057,355							
	Joe Moretti I	\$2,316,092							
	Lulav Square	\$1,806,287							
	Metro South Senior	\$2,526,990							
	Palm Lake		\$837,531						
	Solabella		\$605,069	\$8,000,000					2010

2012 DEMOGRAPHICS & PROGRAM CHARTS

RENTAL PROPERTIES AWARDED FUNDING IN 2012

PLP	Local Bonds ¹	Total Units	Set-Aside Units	Link Units ²	Income Restrictions by AMI			Demographic Target	Construction Category ³	Estimated Total Development Cost ⁴
					< 35%	36%-50%	51-60%			
		100	100	10	20		80	Family	Preservation	\$17,004,082
		100	100	10	20		80	Family	Preservation	\$11,422,767
		104	104			21	83	Family	Preservation	\$12,206,420
\$750,000		50	10			10		Special Needs	NC	\$13,148,675
		96	96	10	19		77	Family	Preservation	\$16,544,309
		264	264			53	211	Family	NC	\$40,168,493
		100	100	5	10		90	Family	NC	\$28,004,209
		128	128	7	13		115	Elderly	Redevelopment	\$24,686,864
		138	138	7	14		124	Family	Redevelopment	\$26,553,574
		105	105	11	21		84	Elderly	Preservation	\$10,313,344
		111	111	6	11		100	Elderly	NC	\$24,770,367
		284	284	17		49	235	Family	N/A	N/A
		264	264	27	80		184	Family	N/A	N/A
\$374,128		16	4			4		Homeless	A/R	\$2,501,155
		200	200				200	Family	Refunding	\$8,850,000
		200	200		40	60	100	Family	A/R	\$12,707,128
\$500,000		100	20			20		Special Needs	NC	\$10,357,127
2010		60	60	6	12		48	Family	Preservation	\$9,071,096
		288	288	1	85		203	Family	N/A	N/A
		120	120	12	24		96	Family	Preservation	\$13,427,754
		107	107	11	21		86	Family	Preservation	\$9,623,797
		197	197	20	40		157	Elderly	Preservation	\$23,800,420
		68	68	7	14		54	Family	Preservation	\$9,141,388
\$12,270,000		160	160				160	Elderly	NC	\$26,113,927
\$5,750,000		96	96				96	Family	NC	\$11,690,886
		80	80	8	16		64	Elderly	NC	\$17,319,080
2001		208	208	13		49	159	Family	N/A	N/A
		158	158	16	32		126	Elderly	Redevelopment	\$28,958,300
\$13,020,000		141	99				99	Family	NC	\$28,690,223
		34	34	4	7		27	Elderly	Preservation	\$3,567,014
		86	86	9	17		69	Family	Redevelopment	\$15,985,548
		126	126	13	25		101	Family	Preservation	\$16,603,259
		99	99		20		79	Family	A/R	\$8,585,188
		42	42	5		9	33	Family	Preservation	\$4,076,164
		67	67	7		13	54	Family	Preservation	\$5,797,990
		36	36	4	7		29	Family	Preservation	\$4,999,749
		89	89		9	9	71	Homeless	NC	\$24,469,722
		22	22				22	Family	NC	\$6,262,162
		100	100	5	10		90	Family	NC	\$28,149,753
\$11,000,000		100	100				100	Family	NC	\$24,609,700
		103	103	5	10		93	Family	NC	\$28,986,041
		98	98	5	10		88	Elderly	NC	\$28,125,181
		117	117	6	12		105	Elderly	NC	\$26,657,949
		151	151	16	30		121	Elderly	Preservation	\$15,675,350
\$11,000,000		100	100				100	Family	NC	\$20,949,715
		200	200	20	40		160	Elderly	Preservation	\$20,660,272
		116	116	6	12		104	Elderly	Redevelopment	\$23,035,547
		140	140	14	28		112	Elderly	Preservation	\$24,021,708
		91	91	5	10		81	Elderly	NC	\$27,458,925
2011		300	300				300	Family	A/R	\$29,654,273
		92	92			19	73	Family	NC	\$16,287,681

2012 DEMOGRAPHICS & PROGRAM CHARTS

RENTAL PROPERTIES AWARDED FUNDING IN 2012 ▶ ▶ ▶

County	Development	HC 9%	HC 4%	MMRB	EHCL	SAIL ELI Supplemental	SAIL	HOME	Guarantee
Miami-Dade	South Miami Plaza	\$1,065,544							
	St. Martin's Place	\$2,561,000						\$4,700,000	
	Stirrup Plaza I	\$1,079,893							
	Villa Capri		\$1,071,090	2010					2010
	Vista Grande	\$2,420,000							
	Washington Square	\$2,288,607							
	Waterford		\$608,536						
	West Brickell Tower	\$960,000							
	West Brickell View	\$1,902,047							
Monroe	Banyan Grove	\$1,200,000							
	Wet-Net Villas	\$900,000							
Orange	Kensington Place	\$1,862,655							
	Oak Harbor	1995	\$522,522				1994		
	Renaissance at Carver Square								
	Taylor	\$1,121,031							
	Uptown Maitland	\$2,110,000							
Osceola	Vista Del Sol	\$1,180,000							
Palm Beach	Evernia Place	\$2,034,739							
	Groves of Delray	1994	\$532,137	2010			1993		
	Pine Run Villas		\$361,993						
	Portofino		2003	2002		\$2,500,000	2004		2002
	Village Square	\$2,110,000							
	Waverly		2001	2000		\$2,500,000			1998
Pasco	Magnolia Place	\$1,250,000							
	Richey Woods	\$1,123,853							
Pinellas	Campbell Landings	\$1,660,000							
	MLF Towers	\$1,340,753			2003				
	Pinellas Heights		\$975,440						
	Santos Isle	\$900,000							
	Urban Edge	\$1,660,000							
Sarasota	Venetian Walk	\$1,258,641							
Seminole	Garden Park	\$1,510,000							
St. Johns	Whispering Woods		2003			\$2,500,000			2002
St. Lucie	Pine Creek Village	\$976,000							
Volusia	Holly Point	\$1,318,481							
	San Marco		2002			\$2,100,000			2001
	Saxon Cove	\$1,455,000							
TOTALS		\$87,914,419	\$11,622,722	\$22,105,000	\$0	\$19,590,000	\$0	\$9,150,000	\$0

Note: When a development has received funding in a prior year, that year is included in the appropriate program column. In order to serve lower income households, resources from more than one program are often combined to finance a development. HC 9% = Competitive Low Income Housing Tax Credit (9%); HC 4% = Non-Competitive Low Income Housing Tax Credit (4%); MMRB = Multifamily Mortgage Revenue Bonds; EHCL = Elderly Housing Community Loan; SAIL ELI Supplemental = Extremely Low-Income state supplemental funds (in 2012 the source of all new funding shown in this column was SAIL funds); SAIL = State Apartment Incentive Loan Program; HOME = HOME Investment Partnerships Program; PLP = Predevelopment Loan Program.

