



Because Everyone Needs a Home

2014 Annual Report

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BOARD OF DIRECTORS



Bernard "Barney" Smith
Chairman
One of Two Citizen Representatives



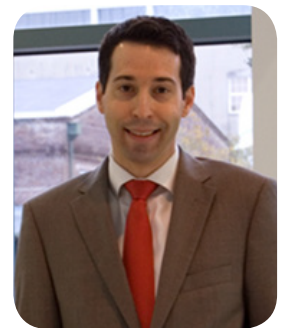
Natacha Munilla
Vice Chair
Commercial Building Representative



Ray Dubuque
One of Two Citizen Representatives



John David Hawthorne, Jr.
Low-Income Advocate



Brian Katz
Banking or Mortgage Banking Industry Representative



Bill Killingsworth
Ex Officio, Florida Department of Economic Opportunity
(Designee)



Len Tylka
Residential Builder Representative



Howard Wheeler
Representative of Those Areas of Labor
Engaged in Home Building



Renier Diaz de la Portilla
Former Local Government Elected Official



Stephen P. Auger
Executive Director
Florida Housing Finance Corporation

LETTER FROM CHAIRMAN AND EXECUTIVE DIRECTOR

HOME... It all begins there. It's where the heart is. There's no place like it. Home sweet home. Sayings may vary, but the sentiment remains the same. Everyone needs a home—a safe and decent place for refuge, respite and revitalization. At its most basic, merely a structure, yet when filled with families and part of a neighborhood, a home helps to establish flourishing communities, great places in which to live, work, play and do business.

For more than 30 years, Florida Housing has worked to help make “home” affordable for citizens throughout this state. We do this by increasing housing opportunities and ensuring that our programs match the needs of those we serve. All our financing efforts—whether for homeownership, affordable rental housing development or foreclosure avoidance—are designed so that individuals and families of all sizes are able to realize what a *home* really is, how it makes their lives better. And—when combined—how these efforts support Florida's housing market and help grow the state's economy.

The most recent numbers bear this out: More than 15,900 full- and part-time jobs created as a result of our programs; \$2.3 billion in industry revenues; and \$1.4 billion in value added contribution to the state's Gross Domestic Product. Affordable housing isn't just great for the people we serve, it's great for every resident in Florida, and it's good for business.

Among the many highlights of this past year was a unique opportunity made possible by the state Legislature: a \$10 million appropriation to Florida Housing in 2013 to fund permanent supportive housing for persons with special needs (e.g., persons with disabilities, survivors of domestic violence and youth aging out of foster care). Working with other key state agencies and supportive housing and homelessness stakeholders, we designed a pilot program to develop permanent supportive housing that will target high-needs/high-cost populations, including those with disabilities and frail elders who are chronically homeless. These most vulnerable populations often cycle in and out of residential care or institutional settings and, often, are high users of expensive acute care and crisis services.

A key requirement of this financing is that each pilot site partners with qualified researchers to conduct a Florida-specific cost/benefit study to evaluate the impact of permanent supportive housing on a resident's quality of life, in addition to analyzing the cost savings realized to public emergency and institutional services. Pilot sites awarded financing are located in Duval, Miami-Dade and Pinellas counties.

The pilot financing was offered as part of our revamped Request for Applications (RFA) process for awarding federal and state funding for affordable rental housing development. Now in its second year, the RFA process gives Florida Housing the flexibility to best respond to information compiled from affordable housing needs studies. This allows us to more effectively direct funding to specific demographic groups and geographic regions based on need. Through the issuance of 15 RFAs, more than 8,900 affordable rental units will be constructed or preserved in rental developments that were awarded funding in 2014.

As we fund the construction of affordable rental units statewide, it is also important for us to monitor occupancy

rates in properties in Florida Housing's portfolio to help target new units where they are most needed. The overall occupancy percentage for units within Florida Housing's loan portfolio was a healthy 94.6% in 2013; it increased to 96.0% in 2014. Not only has the rental market recovered, but it is dramatically tightening in a number of areas in the state as the need for affordable housing expands.

On the homeownership side, 2014 was also a year of continued recovery for the housing market. In the early years of the economic recovery, institutional cash buyers purchased many of the houses that traditionally would have been bought by “our” borrowers—first-time homebuyers ready to achieve the American dream of homeownership. As the housing market stabilized and home prices and interest rates began to rise, the number of cash buyers decreased and more starter homes became available to first-time homebuyers. In 2014, we doubled the previous year's production in our key homebuyer programs. More than 2,800 families became new homeowners using \$27.5 million in down payment assistance and \$337.4 million in first mortgages. It was a great year!

While we have always helped families purchase homes, several years ago we began using federal and state funds to help families in danger of losing their homes. Through the five Hardest-Hit Fund (HHF) programs, more than \$558 million was encumbered by the end of 2014 to assist 21,300 households throughout the state. One of our noteworthy HHF programs is the Elderly Mortgage Assistance (ELMORE) program. ELMORE provides assistance to elders who are in arrears on reverse mortgages on their homes due to their inability to pay property taxes and other costs. More than \$5.5 million was disbursed for this program alone through the end of 2014. Through a partnership with the Department of Elder Affairs and Area Agencies on Aging, we are also able to help elder applicants who have difficulty compiling and submitting the required eligibility information for the program.

Another important tool for homeowners who may be struggling to stay in their homes is our Foreclosure Counseling Program (FCP). Established with \$10 million from the National Mortgage Settlement, FCP has served more than 2,000 households since the program began by providing foreclosure counseling and other financial management education services.

Our Annual Report is appropriately titled, “Because Everyone Needs a Home.” Floridians need a place to hang their hat. A place to raise their families. A place where their children and grandchildren can visit. A place for every stage in their lives. The Board and staff at Florida Housing believe that our role in making “home” a reality for so many in our state ensures that Florida continues to flourish and remains an ideal place to live. We are committed to working with others—citizens, builders and developers, investors, local governments, and other stakeholders—to guarantee the best possible affordable housing options for residents who need them.



Bernard “Barney” Smith
Board Chairman



Stephen P. Auger
Executive Director

SUMMARY OF PROGRAMS

Homeownership Programs

Total Homeowners Assisted

Total Homeowners Served or Units Funded in 2014 ¹	17,421
First Time Homebuyer Program	2,801
Downpayment Assistance	2,793
<i>Homeownership Assistance Program (HAP)</i> ^{2,3}	2,791
<i>HFA Preferred Plus Program</i>	1
<i>Homeownership Assistance for Moderate Income (HAMI)</i>	1
Mortgage Credit Certificates (MCCs).....	523
Homeownership Pool Program (HOP).....	36
State Housing Initiatives Partnership Program (SHIP) ^{2,3,4}	2,155
Predevelopment Loan Program (PLP) ²	30
National Foreclosure Mitigation Counseling Program (NFMC) ⁵	2,971
Foreclosure Counseling Program (FCP) ^{3,6}	1,422
Florida Hardest-Hit Fund Program (HHF) ⁷	7,513

Rental Programs

Total Units

Set-Aside Units

Total Units Funded in 2014 ^{1,8}	8,954	8,706
Grants for Persons with Developmental Disabilities and Homeless Families ^{2,3}	245	214
Special Needs Extremely Low Income (ELI) Loans ²	122	122
Multifamily Mortgage Revenue Bonds (MMRB)	1,981	1,901
Low Income Housing Tax Credits (9%)	1,873	1,824
Low Income Housing Tax Credits (4%)	3,405	3,258
State Apartment Incentive Loans (SAIL) ²	3,589	3,528
SAIL ELI Loans ^{3,9}	595	595
HOME Rental Program	763	692
State Housing Initiatives Partnership Program (SHIP) ^{2,3,4}	292	292
Predevelopment Loan Program (PLP) ²	529	105

Notes:

¹ The number of units is equivalent to the number of households served, or in the case of NFMC, the number of counseling events provided (see note 5 below). Total Homeowners 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 Most of these programs are typically funded by revenues from documentary stamp taxes. In some cases, state funding is appropriated on a year-by-year basis for special programs.

³ Funded in part out of National Mortgage Settlement funds.

⁴ SHIP information is from the most recently closed year (2011-2012). 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.

⁵ This information is reported as counseling "events." A homeowner may receive more than one counseling event.

⁶ The FCP information shows the homeowners newly assisted through the program in 2014. The total number of homeowners assisted since program inception is 2,090. Homeowners may obtain assistance through the loan modification process for as long as two years.

⁷ The HHF information shows the new homeowners added to the program in 2014. The total number of homeowners assisted since program inception is 21,300.

⁸ The breakdown for the 8,954 total rental units financed in 2014 is as follows:

- 4,494 units are new construction or redevelopment (demolition/replacement);
- 4,314 units are preservation (existing affordable rental units being rehabilitated and recapitalized to ensure they remain affordable and in good condition; some of these are 30-plus-year-old properties originally funded through HUD and USDA); retrofits of existing smaller properties; or acquisition and rehabilitation of properties that become affordable as a result of receiving financing; and
- 146 SHIP units (see note 4).

⁹ This funding was used to finance construction and, thus, lower the debt on a small portion of units in a property to allow rents to be lowered to make those units affordable to extremely low-income (ELI) residents. In addition to new units, a portion of this funding was used in 2014 to reduce the debt on existing properties in the Affordable Housing Guarantee Program portfolio, making 86 units in two properties affordable for ELI renters. The totals in this row are just for the units that were made affordable for these renters.

ECONOMIC BENEFIT TO FLORIDA CREATED BY FLORIDA HOUSING'S PROGRAMS

The most recent information available showing Florida Housing's economic impact to the state is for program activity in 2013. In 2013, Florida Housing's funding resources of \$452.3 million were leveraged to provide \$982.3 million to support new construction, rehabilitation, mortgages, down payment assistance, mortgage assistance, and pre-development activities. In summary, the total economic impact to the state was estimated at:

- 15,943 full-time and part-time jobs;
- \$2.252 billion in output (industry revenues); and
- \$1.350 billion in value added contribution to the state Gross Domestic Product.

The economic impact of programs was estimated using a regional economic model for the state, constructed with a widely accepted economics software tool called IMPLAN (Impact Analysis for Planning). IMPLAN is an "input-output/social accounting matrix" modeling system, a standard technique for estimating the broad economic impacts

resulting from changes in specific economic activities in a regional economy. In this study, the regional economy was the entire state. The following indicators are used to show Florida Housing's economic impact on the state:



- Employment: a count of full- and part-time jobs created;
- Output: the dollar value of goods and services produced or sold—equivalent to sales revenues plus changes in business inventories; and
- Value Added: a measure of income, including employee compensation, proprietor income, other property income, indirect business taxes, and capital consumption or depreciation. Value added is used to compute the state Gross Domestic Product.

Source: Hodges, A.W. et al (2015), Economic Contributions of the Florida Housing Finance Corporation in Florida in 2013.

AFFORDABLE HOUSING PROGRAMS

HOMEOWNERSHIP PROGRAMS



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. The program is offered to eligible first-time homebuyers 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 downpayment 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 key types of transactions are: (1) pooling loans and selling them in the secondary market; and (2) issuing tax exempt bonds. Ninety percent of homes purchased through this program in 2014 were existing homes. The average FTHB program purchase price in 2014 was \$127,331, and the average first mortgage loan amount was \$120,441. There were 94 active lenders participating in the FTHB program at the end of 2014.