¹ Local Bond developments that also have received Florida Housing financing have been included on this chart because local housing finance authorities provide a major source of multifamily financing throughout the state by issuing local mortgage revenue bonds. Developers often combine these local bonds with financing through Florida Housing programs.

² The Link to Permanent Housing Initiative, or "Link," incentivizes developers to set aside a portion of a development's extremely low-income units for special needs households that are referred and served by community-based supportive services providers. Link units serve persons with physical, mental and/or developmental disabilities; youth aging out of foster care; homeless households; and survivors of domestic violence. Some of these developments received financing for Link units in

2012 DEMOGRAPHICS & PROGRAM CHARTS

RENTAL PROPERTIES AWARDED FUNDING IN 2012

PLP	Local Bonds ¹	Total Units	Set-Aside Units	Link Units ²	Income Restrictions by AMI			Demographic Target	Construction Category ³	Estimated Total Development Cost ⁴
					< 35%	36%-50%	51-60%			
	\$10,500,000	97	97	10	19		78	Elderly	Preservation	\$11,046,373
		94	94		10	9	75	Homeless	NC	\$27,790,736
		100	100	10	20		80	Elderly	Preservation	\$11,357,352
		220	220			44	176	Family	NC	\$31,295,736
		89	89	5	9		80	Elderly	NC	\$24,950,025
		88	88	5	9		79	Elderly	Redevelopment	\$23,684,957
		72	65		5		60	Family	NC	\$20,506,152
		32	32	2	3		29	Elderly	NC	\$10,564,412
		64	64	4	6		58	Elderly	NC	\$27,704,151
	\$8,000,000	48	48	3	5		43	Family	NC	\$13,101,215
		36	36	2	4		32	Family	NC	\$9,453,489
		105	100	6	11		89	Elderly	NC	\$20,060,338
\$500,000	2008	176	176			11	165	Family	A/R	\$16,385,870
		100	20			20		Family	NC	\$29,699,166
		101	101	11	20		81	Family	Preservation	\$14,283,887
		93	93	5	9		84	Elderly	NC	\$21,806,821
	\$6,500,000	74	74	8	15		59	Elderly	NC	\$12,600,466
		84	84	5	9		75	Elderly	NC	\$19,976,962
		158	158				158	Family	A/R	\$17,728,578
		63	63				63	Family	NC	\$9,330,034
		270	270	8	15		255	Family	N/A	N/A
		144	144	8	14		130	Family	NC	\$23,753,928
	260	260	17	33		227	Family	N/A	N/A	
	\$12,500,000	80	80	4	8		72	Elderly	NC	\$12,808,837
		79	69	4	8		61	Elderly	A/R	\$15,877,414
	2001	96	96	5	10	10	76	Elderly	NC	\$17,850,000
		145	145	15	29		116	Elderly	Preservation	\$20,944,484
		153	153				153	Elderly	NC	\$24,136,235
		50	50	3	5		45	Elderly	NC	\$9,672,059
		85	85	5	9		76	Elderly	NC	\$17,270,611
	2001	61	61	4	7		54	Elderly	Redevelopment	\$11,947,121
		108	92	6	11		81	Elderly	NC	\$18,422,378
		200	200	17	33		167	Family	N/A	N/A
		107	107	11	21		86	Family	Preservation	\$13,186,405
		126	126	13	25	101		Family	Preservation	\$15,354,366
		260	260	14		57	203	Family	N/A	N/A
		84	84	5	8		76	Family	NC	\$14,921,414
\$2,124,128	\$90,540,000	10,554	10,262	543	1,129	568	8,565			\$1,431,166,248

a previous year, but only the Link units that were added as a result of 2012 funding are reported in this table. The total number of Link units reported in this table is a subset of the total Set-Aside Units.

³ NC = new construction; Preservation = preservation of existing affordable properties; N/A = existing units that have no construction costs, because the funding is being used to reduce the debt to make a portion of the existing units affordable to extremely low-income residents. A/R = Acquisition/Rehabilitation properties in which there is acquisition and where more than 50% of the units are rehabilitation and the rest may be new construction. Redevelopment = Properties in which 50% or more of the units are new construction and the rest may be rehabilitation.

⁴ In most cases, total development costs are estimated based on the development application and are subject to change based on credit underwriting.

⁵ These developments also received SAIL Program funding in a previous year.

2012 DEMOGRAPHICS & PROGRAM CHARTS

HOMEOWNERSHIP ▼

Homes Funded Through the First Time Homebuyer Program & Down Payment Assistance in 2012