Program Summary

- *2,801 first-time homebuyers purchased homes using \$337,354,224 through the FTHB program in 2014.*

DOWNPAYMENT ASSISTANCE

Downpayment assistance (DPA) is an effective way to assist low- to moderate-income individuals to achieve homeownership. In 2013, Florida Housing was allocated \$35 million for DPA through the Legislative Budget Commission (LBC) amendment process. The funds were made available as part of the Attorney General's National Mortgage Settlement agreement with the top five residential mortgage loan servicers for their mishandling of home foreclosures. Florida Housing administered \$26 million directly through the Homeownership Assistance Program (HAP), paired with the FTHB program, and the remaining \$9 million through agreements with local Housing Finance Authorities.

In 2013, more than \$13.6 million assisted homebuyers and the remaining \$21.4 million was disbursed by September 2014. In total, 3,976

homebuyers received downpayment assistance from these National Mortgage Settlement funds.

Florida Housing provided DPA to borrowers in 2014 through two options offered in conjunction with the FTHB program. In these instances, only one Florida Housing downpayment program can be used by a borrower. DPA is provided through HAP, HFA Preferred Plus and the Homeownership Assistance for Moderate Income (HAMI) programs.

HOMEOWNERSHIP ASSISTANCE PROGRAM

In 2014, up to \$10,000 was available through HAP 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 120% of area median income (AMI), adjusted for family size.

Program Summary

- *2,791 households received a total of \$27,463,915 in assistance through HAP funds in 2014. These figures include assistance made possible by National Mortgage Settlement funds administered by Florida Housing.*

HFA PREFERRED PLUS PROGRAM

Through this program, borrowers with incomes up to 140% of AMI may qualify to receive 3% of the purchase price of their new home in down payment assistance through Florida Housing. The first mortgage interest rate is generally offered at a slightly higher rate than Florida Housing's other conventional program that uses HAP downpayment assistance. This program also offers borrowers lower mortgage insurance costs than standard conventional loans or comparable FHA loans.

AFFORDABLE HOUSING PROGRAMS

Program Summary

- *One household received \$5,250 in assistance through HFA Preferred Plus funds in 2014.*

HOMEOWNERSHIP ASSISTANCE FOR MODERATE INCOME

In 2014, up to \$5,000 was available to assist a first-time homebuyer with downpayment and closing costs through the HAMI program. 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

- *One homebuyer received a total of \$5,000 in assistance through the HAMI program in 2014.*

MORTGAGE CREDIT CERTIFICATES

Using a portion of federal private activity bond volume allocated to states, the Mortgage Credit Certificate (MCC) program provides eligible homebuyers with annual tax credits that can be applied against their federal tax liability. The credits increase homebuyers' after-tax pay, thereby improving their ability to afford a home. Each year the home remains their primary residence, participants may claim a dollar-for-dollar reduction of income tax liability on 50% of the mortgage interest on their first mortgage, reducing the amount of federal taxes owed by as much as \$2,000. Sixty-four percent of the 2014 certificates went to homebuyers purchasing existing homes.

Program Summary

- *Number of homebuyers receiving Mortgage Credit Certificates in 2014: 523*

HOMEOWNERSHIP POOL PROGRAM

The Homeownership Pool (HOP) program is a non-competitive, ongoing program, with builders reserving funds for eligible homebuyers to provide downpayment assistance on a first-come, first-served basis. In 2014, 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 2014, the average HOP assistance per homebuyer was \$27,161. Eligible homebuyers are those whose adjusted income does not exceed 80% of AMI. While program limits apply, homebuyers can receive a 0% deferred second mortgage loan for the amount necessary to meet underwriting criteria.

Program Summary

- *36 homebuyers were assisted.*
- *\$977,808 in HOP loans were closed.*

NATIONAL FORECLOSURE MITIGATION COUNSELING PROGRAM

Florida Housing completed expenditures of foreclosure counseling funding from the National Foreclosure Mitigation Counseling program (NFMC) in mid-2014. Through this program, troubled homeowners statewide accessed federally approved nonprofit housing counseling agencies and legal assistance to help them determine available options regarding their homes. Through seven rounds of funding since 2008, Florida Housing received more than \$10 million, supporting 37 counseling agencies and legal aid to fund more than 38,000 counseling sessions for homeowners.

Program Summary

- *In 2014 alone, 2,971 counseling events were provided with this program funding.*

FORECLOSURE COUNSELING PROGRAM

Florida Housing continued efforts to assist homeowners with foreclosure counseling through the Foreclosure Counseling Program (FCP). Established with state funding in 2013, FCP provides homeowners with extended foreclosure counseling, ideally leading toward a loan modification, as well as financial management education. The counseling has been provided by 47 HUD-certified counseling agencies throughout the state.

Program Summary

- *In 2014, 5,146 counseling sessions were conducted. Since program inception 2,090*

AFFORDABLE HOUSING PROGRAMS

homeowners have been advised, including 1,422 new homeowners who began receiving assistance in 2014. In addition, 676 of these homeowners were provided financial management education training.

FLORIDA HARDEST-HIT FUND PROGRAM

In 2010, the federal government announced funding to states with housing markets that had 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. A number of strategies are funded through the HHF.

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 eligible 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.

The **Mortgage Loan Reinstatement Program (MLRP)** provides up to \$25,000 as a one-time payment to assist in bringing a delinquent mortgage current for an eligible homeowner.

The **Principal Reduction (PR)** program provides up to \$50,000 to assist eligible Florida homeowners who owe at least 125% more on their home than its current market value, commonly referred to as the home being "underwater." The funding is paid directly to the mortgage loan servicer to help reduce the principal balance of the first mortgage.

The **Modification Enabling Pilot Program (MEP)** targets eligible homeowners whose loans were sold under the US Department of Housing and Urban Development's (HUD) Distressed Asset Stabilization Program in calendar years 2012 through 2015, and purchased or acquired by National Community Capital (NCC). MEP assists these homeowners in modifying their mortgages to an affordable level to achieve a monthly total housing payment that does not exceed 35% of a borrower's monthly income. Forgivable loans of up to \$50,000 are available.

MEP funding may not be used to reduce the principal balance of an eligible borrower's mortgage loan below 100% of the current market value of the property.

The **Elderly Mortgage Assistance Program (ELMORE)** provides up to \$25,000 to help senior homeowners with an existing reverse mortgage to remain in their homes by bringing current past-due property taxes, homeowner's insurance, flood insurance and homeowners/condo association dues (property charges) in cases where these property charges have been paid on behalf of the homeowner by their mortgage servicer. The homeowner may also be eligible to have up to 12 months of future property charges paid on their behalf.

An evaluation of how the programs have helped homeowners stay in their homes shows that the two longest running programs, MLRP and UMAP, have helped stabilize these homeowners. At the end of 2014, MLRP's 24-month homeownership retention rate was 96.4% and UMAP's rate was 94.0%.

Program Summary

From program inception through the end of 2014, a total of \$558,155,361 in HHF funds was reserved to assist 21,300 homeowners and \$462,765,731 was disbursed. Some homeowners received assistance from more than one program.

- *\$147,483,162 in UMAP funds was disbursed to assist 14,530 homeowners;*
- *\$120,814,077 in MLRP funds was disbursed to assist 13,773 homeowners;*
- *\$186,617,840 in PR funds was disbursed to assist 4,508 homeowners;*
- *\$2,301,715 in MEP funds was disbursed to assist 71 homeowners; and*
- *\$5,548,937 in ELMORE funds was disbursed to assist 401 homeowners.*

AFFORDABLE HOUSING PROGRAMS

RENTAL HOUSING



AFFORDABLE HOUSING PROGRAMS

RENTAL HOUSING

Florida Housing combines its rental programs to offer unique financing arrangements designed to maximize the development of affordable housing in the state. Strategically combining federal and state resources helps to incentivize local funding opportunities and foster creative private partnerships. This results in a shared commitment to provide affordable and economically viable multifamily developments that serve a wide variety of populations throughout the state.

Florida Housing uses a competitive Request for Applications (RFA) process to allocate rental resources. In effect since 2013, the RFA process ensures transparency and accountability in meeting statutorily and legislatively directed commitments. In addition, it provides Florida Housing with greater flexibility to react to changing markets and needs.

Florida Housing's Board of Directors establishes a timeline for when all RFAs will be issued during the year. Each RFA is then independently drafted, beginning with opportunities for stakeholder input, including at least one public workshop and a public comment period. Draft RFAs incorporate this input, culminating in the request that is ultimately issued. Applications are scored by Florida Housing staff and recommendations are forwarded to Florida Housing's Board, which makes final award decisions.

REQUESTS FOR APPLICATIONS PROVIDING FINANCING IN 2014

Florida Housing's competitive RFA allocation process allows Florida Housing to respond to statewide affordable housing needs assessments. The ability to target specific demographic groups and geographic regions results in a more comprehensive response to the affordable housing challenges across Florida. Listed below are the RFAs that contributed to the rental developments awarded by Florida Housing in 2014.

- **2013-001** Affordable Housing located in Medium and Small Counties using Competitive Housing Credits
- **2013-002** Affordable Housing located in Duval, Hillsborough, Orange and Pinellas Counties using Competitive Housing Credits
- **2013-003** Affordable Housing located in Broward, Miami-Dade and Palm Beach Counties using Competitive Housing Credits

- **2013-010** Affordable Housing using HOME, MMRB and Non-Competitive Housing Credits
- **2014-101** Permanent Supportive Housing for Homeless Persons and Families using State Grants and SAIL Extremely Low Income (ELI)
- **2014-102** Permanent Supportive Housing for High-Needs/High-Costs Persons using State Loan Funds
- **2014-103** Affordable Housing using SAIL, Tax-Exempt Bonds and Non-Competitive Housing Credits
- **2014-104** Preservation of Existing Affordable Housing using Competitive Housing Credits
- **2014-105** Smaller-Scale Permanent Supportive Housing for Persons with Developmental Disabilities using State Grants
- **2014-106** Public Housing Authority Revitalization of Affordable Housing using Competitive Housing Credits
- **2014-107** Permanent Supportive Housing prioritizing Homeless Veterans using Competitive Housing Credits and SAIL
- **2014-108** Guarantee Program Units for ELI Households using SAIL ELI
- **2014-109** Affordable Housing in Rural Areas using HOME Funds
- **2014-111** Affordable Housing using SAIL, Tax-Exempt Bonds and Non-Competitive Housing Credits
- **2014-113** Larger-Scale Permanent Supportive Housing for Persons with Developmental Disabilities using Competitive Housing Credits, SAIL and State Grants

STATE APARTMENT INCENTIVE LOANS

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. This allows a developer to obtain the full financing needed to construct or rehabilitate affordable rental units. In 2014, a portion of SAIL was combined with grant funds to finance housing for homeless people and persons with developmental disabilities. SAIL funding was also used to finance construction of a portion of

AFFORDABLE HOUSING PROGRAMS

units in some properties to lower the debt on these units and thus allow rents to be decreased to serve extremely low-income (ELI) residents. Similarly, SAIL funding was used to reduce the debt on existing Guarantee Program properties in 2014, thus allowing rents to be lowered to serve ELI residents.