County	Overall Program Performance ¹			HAP ²			HOME/Indenture ³			HAMI ⁴		
	Number of Loans	First Mortgage	DP Assistance	Number of Loans	First Mortgage	DP Assistance	Number of Loans	First Mortgage	DP Assistance	Number of Loans	First Mortgage	DP Assistance
Alachua	5	\$410,706	\$31,005	4	\$333,682	\$26,005	0	\$0	\$0	1	\$77,024	\$5,000
Baker	1	\$116,958	\$7,500	1	\$116,958	\$7,500	0	\$0	\$0	0	\$0	\$0
Bay	31	\$2,738,614	\$198,657	25	\$2,204,290	\$175,002	0	\$0	\$0	5	\$470,694	\$23,655
Brevard	166	\$14,276,747	\$1,119,163	126	\$10,232,746	\$913,263	3	\$423,268	\$22,500	37	\$3,620,733	\$183,400
Broward	89	\$10,633,929	\$622,275	72	\$8,337,302	\$534,775	1	\$188,472	\$7,500	16	\$2,108,155	\$80,000
Calhoun	1	\$65,145	\$7,500	1	\$65,145	\$7,500	0	\$0	\$0	0	\$0	\$0
Charlotte	6	\$610,041	\$40,000	3	\$233,065	\$22,500	1	\$141,324	\$7,500	2	\$235,652	\$10,000
Clay	56	\$5,794,951	\$364,623	42	\$4,139,545	\$299,623	0	\$0	\$0	13	\$1,595,406	\$65,000
Collier	31	\$3,328,374	\$218,602	21	\$2,278,252	\$156,102	7	\$765,612	\$52,500	2	\$225,691	\$10,000
Duval	373	\$37,137,610	\$2,507,247	277	\$25,344,668	\$1,985,494	24	\$2,934,133	\$176,800	70	\$8,747,250	\$344,953
Escambia	112	\$10,271,739	\$756,035	80	\$6,915,570	\$592,735	6	\$746,333	\$45,000	24	\$2,503,280	\$118,300
Flagler	7	\$787,558	\$43,566	4	\$348,892	\$28,566	0	\$0	\$0	3	\$438,666	\$15,000
Gadsden	4	\$374,684	\$30,000	4	\$374,684	\$30,000	0	\$0	\$0	0	\$0	\$0
Hendry	1	\$87,718	\$7,500	1	\$87,718	\$7,500	0	\$0	\$0	0	\$0	\$0
Hernando	6	\$475,803	\$42,341	5	\$363,719	\$37,341	0	\$0	\$0	1	\$112,084	\$5,000
Highlands	1	\$78,347	\$7,500	1	\$78,347	\$7,500	0	\$0	\$0	0	\$0	\$0
Hillsborough	142	\$14,493,469	\$986,585	102	\$9,792,777	\$748,095	16	\$1,947,483	\$120,000	24	\$2,753,209	\$118,490
Indian River	13	\$1,238,321	\$76,700	10	\$778,313	\$71,700	0	\$0	\$0	1	\$181,430	\$5,000
Jackson	1	\$58,580	\$7,500	1	\$58,580	\$7,500	0	\$0	\$0	0	\$0	\$0
Lake	13	\$1,120,372	\$87,961	10	\$737,002	\$70,461	1	\$139,736	\$7,500	2	\$243,634	\$10,000
Lee	107	\$8,797,800	\$740,234	94	\$7,534,647	\$680,234	0	\$0	\$0	12	\$1,177,127	\$60,000
Leon	65	\$6,600,422	\$452,562	55	\$5,294,620	\$407,562	0	\$0	\$0	9	\$1,180,057	\$45,000
Levy	1	\$100,388	\$5,000	0	\$0	\$0	0	\$0	\$0	1	\$100,388	\$5,000
Liberty	1	\$129,300	\$5,000	0	\$0	\$0	0	\$0	\$0	1	\$129,300	\$5,000
Manatee	80	\$8,542,445	\$562,338	68	\$7,081,418	\$497,989	2	\$286,528	\$15,000	10	\$1,174,499	\$49,349
Marion	2	\$125,694	\$12,500	1	\$37,976	\$7,500	0	\$0	\$0	1	\$87,718	\$5,000
Martin	4	\$471,855	\$25,000	2	\$205,473	\$15,000	0	\$0	\$0	2	\$266,382	\$10,000
Miami-Dade	48	\$6,001,419	\$324,960	35	\$4,021,249	\$257,460	1	\$194,919	\$7,500	12	\$1,785,251	\$60,000
Monroe	2	\$427,224	\$12,500	0	\$0	\$0	1	\$250,485	\$7,500	1	\$176,739	\$5,000
Nassau	10	\$1,014,032	\$69,100	7	\$731,322	\$51,600	1	\$128,270	\$7,500	2	\$154,440	\$10,000
Okaloosa	28	\$2,707,876	\$184,081	24	\$2,277,820	\$174,081	0	\$0	\$0	2	\$239,275	\$10,000
Okeechobee	1	\$144,248	\$5,000	0	\$0	\$0	0	\$0	\$0	1	\$144,248	\$5,000
Orange	125	\$13,167,205	\$851,473	88	\$8,776,277	\$649,121	8	\$1,021,996	\$58,352	29	\$3,368,932	\$144,000
Osceola	55	\$5,581,784	\$366,973	41	\$3,979,698	\$291,973	2	\$279,744	\$15,000	12	\$1,322,342	\$60,000
Palm Beach	66	\$7,084,836	\$446,905	52	\$5,290,134	\$379,405	3	\$454,877	\$22,500	9	\$1,164,270	\$45,000
Pasco	36	\$3,458,695	\$241,690	24	\$2,053,604	\$166,690	6	\$677,388	\$45,000	6	\$727,703	\$30,000
Pinellas	95	\$8,625,957	\$634,531	71	\$5,946,390	\$519,531	0	\$0	\$0	23	\$2,582,102	\$115,000
Polk	65	\$5,199,669	\$443,579	48	\$3,540,218	\$337,532	9	\$959,737	\$67,500	8	\$699,714	\$38,547
Putnam	3	\$209,352	\$13,722	1	\$73,000	\$3,722	0	\$0	\$0	2	\$136,352	\$10,000
Santa Rosa	30	\$2,876,990	\$173,651	17	\$1,363,831	\$125,343	2	\$253,586	\$15,000	7	\$772,400	\$33,308
Sarasota	51	\$4,985,413	\$345,893	43	\$4,127,622	\$305,893	0	\$0	\$0	8	\$857,791	\$40,000
Seminole	66	\$6,870,768	\$452,173	46	\$4,520,784	\$327,173	10	\$1,106,738	\$75,000	10	\$1,243,246	\$50,000
St Johns	21	\$2,308,763	\$142,514	19	\$2,021,632	\$132,614	0	\$0	\$0	2	\$287,131	\$9,900
St Lucie	60	\$5,524,530	\$368,876	42	\$3,309,929	\$277,980	1	\$123,573	\$7,500	17	\$2,091,028	\$83,396
Sumter	1	\$161,540	\$7,500	0	\$0	\$0	1	\$161,540	\$7,500	0	\$0	\$0
Volusia	98	\$7,890,161	\$651,654	74	\$5,675,463	\$544,748	1	\$147,662	\$7,500	20	\$1,832,406	\$99,407
Wakulla	3	\$293,930	\$22,500	3	\$293,930	\$22,500	0	\$0	\$0	0	\$0	\$0
Walton	4	\$392,250	\$30,000	4	\$392,250	\$30,000	0	\$0	\$0	0	\$0	\$0
TOTALS	2,187	\$213,794,212	\$14,754,168	1,649	\$151,370,542	\$11,934,811	107	\$13,333,404	\$797,652	408	\$47,013,749	\$2,021,705

¹The three columns on the left show the cumulative number of loans, first mortgage amounts provided through the First Time Homebuyer Program, and down payment assistance provided through the Homeownership Assistance Program (HAP); HOME Investment Partnerships Program (HOME) and Single Family Homeowner Mortgage Revenue Bond indenture; and Homeownership Assistance for Moderate Income Program (HAMI). The HAP, HOME/Indenture and HAMI sections to the right provide subtotals for each of the down payment assistance strategies complementing the FTHB Program. Because not all homebuyers receive down payment assistance from Florida Housing, the totals in the left section may be larger for some counties than the sum of the HAP, HOME/Indenture and HAMI sections.

²These three columns show the performance of HAP by number of loans closed, the total amount of the first mortgages associated with HAP funding and the total amount of HAP funding used for down payment assistance in each county.

³These three columns show the performance of HOME and the Single Family Homeowner Mortgage indenture funds by number of loans closed, the total amount of the first mortgages associated with the HOME and indenture funding and the total amount of HOME and indenture funding used for down payment assistance in each county. Of these down payment assistance loans, 50 were assisted with HOME and 57 were assisted with indenture funds.

⁴These three columns show the performance of the HAMI program by number of loans closed, the total amount of the first mortgages associated with HAMI funding and the total amount of HAMI funding used for down payment assistance in each county.

2012 DEMOGRAPHICS & PROGRAM CHARTS

HOMEOWNERSHIP (continued) ▼

Florida Hardest-Hit Fund¹

County	Households Served	Total Funds Reserved and Disbursed ²	Funds Disbursed		
			Total	UMAP ³	MLRP ⁴
Alachua	38	\$1,188,204	\$445,719	\$198,628	\$247,090
Baker	7	\$183,672	\$60,589	\$29,477	\$31,112
Bay	46	\$1,403,034	\$533,071	\$228,669	\$304,401
Bradford	3	\$105,849	\$55,966	\$40,624	\$15,342
Brevard	287	\$7,277,297	\$2,834,066	\$1,053,787	\$1,780,279
Broward	940	\$30,319,209	\$13,501,383	\$5,188,687	\$8,312,696
Calhoun	1	\$2,536	\$2,536	\$2,536	\$0
Charlotte	78	\$2,151,426	\$831,472	\$299,400	\$532,072
Citrus	46	\$1,149,134	\$427,275	\$199,248	\$228,027
Clay	100	\$2,929,588	\$1,256,573	\$621,469	\$635,103
Collier	128	\$3,962,119	\$1,237,504	\$489,509	\$747,996
Columbia	9	\$213,581	\$112,308	\$58,935	\$53,374
DeSoto	11	\$273,288	\$82,039	\$28,766	\$53,273
Dixie	5	\$54,030	\$22,970	\$13,404	\$9,566
Duval	588	\$14,780,762	\$5,851,797	\$2,528,163	\$3,323,635
Escambia	77	\$1,761,026	\$661,920	\$273,343	\$388,577
Flagler	61	\$1,562,087	\$686,806	\$248,231	\$438,575
Franklin	3	\$126,000	\$70,414	\$23,908	\$46,506
Gadsden	18	\$566,034	\$185,003	\$77,969	\$107,034
Gilchrist	8	\$276,000	\$57,988	\$30,955	\$27,033
Glades	2	\$36,000	\$10,275	\$0	\$10,275
Gulf	3	\$126,000	\$43,416	\$14,030	\$29,386
Hardee	12	\$363,818	\$125,558	\$66,105	\$59,453
Hendry	8	\$254,860	\$40,517	\$16,796	\$23,720
Hernando	59	\$1,575,302	\$604,209	\$199,148	\$405,061
Highlands	17	\$494,325	\$155,619	\$75,205	\$80,414
Hillsborough	355	\$11,334,595	\$4,342,727	\$1,834,537	\$2,508,190
Holmes	6	\$155,511	\$24,255	\$7,396	\$16,859
Indian River	67	\$2,135,586	\$697,287	\$275,990	\$421,297
Jackson	9	\$259,965	\$115,603	\$70,420	\$45,183
Jefferson	3	\$126,000	\$39,588	\$23,996	\$15,593
Lafayette	1	\$33,000	\$25,606	\$7,861	\$17,746
Lake	112	\$2,857,559	\$1,168,139	\$472,605	\$695,534
Lee	457	\$14,201,077	\$7,125,161	\$1,352,018	\$5,773,144
Leon	91	\$2,650,681	\$1,106,500	\$416,901	\$689,600
Levy	15	\$503,125	\$154,266	\$59,036	\$95,230
Liberty	1	\$18,000	\$6,289	\$0	\$6,289
Madison	2	\$66,000	\$16,165	\$0	\$16,165
Manatee	81	\$2,417,164	\$1,048,190	\$393,442	\$654,748
Marion	126	\$3,732,446	\$1,143,480	\$392,346	\$751,133
Martin	51	\$1,721,930	\$788,374	\$333,048	\$455,325
Miami-Dade	623	\$20,515,245	\$8,943,910	\$3,447,797	\$5,496,113
Monroe	7	\$265,000	\$118,854	\$27,642	\$91,212
Nassau	27	\$794,134	\$327,050	\$165,347	\$161,703
Okaloosa	52	\$1,556,745	\$566,877	\$213,903	\$352,973
Okeechobee	24	\$678,390	\$210,222	\$71,908	\$138,314
Orange	478	\$14,884,688	\$5,279,535	\$1,971,837	\$3,307,698
Osceola	105	\$3,261,942	\$1,209,209	\$456,360	\$752,850
Palm Beach	661	\$21,199,044	\$9,262,951	\$3,461,515	\$5,801,436
Pasco	184	\$5,486,472	\$1,993,060	\$784,158	\$1,208,902
Pinellas	283	\$8,787,742	\$3,288,962	\$1,376,937	\$1,912,025
Polk	111	\$3,574,666	\$1,204,537	\$568,623	\$635,915
Putnam	21	\$508,351	\$156,118	\$58,841	\$97,277
St. Johns	82	\$2,399,295	\$1,043,170	\$433,999	\$609,171
St. Lucie	199	\$6,262,384	\$2,423,941	\$956,906	\$1,467,034
Santa Rosa	29	\$885,278	\$296,807	\$97,975	\$198,832

HOMEOWNERSHIP (continued) ▼

Florida Hardest-Hit Fund (continued)

County	Households Served	Total Funds Reserved and Disbursed ²	Funds Disbursed		
			Total	UMAP ³	MLRP ⁴
Sarasota	101	\$3,097,811	\$1,188,738	\$451,673	\$737,065
Seminole	187	\$4,854,327	\$2,186,555	\$755,739	\$1,430,816
Sumter	6	\$122,750	\$53,626	\$15,098	\$38,528
Suwannee	4	\$87,696	\$45,231	\$31,199	\$14,032
Volusia	196	\$5,403,120	\$2,150,893	\$888,877	\$1,262,016
Wakulla	17	\$466,714	\$164,030	\$47,597	\$116,432
Walton	9	\$216,523	\$71,870	\$4,776	\$67,094
Washington	6	\$174,284	\$56,235	\$25,593	\$30,642
TOTALS	7,344	\$220,830,423	\$89,941,005	\$33,960,889	\$55,980,116

¹Information provided is from program inception (October 2010) through December 31, 2012.

²When a homeowner is approved for funding, the maximum amount they can receive is reserved, and then payments are distributed to the mortgage loan servicer on a monthly basis as long as the homeowner is eligible for funding.

³Unemployment Mortgage Assistance Program.

⁴Mortgage Loan Reinstatement Program.