Program Summary

- *\$93,720,996 in SAIL funding was awarded for affordable rental housing; 3,589 total units were awarded funding (3,528 will be set aside as affordable).*
- *\$28,916,400 in SAIL ELI funding was awarded; 595 ELI units will be created with this funding. \$6,450,000 of this funding was provided to two 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. This new financing allows rents on 86 of the 522 existing affordable units to be lowered to be affordable to 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 rental properties. SAIL financing is often paired with bonds to allow this federal resource to serve lower income families.

Program Summary

- *\$133,500,000 from the sale of bonds was provided for the development of affordable rental housing; 1,981 total units were awarded funding (1,504 will be set aside as affordable).*

SPECIAL NEEDS/EXTREMELY LOW INCOME LOANS

In 2013, the Legislature appropriated \$10 million to Florida Housing contingent upon documentary stamp tax revenue received into the State Housing Trust Fund. The legislation specified that the funding be used to finance the development of permanent supportive housing for special needs and extremely low-income households. Florida Housing and our partner state agencies

(Departments of Children and Families, Veterans' Affairs, Elder Affairs and the Agency for Health Care Administration) concurred that a priority need for Florida is a state-specific analysis evaluating the public cost-benefit of permanent supportive housing. The analysis will focus on chronically homeless persons who have significant needs and are high users of publicly funded emergency, healthcare, court services and institutional care.

With this appropriation, Florida Housing issued an RFA for a pilot to finance developments to serve high-needs/high-cost populations. This includes individuals with significant disabilities and frail elders who are chronically homeless. The RFA sought developments from local jurisdictions that have initiatives in place to identify, assess and serve chronically homeless persons. Located in Duval, Miami-Dade and Pinellas counties, the three pilots awarded funding will be working within a broader "coordinated community entry" system to find high-needs/high-cost residents for these permanent supportive housing units. A condition of the funding requires each development owner to work with established researchers to carry out a Florida-specific multi-year study evaluating the efficacy of permanent supportive housing to reduce public expenditures and improve personal outcomes for the residents.

Program Summary

- *In 2014, \$10,000,000 in funding was awarded to three properties with a total of 122 units; all units will be set aside as affordable.*

GRANTS TO FINANCE HOUSING FOR HOMELESS PEOPLE AND FAMILIES

Florida Housing was appropriated \$10 million in grant funds by the 2013 Legislature to finance housing for homeless persons and families. Funding was used to purchase and renovate existing homes of between one to four units, and to construct or purchase and renovate small specialty housing of 15 units or fewer. Florida Housing offered grant funds across small, medium and large county groups, proportionally based on the most recently available number of homeless individuals and families in these county groups. In 2013, \$8.3 million of this appropriation was awarded by Florida Housing.

AFFORDABLE HOUSING PROGRAMS

The balance of the funding was supplemented with additional financing and awarded in early 2014.

Program Summary

- \$3,465,490 in grant and other funding was awarded to four properties in 2014; a total of 31 units were created, with all units set aside as affordable.

GRANTS TO FINANCE HOUSING FOR PERSONS WITH DEVELOPMENTAL DISABILITIES

Florida Housing was appropriated \$10 million in grant funds in both the 2013 and 2014 legislative sessions to finance housing for persons with developmental disabilities. In each year, \$6 million in grants was combined with Low Income Housing Tax Credits and SAIL to develop larger multifamily properties, and \$4 million was made available in grants for smaller properties, including community residential homes and supported living units. All developments committed to providing permanent supportive housing. The funds were available to private nonprofit organizations whose primary mission includes serving persons with developmental disabilities.

Program Summary

- In 2014, a total of \$7,486,732 in grant funding was provided to 13 developments to finance housing for persons with developmental disabilities.
- Of this funding, \$6,000,000 was provided to three large multifamily developments. A total of 159 units were funded (128 units will be set aside as affordable). Applicants were also awarded competitive 9% Housing Credits, and SAIL funding was provided to lower the cost of financing in order to make a portion of units affordable to ELI households.
- The remaining \$1,486,732 was provided to 10 smaller developments known as Community Residential Homes (CRH). A total of 55 beds were funded (all beds will be set aside as affordable). The term "beds" is used to describe the individual living quarters in a CRH for persons with developmental disabilities. The CRHs funded are single-family homes that are used as licensed group homes for this population, and bedrooms are rented separately by unrelated persons. For the purposes of Florida Housing's funding, the number of beds represents the number of people living in the CRH.
- Florida Housing awarded the remaining balance of the 2014 grant funds in early 2015.

LOW INCOME HOUSING TAX CREDITS

The competitive (9%) and non-competitive (4%) Low Income Housing Tax Credit (Housing Credit) program provides nonprofit and for-profit developers with federal tax credits. These credits are sold to investors who use the credits to get a dollar-for-dollar reduction in their federal tax liability in exchange for providing 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 people who are elderly or homeless. Consideration also is given to properties that target certain geographic areas, such as the Florida Keys and developments in local revitalization areas.

Program Summary

- \$25,027,652 in competitive (9%) Housing Credits was allocated in 2014. A total of 1,873 units were funded (1,824 units will be set aside as affordable).
- \$18,156,759 in non-competitive (4%) Housing Credits was allocated in 2014. A total of 3,405 units were funded (3,258 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 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 single-family mortgage pools, representing approximately \$1.4 billion and the construction of more than 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

AFFORDABLE HOUSING PROGRAMS

transaction was in 2005. In March 2009, Florida Housing's 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.

Capitalization of the Guarantee Fund occurs through the statutorily authorized issuance of debt. 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. Guarantees are backed by the Guarantee Fund corpus, all of which is currently invested in the Florida Treasury, Special Purpose Investment Account (SPIA), rated A+ by Standard & Poor's.

In the event that the Guarantee Fund is rated less than 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, 2014, 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, 2014, were comprised as follows:

- *Risk Sharing with HUD: 4,314*
- *Non-Risk Sharing: 1,761*
- *Total outstanding guarantees in Guarantee Portfolio: 28 (26 multifamily and 2 single family pools)*
- *Total amount of outstanding guarantees: \$158,914,288 (\$157,197,892 multifamily and \$1,716,396 single family)*
- *Number of properties in the portfolio in monetary default/foreclosure as of December 31, 2014: Zero*

HOME INVESTMENT PARTNERSHIPS

On the rental side, the federal 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% to nonprofit applicants and 1.5% to for-profit applicants. In 2014, HOME funds were targeted to smaller developments in rural areas.

Program Summary

- *In 2014, \$41,885,609 in HOME funding was provided as gap financing for 10 developments. A total of 763 units were funded (692 units will be set aside as affordable).*

TENANT-BASED RENTAL ASSISTANCE

Florida Housing set aside \$9,500,000 from its federal HOME program for temporary rental assistance for housing in 2013. HOME Tenant-Based Rental Assistance (TBRA) funds were granted to qualifying public housing authorities that administer the HUD Section 8 Housing Choice Voucher Program. TBRA has been a critical resource to provide decent, safe housing to eligible families affected by the economic downturn. Eligible households include those who have incomes at or below 80% of AMI. More than 90% of the eligible households assisted through HOME TBRA have incomes at or below 50% of AMI. Rental assistance is available for each family for up to two years.

Program Summary

- *\$4,991,611 was disbursed as of December 31, 2014, with a total of 1,005 renter households assisted to date.*

LINK TO PERMANENT HOUSING STRATEGY

Since 2009, Florida Housing has implemented the Link to Permanent Housing Strategy (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 requires developers to set aside a portion of a property'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 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 2014, Florida Housing funded 342 Link units for a total of 1,855 units since the initiative started in 2009.

ASSET MANAGEMENT OF DEVELOPMENTS IN FLORIDA HOUSING'S RENTAL PORTFOLIO

Florida Housing monitors rental developments for compliance throughout the required affordability period, based on applicable federal and state statutes and rules. For developments that receive state funds, compliance monitoring reviews and physical inspections are conducted annually. Reviews of developments that were awarded Housing Credits are conducted at least once every three years for the first 15 years in accordance with federal regulations, and annually thereafter. Compliance monitoring of mixed income developments targets the affordable units.

In 2014, reviews of approximately 771 developments with more than 109,449 affordable units were conducted. The total number of units within the 771 developments is 113,113.

If problems are found, Florida Housing works with the developments until the problems are addressed. Chronic noncompliance of a property may result in the suspension of an owner's ability to apply for Florida Housing funding. Moreover, Florida Housing reports Housing Credit properties that are in noncompliance to the Internal Revenue Service, which places the development's Housing Credits at risk of recapture.

Florida Housing's staff and servicers review audited financial statements received annually as a part of our permanent loan servicing and asset management processes. Compliance training workshops are conducted by Florida Housing and compliance monitors at least four times a year for on-site leasing staff, regional compliance property managers and property owners. Attendance is mandatory for new or replacement property management companies. In 2014, more than 320 affordable housing professionals attended these regional workshops.

WEB-BASED AFFORDABLE RENTAL HOUSING LOCATOR

FLORIDAHOUSINGSEARCH.ORG

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 2014, 161,711 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 2014, 900,343 affordable rental searches were conducted on *FloridaHousingSearch.org*. The call center staff handled 22,134 affordable rental-related telephone inquiries during the year.

AFFORDABLE HOUSING PROGRAMS

SPECIAL PROGRAMS



AFFORDABLE HOUSING PROGRAMS

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, new construction, rehabilitation, downpayment and closing cost assistance, foreclosure prevention, impact fees, 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% of its SHIP funds for administrative expenses. The most recent closed out fiscal year is 2011-2012. The summary of expenditures below is higher than the state's total appropriation in that fiscal year due to local governments' use of program income and recaptured funds.

Program Summary

- *\$39,045,589 was expended toward homeownership activities by local governments, with 2,155 homeowners assisted.*
- *\$1,148,514 was expended toward rental housing activities by local governments, with 292 rental housing units assisted.*

PREDEVELOPMENT LOAN PROGRAM

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 without site acquisition or up to \$750,000 with site acquisition. Eligible predevelopment activities include rezoning, title searches, legal fees, administrative costs, soil tests, engineering fees, appraisals, feasibility analyses, audit fees, earnest money deposits, insurance fees, commitment fees, marketing expenses, and acquisition expenses. Technical assistance is also

provided at no charge to the applicant.

Program Summary

- *\$3,790,095 was provided for predevelopment activities for rental housing in 2014, with 529 rental units planned (105 units are to be set aside as affordable).*
- *\$372,750 was provided for predevelopment activities for homeownership in 2014, with 30 units planned.*

AFFORDABLE HOUSING CATALYST PROGRAM

The Affordable Housing Catalyst Program provides on-site, email, and telephone technical assistance and training on the SHIP program and other affordable housing programs. This technical assistance is targeted to nonprofits and government entities. The assistance 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

Florida Housing created the Preservation Bridge Loan Pilot with \$4,851,000 in state funding appropriated in 2008. The small preservation rehabilitation pilot, legislatively targeted to Pasco, Palm Beach and Orange counties, provided short-term loans to existing affordable rental properties. The pilot, which ended mid-2014, offered an innovative financing opportunity for developers to secure properties for preservation. The short-term bridge loans provided acquisition financing to afford borrowers the time to stabilize and reposition existing properties for more favorable permanent financing. Going forward, as borrowers repay the loans, the funds will continue to recycle to other preservation transactions.