Homeownership Pool Program (HOP)

County	Closed Loans	Number of Homebuyers Served
Duval	\$489,950	13
Gadsden	\$25,006	1
Hillsborough	\$967,970	33
Leon	\$108,523	5
Sarasota	\$154,150	5
St. Johns	\$22,720	1
TOTALS	\$1,768,319	58

Note: As of December 31, 2012, an additional \$1,005,721 of HOP funds was reserved in the name of 34 homebuyers. These loans will be closed in 2013 when construction is completed.

SPECIAL PROGRAMS ▼

Predevelopment Loan Program (PLP)

Rental Loans Approved for Funding in 2012*

County	Development	Loan Amount	Total Units	Set-Aside Units
Brevard	Promise in Brevard	\$750,000	50	50
Duval	Beaver Street Villas	\$374,128	16	16
	Hodges Village	\$500,000	100	100
Orange	Renaissance at Carver Square	\$500,000	100	100
TOTALS		\$2,124,128	266	266

*No homeownership loans were approved in 2012.

2012 DEMOGRAPHICS & PROGRAM CHARTS

PREDEVELOPMENT LOAN PROGRAM (PLP) LOAN SUMMARY as of December 31, 2012 ▶ ▶ ▶

Development	Developer	County	Homeownership/ Rental	Number of Units	Demographic Target
Active (Closed) Loans					
Esperanza Place-Phase II	Florida Non-Profit Housing, Inc.	Collier	Rental	64	Elderly
Grace Manor Apartments	Grace & Truth Community Development Corporation	Duval	Rental	80	Elderly
Loveland Village	Loveland Center, Inc.	Sarasota	Rental	26	Workforce
Oakland Terrace Apartments	Ability Oakland, LLC.	Duval	Rental	60	Family
Pinellas Hope III	Catholic Charities Housing, Inc.	Pinellas	Rental	76	Homeless
Ridgewood Apartments	Ridgewood Apartments of Winter Haven, LLC.	Polk	Rental	33	Family
The Carver Apartments & Shoppes	Mt. Carver, LLC.	Miami-Dade	Rental	10	Workforce
Twin Lakes at Lakeland	Twin Lakes at Lakeland, LLLP	Polk	Rental	144	Elderly
Towers of Jacksonville	TOJ GP, LLC	Duval	Rental	194	Elderly
Board Approved Loans					
Eclipse East	Eclipse East Associates, LTD	Duval	Rental	96	Family
Hodges Village	ARC Jax	Duval	Rental	100	Disabilities
Beaver Street Villas	Ashley Oaks, LTD	Duval	Rental	16	Homeless
Renaissance at Carver Square	Carver Theatre Developers, LLC	Orange	Rental	100	Family
Promise in Brevard	Promise, Inc.	Brevard	Rental	50	Disabilities
Pending Loans					
Edison Terraces	Edison Terraces, LLC	Miami-Dade	Rental	120	Family
Southern Cross Campus	Southern Cross Campus	Charlotte	Rental	6	Youth
Mary Eaves Senior Village	Northwest Jacksonville CDC	Duval	Rental	76	Elderly
Repaid Loans					
The London Apartments	MBCDC: The London, LLC (Miami Beach CDC)	Miami-Dade	Rental	31	Workforce
Taylor Apartments	Apopka Taylor Apartments, Inc.	Orange	Rental	100	Family
Hogan's Creek	Ability Housing of Northeast Florida	Duval	Rental	48	Homeless
Past Due Loans					
Abidjan Estates	We Help Community Dev. Corp.	Palm Beach	HO	76	Family
Coleman Estates	Goldenrule Housing and CDC, Inc.	Seminole	HO	6	Family
Cypress Street Senior Housing	Arcadia Housing Authority/Judd K. Roth	DeSoto	Rental	50	Elderly
Esperanza Place	Empowerment Alliance of Southwest Florida CDC	Collier	HO	62	Family
Jackson Place	HERD Community Development Corporation	Bay	HO	27	Family
Red Hibiscus Lane	Bonita Springs Area Housing Dev. Corp.	Lee	HO	12	Family
Rolling Oaks	Florida Low Income Housing Associates, Inc.	Citrus	HO	40	Family
Villa Jardin III	Little Haiti Housing Association, Inc.	Miami-Dade	Rental	17	Family
Westshore Landings One	Westshore Community Development Corporation	Hillsborough	HO	43	Workforce
Lundy-Cox Community Phase I	Westside Ministries, Inc.	Duval	Rental	75	Elderly
Miami-Dade Rehabilitated Homes I	The Housing League, Inc.	Miami-Dade	HO	10	Family

*Known construction funding sources, not including private financing, secured as of December 31, 2012.

HC 9% = Low Income Housing Tax Credits (9%); HC 4% = Low Income Housing Tax Credits (4%); FHFC MMRB = Florida Housing Finance Corporation Multifamily Mortgage Revenue Bonds; CDBG=Community Development Block Grant; HOME = HOME Investment Partnerships Program; HLP=Homeownership Loan Program; SHIP=State Housing Initiatives Partnership; FHLB AHP=Federal Home Loan Bank Affordable Housing Program; CWHIP=Community Workforce Housing Incentive Program.

2012 DEMOGRAPHICS & PROGRAM CHARTS

PREDEVELOPMENT LOAN PROGRAM (PLP) LOAN SUMMARY as of December 31, 2012

Loan Amount	Board Approval Date	Development Status	Funding Source	Amount	Outstanding PLP Loan Balance
\$300,000	12/4/2009	PLP Closed, seeking funding	-	-	\$259,773
\$750,000	8/8/2008	PLP Closed, seeking funding	-	-	\$649,989
\$500,000	9/26/2008	PLP Closed, seeking funding	-	-	\$301,963
\$750,000	7/30/2010	PLP Closed	Awarded HC 9% in 2012	\$717,500	\$83,060
\$231,000	4/30/2010	PLP Closed, seeking funding	-	-	\$108,845
\$615,452	8/8/2008	PLP Closed, seeking funding	-	-	\$76,359
\$412,978	3/13/2009	Under Construction	Local HOME, City of Miami grant	\$1,296,000	\$387,149
\$500,000	10/14/2011	PLP closed	-	-	-
\$450,000	3/13/2009	PLP Closed	FHFC MMRB, HC 4%	\$15,000,000	272,236
\$500,000	12/9/2011	Applied in 2011 cycle, not funded	-	-	-
\$500,000	4/27/2012	Applying in 2014 cycle	-	-	-
\$374,128	4/27/2012	Applying in 2014 cycle	-	-	-
\$500,000	7/20/2012	Applying in 2014 cycle	-	-	-
\$750,000	11/2/2012	Applying in 2014 cycle	-	-	-
\$498,305	-	-	-	-	-
\$625,000	-	-	-	-	-
\$350,000	-	-	-	-	-
\$500,000	3/14/2008	Under Construction	Unknown	Unknown	-
\$750,000	5/2/2008	Under Construction	Awarded HC9% in 2012	\$1,121,031	-
\$750,000	10/31/2008	Unable to Proceed	-	-	-
\$498,820	5/2/2003	Past Due	Local HOME, SHIP	-	\$374,115
\$93,700	1/25/2008	Past Due	-	-	\$36,447
\$350,000	12/9/2005	Past Due	HOME 2009, FHLB AHP, Local HOME	-	\$325,118
\$376,000	9/26/2008	Past Due	-	-	\$184,561
\$337,908	10/20/2006	Past Due	-	-	\$337,908
\$112,010	12/3/2004	Past Due	HLP applied for, but not funded	-	\$112,010
\$220,763	8/25/2005	Past Due	HLP applied for, but not funded	-	\$190,763
\$218,526	3/3/2006	Past Due	-	-	\$218,526
\$500,000	7/27/2007	Past Due	CWHIP de-obligated	-	\$392,225
\$500,000	3/13/2009	Past Due	-	-	\$159,056
\$666,710	6/5/2009	Past Due	-	-	\$4,126

2012 DEMOGRAPHICS & PROGRAM CHARTS

STATE HOUSING INITIATIVES PARTNERSHIP (SHIP) Allocation and Distribution of Funds for 2009-2010* ▼

Local Government	2008-2009 State Annual Distribution*	Homeownership		Rental		Income Level of Households Served				
		Total Expenditures	Total Units	Total Expenditures	Total Units	Extremely Low	Very Low	Low	Moderate	Above Moderate***
Alachua County	\$191,963	\$192,404	26	\$0	0	0	1	6	13	6
City of Gainesville	\$186,886	\$202,782	22	\$0	0	4	3	9	6	0
Baker County	\$350,000	\$344,746	13	\$0	0	1	7	4	1	0
Bay County	\$272,580	\$315,098	30	\$0	0	0	12	17	1	0
City of Panama City	\$77,420	\$113,433	14	\$0	0	0	6	7	1	0
Bradford County****	\$350,000	\$340,024	19	\$0	0	4	6	7	2	0
Brevard County****	\$325,117	\$503,352	34	\$0	0	0	1	12	12	9
City of Cocoa	\$17,635	\$15,872	2	\$0	0	0	0	0	2	0
City of Melbourne	\$81,409	\$170,567	14	\$27,330	41	24	24	6	1	0
City of Palm Bay	\$106,561	\$126,293	10	\$15,064	23	2	21	7	3	0
City of Titusville	\$47,470	\$85,184	6	\$0	0	0	1	3	2	0
Broward County	\$461,885	\$388,451	40	\$409,450	21	16	16	24	5	0
City of Coconut Creek	\$37,421	\$28,777	1	\$0	0	1	0	0	0	0
City of Deerfield Beach	\$56,814	\$132,992	3	\$0	0	0	2	1	0	0
City of Fort Lauderdale	\$140,123	\$791,484	18	\$0	0	3	11	4	0	0
City of Hollywood	\$111,170	\$318,000	2	\$0	0	0	0	1	1	0
City of Lauderdale	\$50,259	\$57,542	7	\$0	0	0	4	1	0	2
City of Margate	\$42,064	\$38,605	2	\$0	0	0	2	0	0	0
City of Miramar	\$87,543	\$135,883	6	\$0	0	0	2	2	2	0
City of Pembroke Pines	\$117,862	\$208,077	8	\$0	0	1	2	4	1	0
City of Plantation	\$66,511	\$122,089	3	\$0	0	0	2	1	0	0
City of Pompano Beach	\$77,710	\$74,560	7	\$0	0	0	4	2	1	0
City of Sunrise	\$69,925	\$69,983	5	\$0	0	1	2	2	0	0
City of Tamarac	\$46,435	\$94,939	9	\$0	0	0	3	6	0	0
Calhoun County	\$350,000	\$317,251	36	\$0	0	6	9	11	10	0
Charlotte County****	\$350,000	\$322,538	23	\$166,675	5	8	5	9	6	0
Citrus County	\$350,000	\$416,008	39	\$0	0	2	22	13	2	0
Clay County	\$350,000	\$400,772	45	\$0	0	5	6	17	13	4
Collier County/Naples	\$431,868	\$537,592	77	\$0	0	2	27	48	0	0
Columbia County	\$350,000	\$335,158	35	\$0	0	7	13	6	9	0
DeSoto County	\$350,000	\$390,396	19	\$0	0	3	4	6	6	0
Dixie County	\$350,000	\$327,264	9	\$0	0	0	6	2	1	0
Duval County/Jacksonville	\$806,179	\$1,051,355	104	\$0	0	1	18	31	36	18
Escambia County/Pensacola	\$419,555	\$429,516	57	\$0	0	3	15	32	5	2
Flagler County / Palm Coast	\$350,000	\$318,573	17	\$0	0	1	6	6	4	0
Franklin County	\$350,000	\$330,150	25	\$0	0	5	5	9	5	1
Gadsden County	\$350,000	\$310,771	19	\$0	0	9	7	2	1	0
Gilchrist County	\$350,000	\$368,421	14	\$0	0	2	3	6	3	0
Glades County****	\$350,000	\$308,603	19	\$0	0	1	3	11	1	3
Gulf County	\$350,000	\$267,622	13	\$0	0	0	4	4	1	4
Hamilton County	\$350,000	\$306,949	18	\$0	0	0	14	2	2	0
Hardee County	\$350,000	\$348,032	30	\$0	0	6	9	12	3	0
Hendry County****	\$350,000	\$317,344	13	\$0	0	1	4	3	3	2
Hernando County	\$350,000	\$346,620	27	\$75,000	55	15	38	19	7	3
Highlands County	\$350,000	\$326,846	39	\$0	0	5	7	15	11	1
Hillsborough County	\$716,936	\$881,636	20	\$526,000	8	0	11	14	3	0
City of Tampa	\$282,556	\$470,672	2	\$0	0	0	0	0	2	0
Holmes County	\$350,000	\$322,928	17	\$0	0	4	5	5	2	1
Indian River County	\$350,000	\$772,816	45	\$0	0	3	13	16	11	2
Jackson County	\$350,000	\$324,614	25	\$0	0	0	8	11	6	0
Jefferson County	\$350,000	\$315,254	8	\$0	0	4	1	1	2	0
Lafayette County	\$350,000	\$317,544	14	\$0	0	3	3	3	5	0
Lake County	\$402,343	\$456,399	29	\$0	0	2	10	9	6	2
Lee County	\$388,633	\$416,096	47	\$0	0	1	11	18	17	0
City of Cape Coral	\$165,516	\$192,018	18	\$0	0	0	3	8	7	0
City of Fort Myers	\$68,560	\$55,268	4	\$0	0	1	0	1	2	0
Leon County	\$138,863	\$211,664	21	\$0	0	0	7	8	2	4
City of Tallahassee	\$254,518	\$271,404	39	\$0	0	3	10	26	0	0
Levy County	\$350,000	\$340,017	24	\$0	0	3	7	12	2	0
Liberty County	\$350,000	\$324,284	13	\$0	0	0	7	6	0	0
Madison County	\$350,000	\$314,762	22	\$0	0	5	10	3	4	0
Manatee County	\$350,028	\$391,037	29	\$0	0	1	4	6	1	17
City of Bradenton	\$71,998	\$111,409	10	\$0	0	0	3	3	4	0