Under contract with Florida Housing, the

AFFORDABLE HOUSING PROGRAMS

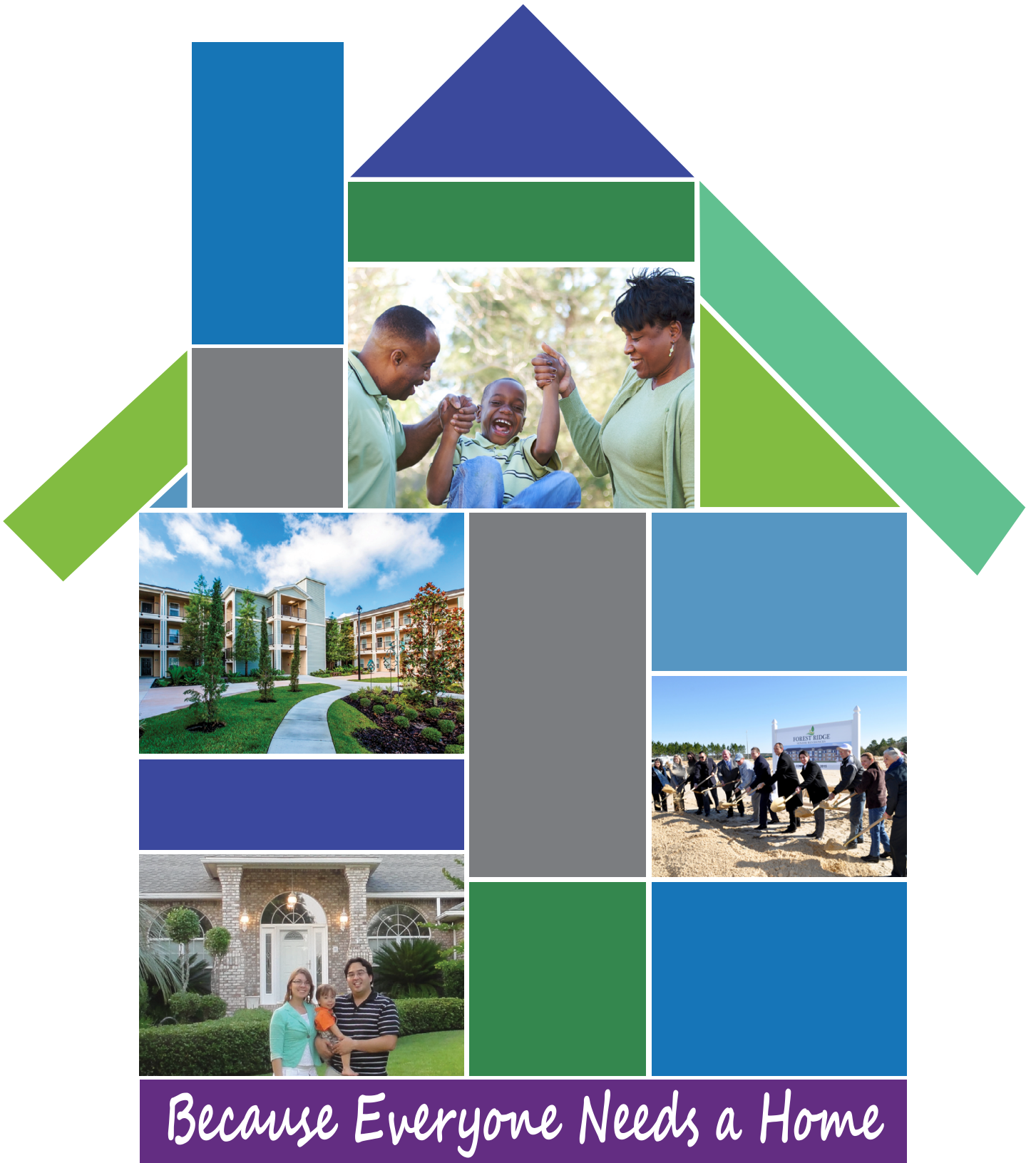
Florida Community Loan Fund (FCLF), a statewide, nonprofit Community Development Financial Institution, administered the pilot. By the end of the pilot, the preservation pool totaled \$13.5 million, including \$8.7 million from private and other governmental sources. During the course of the six-year pilot, FCLF closed on \$7.5 million in loans to finance preservation of 266 units in the three-county area. In addition, FCLF created a pool of preservation funding to use in 23 additional counties, with \$3.93 million in loans closed and another \$1.93 million in loan commitments to finance preservation of 245 units.

Through a major investment by the State of Florida, and acquisition of capital by FCLF, the Florida Preservation Fund is now established. The FCLF offers year-round access to financing for preservation. The ability to obtain site control quickly when an affordable property becomes available for sale as its affordability restrictions end may be the determining factor that prevents the property from leaving the assisted inventory. The Florida Preservation Fund provides an immediate point of access for developers to explore and acquire financing for a property as it becomes available and position it for additional, longer term financing. By the end of 2014, the fund was offering acquisition, construction, bridge, mini-perm and term loans, with terms of three to 10 years in 26 counties throughout the state. Loan purposes include:

- Acquisition of eligible properties;
- Rehabilitation of properties to stabilize occupancy or retain project based rental assistance;
- Short-term working capital to bridge timing differences between payments for completed work;
- Demolition and replacement of abandoned or severely decayed eligible properties; and
- Refinancing of interim loans secured by properties acquired within the previous 12 months.

In addition, the pilot expanded the state's preservation lending infrastructure. This includes loan processing, underwriting, servicing and lender knowledge of preservation transaction

financing issues. The FCLF now has developer relationships, knowledge of regional markets, and an understanding of how local governments vary in their approaches to preservation in their communities. The FCLF's preservation financing infrastructure and capacity enhances the preservation financing provided by Florida Housing.



Because Everyone Needs a Home

we make housing affordable™
Florida Housing
Finance Corporation

DEMOGRAPHICS AND CHARTS

HOMEOWNERSHIP PROGRAMS

- Homes Funded through the First Time Homebuyer and Downpayment Assistance Programs
- Demographic Information about Homebuyers served through the First Time Homebuyer and Downpayment Assistance Programs
- Demographic Information about Homebuyers served through the Homeownership Pool Program
- Homeownership Pool Program
- Florida Hardest-Hit Fund Program
- Mortgage Credit Certificates
- Demographic Information about Homebuyers served through Mortgage Credit Certificates
- Foreclosure Counseling Program

RENTAL HOUSING PROGRAMS

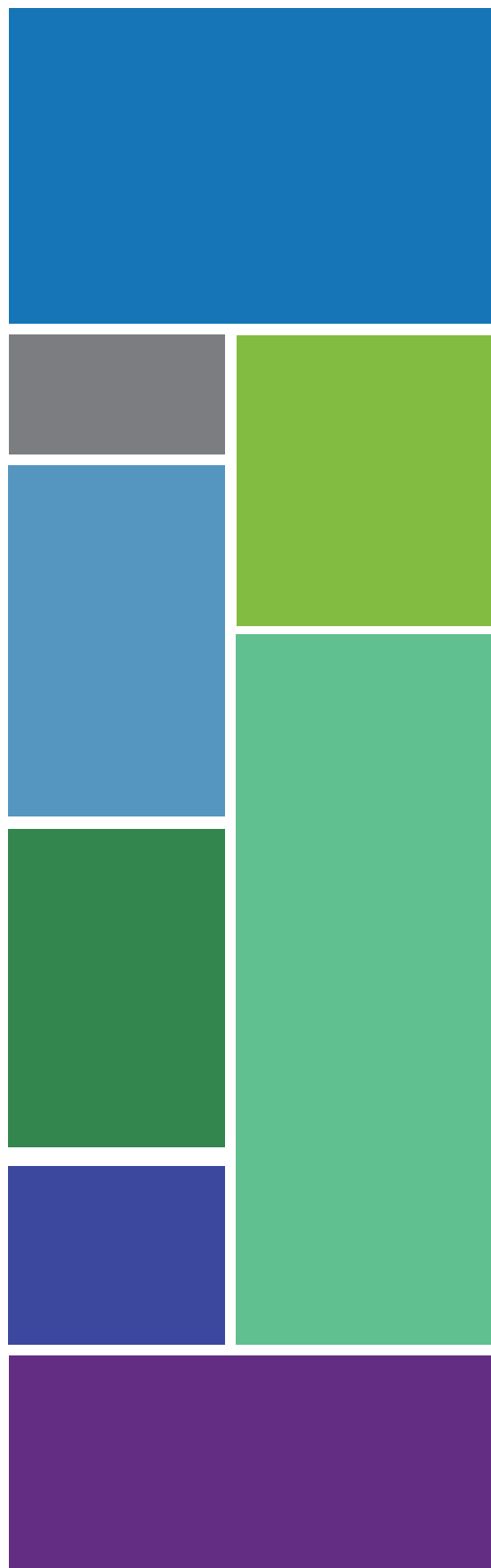
- Demographic Characteristics of Renters Living in Properties Financed by Florida Housing
- Tenant Based Rental Assistance
- Occupancy Rates for Active, Reporting Units in Florida Housing's Portfolio
- Average Rents Paid at Rental Properties in Florida Housing's Portfolio
- Rental Properties Awarded Funding in 2014

SPECIAL PROGRAMS

- State Housing Initiatives Partnership Distribution and Allocation of Funds in 2010-2011
- Predevelopment Loan Program

FLORIDA HOUSING'S MULTIFAMILY LOAN PORTFOLIO

- Predevelopment Loan Program Loan Status as of December 31, 2014
- State Apartment Incentive Loan - Loans Outstanding as of December 31, 2014
- Status of Guarantee Program Loans for Multifamily Developments as of December 31, 2014
- Status of Guarantee Program Single Family First Mortgage Pools as of December 31, 2014



DEMOGRAPHICS AND CHARTS

HOMES FUNDED THROUGH THE FIRST TIME HOMEBUYER AND DOWN PAYMENT ASSISTANCE PROGRAMS IN 2014

COUNTY	OVERALL PROGRAM PERFORMANCE ¹				HAP ²			HAMI AND HFA PREFERRED PLUS ³		
	NUMBER OF LOANS	FIRST MORTGAGE	DPA	AVERAGE SALES PRICE	NUMBER OF LOANS	FIRST MORTGAGE	DPA	NUMBER OF LOANS	FIRST MORTGAGE	DPA
Alachua	10	\$1,196,424	\$100,000	\$130,735	10	\$1,196,424	\$100,000	0	\$0	\$0
Baker	1	\$137,365	\$10,000	\$139,900	1	\$137,365	\$10,000	0	\$0	\$0
Bay	84	\$9,815,518	\$805,817	\$122,972	83	\$9,717,151	\$805,817	0	\$0	\$0
Bradford	3	\$293,543	\$30,000	\$102,333	3	\$293,543	\$30,000	0	\$0	\$0
Brevard	199	\$20,590,899	\$1,915,802	\$108,718	197	\$20,437,449	\$1,915,802	0	\$0	\$0
Broward	70	\$9,844,183	\$697,500	\$147,332	70	\$9,844,183	\$697,500	0	\$0	\$0
Calhoun	1	\$112,244	\$10,000	\$115,000	1	\$112,244	\$10,000	0	\$0	\$0
Charlotte	9	\$1,033,777	\$87,512	\$118,625	9	\$1,033,777	\$87,512	0	\$0	\$0
Citrus	2	\$156,677	\$20,000	\$84,500	2	\$156,677	\$20,000	0	\$0	\$0
Clay	71	\$8,393,383	\$698,655	\$124,361	71	\$8,393,383	\$698,655	0	\$0	\$0
Collier	62	\$10,187,492	\$608,200	\$172,887	62	\$10,187,492	\$608,200	0	\$0	\$0
Columbia	2	\$294,167	\$20,000	\$152,500	2	\$294,167	\$20,000	0	\$0	\$0
Duval	449	\$52,545,695	\$4,422,875	\$123,999	448	\$52,379,445	\$4,417,625	1	\$166,250	\$5,250
Escambia	79	\$7,902,509	\$761,553	\$106,730	78	\$7,787,824	\$761,553	0	\$0	\$0
Flagler	10	\$1,100,022	\$95,001	\$116,280	10	\$1,100,022	\$95,001	0	\$0	\$0
Franklin	2	\$201,639	\$19,300	\$102,800	2	\$201,639	\$19,300	0	\$0	\$0
Gadsden	13	\$1,684,089	\$128,000	\$133,477	13	\$1,684,089	\$128,000	0	\$0	\$0
Gilchrist	1	\$153,439	\$10,000	\$160,000	1	\$153,439	\$10,000	0	\$0	\$0
Hendry	1	\$115,842	\$10,000	\$118,000	1	\$115,842	\$10,000	0	\$0	\$0
Hernando	15	\$1,779,483	\$150,000	\$122,904	15	\$1,779,483	\$150,000	0	\$0	\$0
Highlands	2	\$115,143	\$20,000	\$61,250	2	\$115,143	\$20,000	0	\$0	\$0
Hillsborough	214	\$25,326,281	\$2,118,672	\$126,570	214	\$25,326,281	\$2,118,672	0	\$0	\$0
Indian River	6	\$482,931	\$60,000	\$91,042	6	\$482,931	\$60,000	0	\$0	\$0
Jackson	1	\$114,795	\$10,000	\$117,500	1	\$114,795	\$10,000	0	\$0	\$0
Jefferson	3	\$276,274	\$28,697	\$95,000	3	\$276,274	\$28,697	0	\$0	\$0
Lake	42	\$5,878,486	\$416,845	\$145,379	42	\$5,878,486	\$416,845	0	\$0	\$0
Lee	180	\$20,356,167	\$1,790,757	\$118,473	180	\$20,356,167	\$1,790,757	0	\$0	\$0
Leon	109	\$12,425,948	\$1,079,945	\$120,996	109	\$12,425,948	\$1,079,945	0	\$0	\$0
Madison	1	\$89,750	\$10,000	\$95,000	1	\$89,750	\$10,000	0	\$0	\$0
Manatee	97	\$12,430,366	\$956,357	\$133,946	97	\$12,430,366	\$956,357	0	\$0	\$0
Marion	3	\$220,600	\$25,200	\$83,000	3	\$220,600	\$25,200	0	\$0	\$0
Martin	3	\$401,252	\$30,000	\$141,000	3	\$401,252	\$30,000	0	\$0	\$0
Miami-Dade	39	\$4,803,767	\$378,000	\$152,841	39	\$4,803,767	\$378,000	0	\$0	\$0
Monroe	9	\$2,664,011	\$90,000	\$304,820	9	\$2,664,011	\$90,000	0	\$0	\$0
Nassau	4	\$471,065	\$37,500	\$123,219	4	\$471,065	\$37,500	0	\$0	\$0
Okaloosa	9	\$1,018,644	\$86,232	\$119,156	9	\$1,018,644	\$86,232	0	\$0	\$0
Okeechobee	1	\$46,347	\$10,000	\$51,000	1	\$46,347	\$10,000	0	\$0	\$0
Orange	163	\$22,256,633	\$1,606,013	\$142,694	163	\$22,256,633	\$1,606,013	0	\$0	\$0
Osceola	79	\$11,060,501	\$776,220	\$146,291	79	\$11,060,501	\$776,220	0	\$0	\$0

DEMOGRAPHICS AND CHARTS

HOMES FUNDED THROUGH THE FIRST TIME HOMEBUYER AND DOWN PAYMENT ASSISTANCE PROGRAMS IN 2014

COUNTY	OVERALL PROGRAM PERFORMANCE ¹				HAP ²			HAMI AND HFA PREFERRED PLUS ³		
	NUMBER OF LOANS	FIRST MORTGAGE	DPA	AVERAGE SALES PRICE	NUMBER OF LOANS	FIRST MORTGAGE	DPA	NUMBER OF LOANS	FIRST MORTGAGE	DPA
Palm Beach	107	\$13,963,639	\$1,048,165	\$138,318	106	\$13,874,639	\$1,048,165	0	\$0	\$0
Pasco	59	\$6,780,062	\$590,000	\$122,659	59	\$6,780,062	\$590,000	0	\$0	\$0
Pinellas	78	\$9,057,881	\$771,203	\$122,091	77	\$8,959,693	\$766,203	1	\$98,188	\$5,000
Polk	107	\$13,412,699	\$1,018,839	\$130,584	107	\$13,412,699	\$1,018,839	0	\$0	\$0
Putnam	1	\$54,000	\$10,000	\$67,500	1	\$54,000	\$10,000	0	\$0	\$0
Santa Rosa	12	\$1,345,947	\$117,450	\$118,023	12	\$1,345,947	\$117,450	0	\$0	\$0
Sarasota	103	\$12,593,410	\$1,010,291	\$127,592	103	\$12,593,410	\$1,010,291	0	\$0	\$0
Seminole	70	\$8,796,931	\$682,595	\$130,812	70	\$8,796,931	\$682,595	0	\$0	\$0
St Johns	29	\$4,008,176	\$283,469	\$145,259	29	\$4,008,176	\$283,469	0	\$0	\$0
St Lucie	45	\$4,297,214	\$418,100	\$113,212	42	\$4,039,437	\$418,100	0	\$0	\$0
Sumter	2	\$173,570	\$19,265	\$90,950	2	\$173,570	\$19,265	0	\$0	\$0
Volusia	126	\$13,283,325	\$1,247,945	\$110,706	126	\$13,283,325	\$1,247,945	0	\$0	\$0
Wakulla	6	\$764,090	\$60,000	\$131,400	6	\$764,090	\$60,000	0	\$0	\$0
Walton	3	\$428,383	\$28,280	\$146,167	3	\$428,383	\$28,280	0	\$0	\$0
Washington	4	\$417,546	\$37,911	\$107,500	4	\$417,546	\$37,911	0	\$0	\$0
TOTALS	2,801	\$337,354,224	\$27,474,165	\$127,331	2,791	\$336,376,507	\$27,463,915	2	\$264,438	\$10,250

Notes:

¹ These three columns 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), Homeownership Assistance for Moderate Income Program (HAMI), and the HFA Preferred Plus Program. The downpayment assistance sections are located in the center and right parts of this chart, and provide subtotals for each of the down payment assistance strategies complementing the FTHB Program. Because not all first mortgages are paired with down payment assistance from Florida Housing, the totals in the Overall Program Performance section may be larger for some counties than the sum of the HAP and HAMI/HFA Preferred Plus sections.

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

³ These three columns show the performance of HAMI and HFA Preferred Plus by number of loans closed, the total amount of the first mortgages paired with HAMI or HFA Preferred Plus funding and the total amount of HAMI and HFA Preferred Plus funding used for down payment assistance in each county.

* As of December 31, 2014, the foreclosure rate for all Florida Housing homeowner loans was 7.01%. Of this, 5.27% of all Florida Housing loans were 1995 Indenture loans in foreclosure, 1.61% of all Florida Housing loans were New Issue Bond Program Indenture loans in foreclosure, and 0.13% of all Florida Housing loans were TBA loans in foreclosure. This is compared to a foreclosure rate of 5.40% for all Florida residential loans reported at the end of the fourth quarter of 2014 (the Florida prime loan foreclosure rate was 3.59% and the subprime foreclosure rate was 16.86%). Source: USBank and Mortgage Bankers Association

DEMOGRAPHICS AND CHARTS

DEMOGRAPHIC INFORMATION ABOUT HOMEBUYERS SERVED THROUGH THE FIRST TIME HOMEBUYER & DOWN PAYMENT ASSISTANCE PROGRAMS

NUMBER OF LOANS CLOSED & HOUSEHOLDS SERVED IN 2014		2,801
BY HOUSEHOLD SIZE	1-2 persons	1,665
	3-4 persons	956
	5+ persons	180
BY AGE OF HOMEBUYER	15-54	2,574
	55-61	129
	62+	98
BY INCOME OF HOMEBUYER	0-30% Area Median Income (AMI)	84
	30.01-50% AMI	19
	50.01-80% AMI	660
	80.01-100% AMI	1,418
	Over 100% AMI	620
BY RACE/ ETHNICITY OF HOMEBUYER	African American	435
	African American & Hispanic	13
	Asian	34
	Asian & Caucasian	5
	Caucasian	1,499
	Caucasian & African American	23
	Caucasian & Hispanic	743
	Other	49
AVERAGE SALES PRICE		\$127,331
AVERAGE DOWN PAYMENT ASSISTANCE LOAN AMOUNT		\$9,840
AVERAGE FIRST MORTGAGE AMOUNT		\$120,441
NUMBER OF VETERANS SERVED		82

HOMEOWNERSHIP POOL PROGRAM (HOP)

COUNTY	CLOSED LOANS		
	LOAN AMOUNT	NUMBER OF HOMEBUYERS SERVED	AVERAGE SALES PRICE
Citrus	\$184,250	9	\$81,889
Duval	\$196,630	6	\$118,857
Hillsborough	\$415,320	16	\$136,742
Leon	\$19,018	1	\$106,200
Sarasota	\$162,590	4	\$135,000
TOTALS	\$977,808	36	\$119,005

Note:

As of December 31, 2014, an additional \$1,163,900 of HOP funding was reserved in the name of 46 homebuyers. These loans will be closed in 2015 when construction is completed.