2012 DEMOGRAPHICS & PROGRAM CHARTS
STATE HOUSING INITIATIVES PARTNERSHIP (SHIP) (continued) ▼

Local Government	2008-2009 State Annual Distribution*	Homeownership		Rental		Income Level of Households Served				
		Total Expenditures	Total Units	Total Expenditures	Total Units	Extremely Low	Very Low	Low	Moderate	Above Moderate***
Marion County	\$358,242	\$541,484	6	\$0	0	0	0	2	4	0
City of Ocala	\$70,945	\$99,010	6	\$0	0	0	4	2	0	0
Martin County	\$350,000	\$322,364	19	\$0	0	10	3	5	1	0
Miami-Dade County	\$732,282	\$1,976,800	44	\$0	0	0	14	18	12	0
City of Hialeah	\$105,893	\$102,498	2	\$0	0	0	1	1	0	0
City of Miami	\$188,561	\$275,697	11	\$0	0	1	3	6	1	0
City of Miami Beach	\$43,691	\$40,369	2	\$0	0	0	1	0	1	0
City of Miami Gardens	\$51,624	\$73,897	6	\$0	0	0	3	3	0	0
City of North Miami	\$27,709	\$69,500	5	\$0	0	0	2	3	0	0
Monroe County	\$350,000	\$294,457	24	\$11,730	16	16	3	14	7	0
Nassau County	\$350,000	\$387,434	38	\$0	0	0	10	13	11	4
Okaloosa County/Ft Walton Bch	\$351,841	\$293,620	25	\$273,560	17	10	7	14	11	0
Okeechobee County	\$350,000	\$314,320	22	\$0	0	0	3	9	2	8
Orange County	\$745,762	\$1,615,644	153	\$200,000	82	37	50	77	71	0
City of Orlando	\$198,240	\$542,291	26	\$0	0	2	8	8	8	0
Osceola County	\$305,067	\$285,575	30	\$12,720	12	1	5	15	11	10
City of Kissimmee	\$88,314	\$73,191	5	\$0	0	0	3	1	1	0
Palm Beach County	\$799,498	\$4,437,861	83	\$13,875	7	15	26	40	9	0
City of Boca Raton****	\$69,979	\$90,000	1	\$0	0	0	1	0	0	0
City of Boynton Beach	\$54,687	\$98,124	4	\$0	0	1	1	2	0	0
City of Delray Beach	\$52,670	\$75,300	3	\$0	0	0	1	2	0	0
City of West Palm Beach	\$85,057	\$180,469	13	\$0	0	4	3	5	1	0
Pasco County	\$501,009	\$1,321,097	87	\$0	0	0	7	19	35	26
Pinellas County	\$442,496	\$1,851,340	64	\$0	0	15	25	21	3	0
City of Clearwater	\$97,329	\$195,051	16	\$10,589	1	1	6	10	0	0
City of Largo	\$66,598	\$253,630	3	\$2,704	2	0	1	2	1	1
City of St. Petersburg	\$221,910	\$965,756	64	\$0	0	7	24	33	0	0
Polk County	\$466,671	\$887,853	66	\$0	0	0	12	31	17	6
City of Lakeland	\$95,280	\$169,496	17	\$0	0	1	2	7	2	5
City of Winter Haven	\$35,044	\$53,479	5	\$0	0	0	3	1	1	0
Putnam County	\$350,000	\$447,561	15	\$0	0	4	3	6	2	0
Santa Rosa County	\$350,000	\$401,813	41	\$0	0	0	5	21	12	3
Sarasota County/Sarasota	\$471,024	\$1,062,979	98	\$0	0	13	21	24	13	27
Seminole County****	\$493,388	\$490,039	14	\$6,404	6	0	3	5	0	0
St. Johns County	\$350,000	\$532,629	70	\$0	0	0	29	19	22	0
St. Lucie County	\$106,259	\$38,520	5	\$32,700	1	0	3	3	0	0
City of Fort Pierce****	\$63,116	\$159,915	5	\$0	0	0	1	3	1	0
City of Port St. Lucie	\$225,346	\$268,182	25	\$0	0	3	2	13	7	0
Sumter County	\$350,000	\$341,430	12	\$4,323	6	5	5	8	0	0
Suwannee County	\$350,000	\$336,262	31	\$0	0	5	9	6	11	0
Taylor County	\$350,000	\$323,764	11	\$0	0	5	0	4	2	0
Union County	\$350,000	\$325,870	17	\$0	0	5	5	1	6	0
Volusia County	\$325,320	\$314,040	27	\$150,000	4	6	11	7	7	0
City of Daytona Beach	\$69,762	\$104,867	5	\$0	0	2	1	2	0	0
City of Deltona	\$92,321	\$172,949	11	\$0	0	2	4	5	0	0
Wakulla County	\$350,000	\$393,234	3	\$0	0	0	0	1	2	0
Walton County	\$350,000	\$345,332	19	\$0	0	7	2	5	2	3
Washington County	\$350,000	\$315,000	27	\$0	0	0	15	8	4	0
TOTALS	\$29,973,251	\$43,700,736	2,652	\$1,938,124	307	347	821	1,045	560	174

*In 2009, the Legislature appropriated funds and designated them specifically for the Florida Homebuyer Opportunity Program (FHOP). Any funds remaining unspent for the program as of July 1, 2010, could be spent on other eligible SHIP activities.

**Pursuant to Florida Law, local governments have three years to expend SHIP funds. The annual distribution amount does not include SHIP 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.

***Local governments may use funds for families with incomes up to 140% of AMI.

****These local governments have been approved for expenditure extensions or have an annual report that has not been finalized by the local jurisdiction and approved by Florida Housing. To ensure that the best estimate of final expenditures and total units are provided, the homeownership and rental expenditure columns for these local governments show data on both expended and encumbered funds (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 overall homeownership and rental totals.