DEMOGRAPHIC INFORMATION ABOUT HOMEBUYERS SERVED THROUGH THE HOMEOWNERSHIP POOL PROGRAM

NUMBER OF LOANS CLOSED & HOMEBUYERS SERVED IN 2014		36
BY HOUSEHOLD SIZE	1-2 persons	13
	3-4 persons	15
	5+ persons	8
BY INCOME	Less than 30% Area Median Income (AMI)	0
	30.01-50% AMI	8
	50.01-80% AMI	28
	80.01-100% AMI	0
	Over 100% AMI	0
AGE	15-54	32
	55-61	4
	62+	0
BY RACE	African American	9
	Caucasian	14
	Other	13
BY ETHNICITY	Hispanic	10
	Non-Hispanic	26

DEMOGRAPHICS AND CHARTS

FLORIDA HARDEST-HIT FUND (HHF)¹

COUNTY	HOUSEHOLDS SERVED ²	TOTAL FUNDS DISBURSED & RESERVED ³	FUNDS DISBURSED					
			TOTAL	UMAP	MLRP	PR	MEP	ELMORE
Alachua	132	\$3,443,350	\$2,810,725	\$716,881	\$597,642	\$1,454,948	\$0	\$41,254
Baker	16	\$337,167	\$236,482	\$112,061	\$124,421	\$0	\$0	\$0
Bay	123	\$2,938,937	\$2,152,518	\$748,029	\$667,540	\$694,791	\$0	\$42,157
Bradford	8	\$193,122	\$156,507	\$28,732	\$79,964	\$47,811	\$0	\$0
Brevard	886	\$22,131,466	\$17,679,189	\$5,269,769	\$4,127,695	\$8,162,692	\$0	\$119,033
Broward	2,811	\$77,095,595	\$64,031,887	\$24,827,473	\$19,430,707	\$18,792,512	\$0	\$981,194
Calhoun	3	\$20,380	\$20,380	\$7,594	\$12,786	\$0	\$0	\$0
Charlotte	214	\$5,106,671	\$4,454,883	\$1,168,175	\$932,754	\$2,284,661	\$0	\$69,293
Citrus	133	\$3,078,147	\$2,717,957	\$445,173	\$487,656	\$1,768,044	\$0	\$17,084
Clay	244	\$6,136,360	\$4,845,088	\$1,766,081	\$1,632,577	\$1,440,796	\$0	\$5,635
Collier	305	\$6,720,857	\$5,865,341	\$1,999,651	\$1,155,075	\$2,681,608	\$0	\$29,007
Columbia	21	\$491,957	\$382,604	\$143,507	\$170,564	\$68,533	\$0	\$0
DeSoto	28	\$675,415	\$526,660	\$127,166	\$124,895	\$266,235	\$0	\$8,364
Dixie	6	\$65,962	\$34,356	\$17,415	\$16,941	\$0	\$0	\$0
Duval	1,516	\$34,566,181	\$26,327,120	\$8,973,118	\$9,007,850	\$8,220,548	\$0	\$125,604
Escambia	254	\$5,114,395	\$3,748,674	\$1,315,457	\$1,596,580	\$774,419	\$0	\$62,219
Flagler	138	\$3,410,552	\$2,746,609	\$861,308	\$716,563	\$1,142,598	\$0	\$26,140
Franklin	8	\$202,734	\$182,955	\$85,886	\$74,318	\$19,425	\$0	\$3,325
Gadsden	70	\$1,833,612	\$1,518,907	\$385,783	\$404,648	\$728,476	\$0	\$0
Gilchrist	22	\$440,311	\$322,180	\$136,523	\$103,043	\$78,040	\$0	\$4,574
Glades	7	\$171,041	\$90,525	\$41,177	\$23,174	\$26,174	\$0	\$0
Gulf	4	\$117,082	\$76,285	\$41,831	\$34,455	\$0	\$0	\$0
Hamilton	1	\$28,031	\$28,031	\$13,411	\$14,620	\$0	\$0	\$0
Hardee	25	\$495,409	\$381,240	\$110,365	\$93,201	\$177,674	\$0	\$0
Hendry	27	\$479,209	\$446,193	\$162,875	\$108,206	\$163,988	\$0	\$11,124
Hernando	230	\$6,790,312	\$6,125,565	\$768,167	\$696,540	\$4,527,449	\$100,000	\$33,408
Highlands	61	\$1,480,899	\$1,214,944	\$281,188	\$286,219	\$630,903	\$0	\$16,634
Hillsborough	1,282	\$35,359,657	\$28,272,001	\$7,986,584	\$7,406,841	\$11,878,952	\$831,995	\$167,630
Holmes	9	\$116,992	\$48,800	\$34,979	\$13,821	\$0	\$0	\$0
Indian River	142	\$3,210,185	\$2,530,753	\$858,892	\$654,635	\$1,017,226	\$0	\$0
Jackson	21	\$411,583	\$245,319	\$101,537	\$120,965	\$22,817	\$0	\$0
Jefferson	6	\$164,285	\$163,655	\$81,981	\$81,674	\$0	\$0	\$0
Lafayette	2	\$40,294	\$39,664	\$25,982	\$13,682	\$0	\$0	\$0
Lake	286	\$6,901,530	\$5,996,591	\$1,637,665	\$1,336,795	\$2,868,641	\$85,637	\$67,853
Lee	816	\$20,426,583	\$17,996,603	\$7,982,357	\$3,255,254	\$6,657,680	\$0	\$101,313
Leon	286	\$7,435,724	\$5,910,294	\$1,823,537	\$1,880,887	\$2,199,297	\$0	\$6,573
Levy	25	\$444,607	\$401,796	\$159,794	\$131,512	\$110,490	\$0	\$0
Liberty	4	\$77,477	\$41,556	\$14,340	\$27,216	\$0	\$0	\$0
Madison	9	\$208,755	\$61,695	\$29,302	\$32,393	\$0	\$0	\$0
Manatee	247	\$7,307,234	\$6,483,110	\$1,422,562	\$1,321,728	\$3,736,820	\$0	\$2,000

(CONTINUED ON NEXT PAGE)

DEMOGRAPHICS AND CHARTS

FLORIDA HARDEST-HIT FUND (HHF)¹

COUNTY	HOUSEHOLDS SERVED ²	TOTAL FUNDS DISBURSED & RESERVED ³	FUNDS DISBURSED					
			TOTAL	UMAP	MLRP	PR	MEP	ELMORE
Marion	324	\$7,525,944	\$6,386,730	\$1,584,128	\$1,462,944	\$3,301,027	\$0	\$38,631
Martin	124	\$3,188,848	\$2,807,284	\$1,058,534	\$934,529	\$766,771	\$0	\$47,450
Miami-Dade	2,125	\$58,081,896	\$46,990,530	\$18,809,865	\$14,419,273	\$11,462,667	\$0	\$2,298,724
Monroe	19	\$724,584	\$465,565	\$213,914	\$101,651	\$150,000	\$0	\$0
Nassau	69	\$1,577,532	\$1,403,878	\$522,881	\$519,078	\$352,178	\$0	\$9,741
Okaloosa	129	\$2,827,088	\$2,242,667	\$915,513	\$891,618	\$390,518	\$0	\$45,018
Okeechobee	59	\$1,068,015	\$1,011,871	\$339,121	\$236,717	\$436,033	\$0	\$0
Orange	1,492	\$41,742,392	\$35,138,301	\$9,331,514	\$7,892,722	\$17,186,865	\$557,528	\$169,672
Osceola	366	\$10,523,178	\$8,954,303	\$1,950,337	\$1,764,083	\$5,048,975	\$182,115	\$8,792
Palm Beach	1,750	\$47,860,565	\$41,484,801	\$13,962,508	\$10,323,003	\$16,774,122	\$0	\$425,168
Pasco	661	\$18,548,515	\$15,566,365	\$3,296,200	\$2,850,541	\$9,326,430	\$65,093	\$28,101
Pinellas	931	\$24,954,602	\$20,863,990	\$5,284,682	\$4,755,746	\$10,561,539	\$141,570	\$120,453
Polk	470	\$13,057,164	\$10,580,671	\$2,271,252	\$2,307,545	\$5,625,555	\$263,035	\$113,285
Putnam	46	\$776,860	\$670,567	\$223,954	\$240,059	\$181,554	\$0	\$25,000
Santa Rosa	517	\$1,986,310	\$1,463,488	\$628,531	\$622,568	\$202,227	\$0	\$10,161
Sarasota	248	\$7,522,490	\$6,466,760	\$1,871,044	\$1,386,960	\$3,114,895	\$0	\$93,861
Seminole	478	\$13,900,826	\$11,937,856	\$3,581,386	\$2,686,919	\$5,634,163	\$24,743	\$10,644
St. Johns	88	\$6,286,150	\$4,983,730	\$2,086,221	\$1,869,226	\$1,028,282	\$0	\$0
St. Lucie	286	\$12,296,519	\$10,365,373	\$3,177,349	\$2,857,858	\$4,262,781	\$0	\$67,385
Sumter	17	\$390,072	\$353,009	\$113,678	\$116,969	\$50,000	\$50,000	\$22,363
Suwannee	20	\$496,362	\$352,053	\$106,632	\$119,185	\$124,590	\$0	\$1,646
Taylor	1	\$18,161	\$18,161	\$7,059	\$11,102	\$0	\$0	\$0
Union	1	\$42,000	\$3,105	\$1,242	\$1,863	\$0	\$0	\$0
Volusia	572	\$15,217,169	\$13,441,441	\$2,948,649	\$3,114,674	\$7,312,962	\$0	\$65,156
Wakulla	46	\$1,144,184	\$1,018,570	\$257,058	\$155,578	\$605,934	\$0	\$0
Walton	18	\$381,553	\$264,462	\$128,009	\$62,930	\$73,524	\$0	\$0
Washington	15	\$346,325	\$214,561	\$97,595	\$110,697	\$0	\$0	\$6,269
TOTALS	21,300	\$558,155,361	\$462,765,731	\$147,483,162	\$120,814,077	\$186,617,840	\$2,301,715	\$5,548,938

Notes:

UMAP = Unemployment Mortgage Assistance Program, MLRP = Mortgage Loan Reinstatement Program, PR = Principle Reduction Program, MEP = Modification Enabling Pilot Program, ELMORE = Elderly Mortgage Assistance Program.

¹ Information is from program inception through December 31, 2014.

² As of December 31, 2014, an additional 17,177 homeowners had applied and were awaiting determination of eligibility.

³ When 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.

DEMOGRAPHICS AND CHARTS

MORTGAGE CREDIT CERTIFICATES (MCC)

COUNTY	TOTAL MCCS ISSUED	TOTAL OF ALL FIRST MORTGAGES	AVERAGE SALES PRICE
Alachua	1	\$98,188	\$100,000
Bradford	2	\$173,564	\$86,500
Brevard	2	\$275,539	\$137,750
Broward	51	\$7,839,790	\$171,448
Charlotte	1	\$142,274	\$144,900
Clay	41	\$5,685,087	\$141,875
Collier	1	\$133,170	\$138,000
Duval	28	\$4,055,313	\$153,274
Escambia	1	\$91,100	\$84,000
Flagler	2	\$303,060	\$148,500
Gadsden	2	\$254,293	\$130,400
Hernando	2	\$244,778	\$121,450
Highlands	3	\$228,468	\$75,800
Hillsborough	29	\$4,406,906	\$155,853
Indian River	3	\$409,868	\$143,495
Jefferson	1	\$57,439	\$58,500
Lake	29	\$4,909,354	\$170,984
Lee	5	\$731,423	\$162,837
Leon	28	\$3,166,244	\$115,613
Manatee	5	\$880,603	\$174,486
Miami-Dade	6	\$883,584	\$153,500
Nassau	2	\$352,308	\$173,307
Orange	41	\$6,149,941	\$159,864
Osceola	90	\$16,590,850	\$185,454
Palm Beach	24	\$3,782,432	\$169,158
Pasco	18	\$2,427,455	\$139,144
Pinellas	6	\$758,118	\$129,333
Polk	50	\$7,841,433	\$160,291
Santa Rosa	3	\$534,373	\$175,928
Seminole	10	\$1,400,533	\$150,341
St. Johns	10	\$1,867,033	\$189,647
St. Lucie	4	\$547,104	\$145,624
Volusia	22	\$3,378,127	\$157,741
TOTALS	523	\$80,599,752	\$159,723

DEMOGRAPHIC INFORMATION ABOUT HOMEBUYERS SERVED THROUGH MORTGAGE CREDIT CERTIFICATES (MCC)

NUMBER OF HOUSEHOLDS SERVED IN 2014		523
BY HOUSEHOLD SIZE	1-2 persons	347
	3-4 persons	149
	5+ persons	27
BY AGE OF HOMEBUYER	15-54	484
	55-61	20
	62+	19
BY RACE/ETHNICITY OF HOMEBUYER	African American	70
	African American & Hispanic	12
	Asian	14
	Asian & Caucasian	2
	Caucasian	265
	Caucasian & African American	2
	Caucasian & Hispanic	136
	Other	22
AVERAGE SALES PRICE		\$159,723
AVERAGE FIRST MORTGAGE AMOUNT		\$151,503
NUMBER OF VETERANS SERVED		31

DEMOGRAPHICS AND CHARTS

FORECLOSURE COUNSELING PROGRAM

COUNTY	HOUSEHOLDS SERVED	FUNDS RESERVED	FUNDS DISBURSED
Alachua	10	\$9,000	\$1,950
Bradford	2	\$1,800	\$525
Brevard	30	\$27,000	\$6,075
Broward	271	\$243,900	\$46,050
Charlotte	54	\$48,600	\$15,150
Citrus	3	\$2,700	\$525
Clay	52	\$46,800	\$11,700
Collier	66	\$59,400	\$16,125
Columbia	2	\$1,800	\$75
DeSoto	6	\$5,400	\$1,725
Duval	295	\$265,500	\$58,200
Escambia	5	\$4,500	\$375
Flagler	13	\$11,700	\$2,175
Gadsden	7	\$6,300	\$1,275
Hendry	4	\$3,600	\$675
Hernando	8	\$7,200	\$900
Highlands	3	\$2,700	\$225
Hillsborough	101	\$90,900	\$14,250
Indian River	2	\$1,800	\$150
Jackson	1	\$900	\$150
Lake	18	\$16,200	\$3,675
Lee	171	\$153,900	\$36,375
Leon	16	\$14,400	\$3,750
Levy	2	\$1,800	\$450
Madison	2	\$1,800	\$450
Manatee	3	\$2,700	\$150
Marion	15	\$13,500	\$2,775
Martin	3	\$2,700	\$450
Miami Dade	107	\$96,300	\$11,325
Nassau	8	\$7,200	\$2,325
Okaloosa	3	\$2,700	\$600
Okeechobee	1	\$900	\$150
Orange	270	\$243,000	\$62,100
Osceola	115	\$103,500	\$20,775
Palm Beach	75	\$67,500	\$13,575

COUNTY	HOUSEHOLDS SERVED	FUNDS RESERVED	FUNDS DISBURSED
Pasco	16	\$14,400	\$3,075
Pinellas	47	\$42,300	\$11,025
Polk	23	\$20,700	\$4,650
Putnam	9	\$8,100	\$1,500
Saint Johns	94	\$84,600	\$24,600
Saint Lucie	11	\$9,900	\$1,575
Santa Rosa	1	\$900	\$150
Sarasota	38	\$34,200	\$8,325
Seminole	72	\$64,800	\$11,250
Union	1	\$900	\$75
Volusia	32	\$28,800	\$5,400
Wakulla	1	\$900	\$75
Washington	1	\$900	\$225
TOTALS	2,090	\$1,881,000	\$409,125

Note:

By December 31, 2014, the Foreclosure Counseling Program had provided 6,123 counseling sessions to assist 2,090 homeowners since program inception. In addition, 784 of these homeowners received financial management education.

DEMOGRAPHICS AND CHARTS

DEMOGRAPHIC CHARACTERISTICS OF RENTERS LIVING IN PROPERTIES FINANCED BY FLORIDA HOUSING *

This table shows demographic information about the renters living at properties financed by Florida Housing. Residents are not required to report demographic information about themselves. It is their choice. This is the reason for the disparity between total numbers in the various categories below.

RESIDENTS SERVED BY AGE	0-17	139,022	
	18-54	169,862	
	55-61	17,426	
	62+	34,546	
RESIDENTS SERVED BY ETHNICITY	Hispanic	83,361	
	Non-Hispanic	206,053	
RESIDENTS SERVED BY RACE	African American	103,211	
	American Indian or Alaskan Native	3,019	
	Asian	6,201	
	Caucasian	140,342	
	Caucasian and African American	2,410	
	Other	34,231	
ACTIVE TOTAL UNITS BY DEMOGRAPHIC TARGET	Elderly	18,893	
	Farmworker or Commercial Fishing Worker	2,100	
	Homeless	1,473	
	Special Needs	962	
	Family	150,734	
AVERAGE HOUSEHOLD SIZE		2.35	
AVERAGE HOUSEHOLD INCOME		\$23,119	
GEOGRAPHIC DISTRIBUTION	Large	Medium	Small
NUMBER OF UNITS	112,066	61,153	7,969
PERCENTAGE	61.9%	33.8%	4.4%

Note:

* Resident information is for individuals, not households.

TENANT-BASED RENTAL ASSISTANCE (TBRA)

COUNTY	HOUSEHOLDS SERVED TO DATE	TOTAL FUNDING ENCUMBERED	TOTAL FUNDING DISBURSED
Alachua	123	\$500,000	\$104,179
Broward	75	\$1,500,000	\$753,509
Charlotte	123	\$500,000	\$396,700
Escambia	33	\$500,000	\$195,491
Flagler	57	\$500,000	\$195,205
Indian River	54	\$500,000	\$289,568
Leon	70	\$500,000	\$334,762
Manatee	40	\$500,000	\$294,805
Marion	101	\$500,000	\$310,465
Miami-Dade	38	\$500,000	\$135,258
Palm Beach	99	\$1,500,000	\$943,077
Pasco	49	\$500,000	\$174,682
Sarasota	46	\$500,000	\$414,320
St. Lucie	38	\$500,000	\$215,272
Volusia	59	\$500,000	\$234,319
TOTALS	1,005	\$9,500,000	\$4,991,611
TOTAL NUMBER OF HOUSEHOLDS SERVED BY INCOME RANGE			
	0-30% AMI	31-50% AMI	51-80% AMI
	517	420	68

Note:

HOME funds were used to fund this program, which started in July 2013 and will run through July 2015. Households typically receive assistance for 12 months; however, some public housing authorities provide assistance for longer than 12 months, and some use TBRA for rental deposit assistance.

DEMOGRAPHICS AND CHARTS

OCCUPANCY RATES FOR ACTIVE, REPORTING UNITS IN FLORIDA HOUSING'S PORTFOLIO, FOURTH QUARTER OF 2013 AND 2014

Out of a total of 178,721 active, leasing up and pipeline units, 167,640 are actively operating and reported information for this survey covering October through December of 2014. For comparison, the 2013 occupancy rate is provided for the fourth quarter of 2013. The occupancy rate is a weighted average (by unit).

COUNTY	2014		2013
	TOTAL ACTIVE AND REPORTING UNITS	OCCUPANCY RATE	OCCUPANCY RATE
Alachua	2,127	92.78%	93.3%
Baker	50	100.00%	97.3%
Bay	1,704	97.11%	96.6%
Bradford	120	89.17%	83.3%
Brevard	2,967	94.23%	91.9%
Broward	11,569	97.03%	94.2%
Charlotte	1,471	97.37%	94.9%
Citrus	477	94.69%	94.5%
Clay	919	94.49%	94.7%
Collier	4,059	96.41%	91.1%
Columbia	429	88.89%	90.5%
DeSoto	655	95.05%	88.6%
Duval	10,202	94.02%	91.2%
Escambia	1,871	93.48%	89.0%
Flagler	322	98.96%	96.9%
Franklin	85	94.90%	94.9%
Gadsden	432	91.79%	92.3%
Hamilton	109	94.19%	90.5%
Hardee	460	81.38%	89.3%
Hendry	311	96.25%	91.2%
Hernando	1,263	96.54%	93.3%
Highlands	784	90.01%	93.7%
Hillsborough	16,006	96.98%	96.3%
Holmes	38	94.74%	93.9%
Indian River	2,269	94.86%	94.1%
Jackson	479	95.62%	95.9%
Jefferson	36	94.44%	100.0%
Lake	2,878	94.71%	92.1%
Lee	3,858	96.51%	92.6%
Leon	2,353	92.36%	92.4%
Levy	233	93.71%	92.8%
Madison	116	93.10%	94.0%
Manatee	2,916	96.17%	94.0%
Marion	1,491	93.31%	91.9%
Martin	858	96.93%	95.3%
Miami-Dade	28,793	96.49%	95.8%
Monroe	926	98.02%	98.4%

COUNTY	2014		2013
	TOTAL ACTIVE AND REPORTING UNITS	OCCUPANCY RATE	OCCUPANCY RATE
Nassau	378	90.21%	95.1%
Okaloosa	360	90.09%	93.1%
Okeechobee	229	96.51%	95.1%
Orange	23,187	97.12%	96.1%
Osceola	4,607	98.02%	97.4%
Palm Beach	8,133	96.36%	93.4%
Pasco	2,014	93.66%	94.5%
Pinellas	5,290	96.59%	95.9%
Polk	3,009	93.93%	95.0%
Putnam	525	93.84%	94.4%
Santa Rosa	226	93.66%	89.8%
Sarasota	959	97.60%	97.8%
Seminole	4,466	96.01%	95.5%
St. Johns	1,064	94.77%	93.8%
St. Lucie	2,162	94.84%	94.0%
Sumter	203	96.72%	95.2%
Suwannee	197	94.42%	95.8%
Taylor	37	96.40%	99.1%
Volusia	4,658	95.70%	93.0%
Wakulla	64	97.92%	96.4%
Walton	203	95.89%	95.4%
Washington	33	93.94%	93.9%
Statewide	167,640	95.98%	94.6%

Notes:

The rental vacancy rate reported by the U.S. Census was 10.4% for Florida and 7.0% for the U.S. in the fourth quarter of 2014. This equals an 89.6% occupancy rate for Florida and a 93.0% occupancy rate for the U.S. Note that this is for all residential rental units serving all income levels, not just affordable apartments.

The occupancy rate for Florida Housing's rental portfolio was 95.9% at the end of 2014, higher than the state occupancy rate for all rental properties in Florida. Note that 7.8% of Florida Housing properties had an occupancy rate of less than 90%. While the average size of properties reporting is 146 units, properties with less than 75 units account for 36% of those properties with an occupancy rate below 90%. Even a very small occupancy change in properties with fewer units can produce a large percentage change. For example, one vacancy in a property with four units results in an occupancy rate of only 75%. While properties with 75 units or less account for 36% of those properties with an occupancy rate below 90 percent, they represent only 7.4% of the properties in the Florida Housing portfolio. Therefore when looking at this measure strictly from the property level, the smaller properties skew the results negatively.