FLORIDA HOUSING FINANCE CORPORATION STAFF

OFFICE OF THE DIRECTOR

Steve Auger.....Executive Director
Sheila Freaney..... Board Liaison/Executive Assistant

INFORMATION MANAGEMENT

Susan Parks..... Chief Information Officer
Jennel Johnson..... Information Management Senior Analyst

INTERNAL AUDIT

Stephanie Sgouros..... Inspector General/Ethics Officer
Stephanie Dupree..... Assistant Inspector General
Sheila O’Kane..... Systems Auditor
Larry White..... Internal Accounts Auditor
Joseph Aita..... HHF Internal Auditor

LEGAL/LEGISLATIVE

Wellington Meffert..... General Counsel
Jacqueline Sosa..... Legislative Director
Melissa VanGunda..... Administrative Assistant

Hugh Brown..... Deputy General Counsel
Robert Pierce..... Assistant General Counsel
Matt Sirmans..... Assistant General Counsel
Sherry Green..... Contract Administrator
Della Harrell..... Corporation Clerk/Legal Analyst
Eric McCreless..... Records Clerk
Nicholas Horner..... Law Clerk

POLICY/SPECIAL PROGRAMS

Nancy Muller..... Policy Director
Elizabeth O’Neill..... Senior Policy Analyst
Elaine Roberts..... Senior Policy Analyst
Bill Aldinger..... Supportive Housing Coordinator

Robert Dearduff..... Special Programs Administrator &
Local Government Liaison
Terry Auringer..... SHIP Program Financial Manager

COMMUNICATIONS

Cecka Rose Green..... Communications Director
Taylore Maxey..... Marketing/Communications Coordinator
Jennifer Stern..... Senior Graphic Designer
Claudia Medina..... HHF Communications Specialist

HUMAN RESOURCES

Rene Knight..... Human Resources Director
Carol Jimmerson..... Human Resources Senior Analyst
Kimberly Williams..... Customer Service Specialist
Wesley Garrity..... Customer Service Specialist

Rick Jimmerson..... Facility Manager

Maria McCreless..... Records Manager
Yoshieka Frison..... Records Team Leader
Gale Hinson..... Document Imaging Analyst III
Delyn Kight..... Document Imaging Analyst III
Irene Kitchen..... Document Imaging Analyst III
Michael Bailey..... Records Management Clerk
Tara Boley..... Records Management Clerk

INFORMATION TECHNOLOGY

Linda Arredondo..... Chief Technology Officer
Jim Foos..... Network Administrator
Gloria Rounsaville..... Application Systems Administrator
Victor Carrasquilla..... Help Desk Support Analyst II
Delbra Percy..... Help Desk Support Analyst
Nathan Sinclair..... Enterprise Solutions Engineer
Hua Alderson..... Database Administrator
Dave Sutton..... Programmer Analyst

FINANCE/ASSET MANAGEMENT/GUARANTEE PROGRAM

Barbara Goltz..... Chief Financial Officer
Juanita Boothe-Thompson..... Administrative Assistant

Angie Sellers..... Comptroller
Kirstin Helms..... Assistant Comptroller
Denise Monzingo..... Accounting Manager
Dinee Benton..... Senior Accountant
Darlene Puckett..... Senior Accountant
Lily Shen..... Senior Accountant
Amy Rozar..... Accountant
Kolea Veerapen..... Accountant
Kenny Derrickson..... Assistant Comptroller
Angela Scott..... Bond Fund Manager
Dane Keegan..... Senior Bond Fund Accountant
Tammy Mixon..... Senior Bond Fund Accountant
Kim Westcott..... Bond Fund Accountant

Melanie Weathers..... Bond Administrator
Michelle Connelly..... Bond Administration Manager

Diane Carr..... Executive Analyst
Robin Fowler..... Finance Manager

Bradley Rich..... Quality Assurance Administrator
Glenda Lang..... Quality Assurance Senior Analyst

Susan Platt..... Loan Servicing Administrator
Diane Rommel..... Loan Servicing Manager
Richard Scott..... Loan Servicing Manager
Jay Friedman..... Loan Servicing Senior Analyst
Melanie Housholder..... Loan Servicing Senior Analyst
Misty Smith..... Loan Servicing Senior Analyst

ASSET MANAGEMENT/GUARANTEE PROGRAM

Laura Cox..... Director of Asset Management &
Guarantee Program
Janet Peterson..... Asset Management Systems Manager
Barbie Goodson..... Asset Management Senior Analyst
Pat Thompson..... Asset Management Senior Analyst
Luke White..... Asset Management Senior Analyst
Rebecca Sheffield..... Asset Management Analyst
Debbie Byrd..... Compliance Specialist

Kevin Pichard..... Guarantee Program Assistant Director
Brian Williams..... Guarantee Program Senior Asset Manager
Tamara Alford..... Guarantee Program Asset Manager
Amy Harrison..... Guarantee Program Analyst

Todd Fowler..... Special Assets Director
Tim Kennedy..... Special Assets Administrator
Elissa Fiedler..... Special Assets Manager
Allison Richardson..... Special Assets Manager

MULTIFAMILY PROGRAMS

Kevin Tatreau..... Director of Multifamily Programs
Candice Allbaugh..... Assistant Director of Multifamily Programs

Karla Brown..... Multifamily Programs Manager
William Cobb..... Multifamily Programs Manager
Amy Garmon..... Multifamily Programs Manager
Jade Grubbs..... Multifamily Programs Manager
Melanie Jordan..... Multifamily Programs Senior Analyst
Elizabeth Thorp..... Multifamily Programs Senior Analyst

Jean Salmonsén..... Housing Development Manager
Gayle White..... Housing Development Manager

MULTIFAMILY BONDS

Wayne Conner..... Director of Multifamily Bonds
Jan Rayboun..... Loan Closing Coordinator
Tammy Bearden..... Loan Closing Manager

HOMEOWNERSHIP PROGRAMS

David Westcott..... Director of Homeownership Programs

Charles White..... Single Family Programs Administrator
Sandy Gaver..... Single Family Manager
Natalyne Zanders..... Single Family Senior Analyst
Lynn Brady..... Single Family Programs Analyst

Nicole Gibson..... Federal Loan Program Administrator
Heather Boyd..... Federal Loan Program Manager
Donna Phillips..... Federal Loan Program Senior Analyst
Diane Bass..... Federal Loan Program Analyst
Matt Jugenheimer..... HHF Compliance Officer
Amanda Franklin..... HHF Manager
Shannon Rivera..... HHF Manager
David Woodward..... HHF Manager
Kathleen Bailey..... HHF Analyst
Lisa Walker..... HHF Analyst
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Susan Wilson..... HHF Document Imaging Analyst II
Madison Glass..... HHF Clerk



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