DEMOGRAPHICS AND CHARTS

AVERAGE RENTS PAID AT RENTAL PROPERTIES IN FLORIDA HOUSING'S PORTFOLIO, as of December 31, 2014

COUNTY	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR
Alachua	\$0	\$499	\$587	\$659	\$753	\$0
Baker	\$0	\$189	\$263	\$215	\$0	\$0
Bay	\$0	\$476	\$599	\$615	\$582	\$0
Bradford	\$0	\$0	\$483	\$519	\$552	\$0
Brevard	\$0	\$545	\$642	\$786	\$987	\$0
Broward	\$693	\$749	\$913	\$1,029	\$940	\$963
Charlotte	\$0	\$522	\$649	\$767	\$909	\$0
Citrus	\$0	\$341	\$389	\$611	\$702	\$0
Clay	\$0	\$546	\$740	\$829	\$1,160	\$0
Collier	\$0	\$617	\$848	\$967	\$907	\$0
Columbia	\$318	\$456	\$596	\$727	\$0	\$0
DeSoto	\$0	\$343	\$556	\$642	\$674	\$0
Duval	\$152	\$502	\$619	\$794	\$908	\$0
Escambia	\$102	\$374	\$514	\$646	\$0	\$0
Flagler	\$0	\$351	\$602	\$832	\$902	\$0
Franklin	\$0	\$270	\$228	\$282	\$0	\$0
Gadsden	\$0	\$390	\$496	\$407	\$560	\$0
Hamilton	\$0	\$265	\$241	\$243	\$0	\$0
Hardee	\$0	\$444	\$543	\$612	\$235	\$0
Hendry	\$0	\$282	\$483	\$600	\$715	\$0
Hernando	\$0	\$536	\$697	\$837	\$893	\$0
Highlands	\$0	\$387	\$581	\$695	\$765	\$210
Hillsborough	\$334	\$525	\$690	\$799	\$882	\$775
Holmes	\$0	\$248	\$239	\$0	\$0	\$0
Indian River	\$403	\$515	\$670	\$746	\$773	\$0
Jackson	\$0	\$332	\$371	\$523	\$0	\$0
Jefferson	\$0	\$298	\$244	\$0	\$0	\$0
Lake	\$0	\$511	\$709	\$849	\$959	\$0
Lee	\$0	\$543	\$665	\$726	\$705	\$372
Leon	\$0	\$571	\$672	\$677	\$130	\$0
Levy	\$0	\$333	\$503	\$701	\$0	\$0
Madison	\$0	\$348	\$468	\$612	\$0	\$0
Manatee	\$456	\$556	\$740	\$816	\$900	\$571
Marion	\$0	\$359	\$395	\$555	\$651	\$0
Martin	\$0	\$620	\$750	\$843	\$684	\$0
Miami-Dade	\$338	\$546	\$774	\$926	\$900	\$0
Monroe	\$0	\$621	\$765	\$954	\$929	\$0
Nassau	\$0	\$420	\$559	\$765	\$769	\$0
Okaloosa	\$0	\$499	\$770	\$851	\$1,067	\$0
Okeechobee	\$0	\$362	\$540	\$585	\$0	\$0
Orange	\$573	\$610	\$745	\$873	\$984	\$0

COUNTY	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR
Osceola	\$0	\$609	\$778	\$904	\$1,038	\$0
Palm Beach	\$517	\$604	\$838	\$1,005	\$1,000	\$0
Pasco	\$0	\$565	\$709	\$798	\$0	\$0
Pinellas	\$305	\$442	\$626	\$740	\$870	\$1,113
Polk	\$0	\$405	\$546	\$620	\$692	\$449
Putnam	\$0	\$356	\$505	\$568	\$813	\$0
Santa Rosa	\$0	\$534	\$630	\$737	\$0	\$0
Sarasota	\$0	\$526	\$694	\$834	\$892	\$0
Seminole	\$0	\$614	\$705	\$834	\$1,018	\$0
St. Johns	\$0	\$665	\$787	\$812	\$1,086	\$0
St. Lucie	\$0	\$524	\$651	\$745	\$921	\$0
Sumter	\$0	\$307	\$502	\$703	\$825	\$0
Suwannee	\$0	\$321	\$458	\$616	\$0	\$0
Taylor	\$0	\$282	\$0	\$0	\$0	\$0
Volusia	\$608	\$526	\$619	\$721	\$812	\$0
Wakulla	\$0	\$388	\$412	\$0	\$0	\$0
Walton	\$0	\$352	\$406	\$403	\$0	\$0
Washington	\$0	\$266	\$0	\$0	\$0	\$0

Note:

Rents listed as \$0 indicate that there are no properties in the county reporting rent data for units with that bedroom count.

DEMOGRAPHICS AND CHARTS

RENTAL PROPERTIES AWARDED FUNDING IN 2014										
COUNTY	DEVELOPMENT NAME	REQUEST FOR APPLICATION NUMBER ¹	HC 9%	HC 4%	MMRB	SAIL ELI	SAIL	HOME	GUARANTEE PROGRAM	SPECIAL NEEDS-ELI FUNDING
Alachua	400 Apartments	2014-104	\$750,000							
	Glen Springs Home	2014-105								
Brevard	Promise in Brevard	2014-113	\$1,300,000				\$2,000,000			
	Trinity Towers West	2014-104	\$1,003,828							
Broward	Boulevard Art Lofts	N/A								
	Captiva Cove II	2013-010		\$535,900	\$8,500,000			\$2,800,000		
	Caravel Arms	2014-103		\$441,162	\$6,300,000	\$825,000	\$250,000			
	Clusters 11	2014-101								
	Northwest Gardens V	2014-103				\$1,500,000	\$4,960,000			
	Oakland Preserve	2013-003	\$1,435,000							
	Residences at Crystal Lake	2014-111				\$457,600	\$5,000,000			
	Stanley Terrace	N/A		\$380,050						
	Wisdom Village Crossing	2013-003	\$2,561,000							
Charlotte	Verandas of Punta Gorda	2014-106	\$729,025							
Clay	Pine Forest - Clay County	2014-105								
Collier	Tuscan Isle	2014-108		2002		\$3,975,000			2002	
DeSoto	Casa San Juan Bosco Community II	2014-109						\$6,510,000		
	Cyndy's Place	2014-109						\$2,284,200		
Duval	Arc Village ⁷	2014-113	\$42,747			2013	2013			
	Caroline Oaks	2014-103				\$600,000	\$1,200,000			
	Cathedral Terrace	2014-111				\$734,400	\$3,200,000			
	Cottage Avenue	2014-101								
	Mount Carmel Gardens	2014-111				\$1,968,900	\$4,010,087	1997		
	Peyton Ridge	2014-002	\$1,355,897							
	Towers of Jacksonville	N/A		\$787,009	\$13,300,000					
	Village on Wiley	2014-102				\$975,000				\$5,000,000
Glades	Moore Haven	2014-109					\$4,783,500			
Gulf	Gateway Townhomes of St. Joe	2014-109					\$5,482,633			
Hendry	Greentree West	2014-109					\$4,171,790			
Highlands	Cornell Colony	2014-109					\$5,103,486			
Hillsborough	Bessie Dix Community Group Home	2014-105								
	Flora Community Group Home	2014-105								
	Haley Park	2014-103				\$600,000	\$2,300,000			
	Jackson Heights	2014-104	\$1,000,000							

DEMOGRAPHICS AND CHARTS

PERMANENT SUPPORTIVE HOUSING GRANTS		PLP	LOCAL BONDS ²	TOTAL UNITS	SET-ASIDE UNITS/BEDS ³	LINK UNITS ⁴	INCOME RESTRICTIONS BY AMI			DEMOGRAPHIC TARGET	CONSTRUCTION CATEGORY ⁵	ESTIMATED TOTAL DEVELOPMENT COST ⁶
DEVELOPMENTALLY DISABLED	HOMELESS						<35%	36% - 50%	51% - 60%			
				101	101	11	21		80	Elderly	Preservation	\$12,454,233
\$324,990				6	6		2		4	Special Needs	NC	\$416,890
\$2,000,000		2012		51	41		13		28	Special Needs	NC	\$16,300,716
				192	183	20	39		144	Elderly	Preservation	\$21,426,004
		\$670,000		45	9			9		Family	NC	\$9,135,556
				88	88				88	Family	NC	\$15,595,886
				110	110		11		99	Family	A/R	\$13,653,769
	\$88,568			2	2		1		1	Homeless	R	\$278,459
				200	200		20		180	Elderly	NC	\$20,501,020
				80	80	4	8		72	Family	NC	\$15,603,552
				92	92	3	5		87	Family	NC	\$22,108,789
				96	96				96	Family	A/R	\$10,084,077
				105	105	6	11		94	Family	NC	\$28,533,655
				60	60	6		12	48	Elderly	Reconstruction	\$10,938,929
\$138,000				5	5		2		3	Special Needs	Retrofit	\$259,340
				298	53	27	53			Family	N/A	\$0
				44	44			9	35	Family	NC	\$8,686,632
				18	18			4	14	Family	NC	\$2,284,200
2013		2012		122	122		32		90	Special Needs	NC	\$18,596,687
				82	82		9		73	Elderly	NC	\$10,538,108
				240	240	6	12		228	Elderly	A/R	\$26,074,200
	\$1,433,222			12	12		6		6	Homeless	A/R	\$1,443,222
			\$9,750,000	207	207		32		175	Elderly	A/R	\$20,649,526
				123	123	7	13		110	Elderly	NC	\$16,892,755
				194	185				185	Elderly	A/R	\$29,960,464
				43	43		13	30		Homeless	NC	\$6,080,891
				50	50			10	40	Family	NC	\$5,536,290
				50	50			10	40	Family	NC	\$7,264,995
				50	50			10	40	Elderly	NC	\$5,271,790
				44	44			9	35	Family	NC	\$7,088,737
\$72,000				6	6			2	4	Special Needs	Retrofit	\$86,850
\$69,400				6	6			2	4	Special Needs	Retrofit	\$87,441
			\$6,750,000	80	80			8	72	Elderly	NC	\$14,527,856
				111	111	12		23	88	Family	Preservation	\$15,682,307

(CONTINUED ON NEXT PAGE)

DEMOGRAPHICS AND CHARTS

RENTAL PROPERTIES AWARDED FUNDING IN 2014										
COUNTY	DEVELOPMENT NAME	REQUEST FOR APPLICATION NUMBER ¹	HC 9%	HC 4%	MMRB	SAIL ELI	SAIL	HOME	GUARANTEE PROGRAM	SPECIAL NEEDS-ELI FUNDING
Hillsborough	Tempo at Encore	N/A		\$1,050,410						
Jackson	Marianna Gardens	2014-103				\$750,000	\$350,000			
Lake	Goodson Home	2014-105								
	New Beginnings Village	N/A								
	Valencia Grove	2014-111				\$383,600	\$5,000,000			
Lee	Brookside Village	2014-111				\$145,300	\$1,989,000			
	Homes of Renaissance Preserve III	2014-106	\$1,020,975							
	Oasis at Renaissance Preserve	2014-111				\$207,500	\$2,489,000			
Leon	Brookestone I	2014-103				\$750,000	\$3,050,000			
	Home Place at Balkin	2014-101								
Marion	Spring Manor	2014-111				\$233,600	\$4,398,240			
Martin	Crossings at Indian Run	N/A		\$1,608,529	\$24,000,000					
Miami-Dade	Allapattah Trace	2013-003	\$1,987,000							
	Caribbean Village	2014-111				\$362,400	\$5,000,000			
	Coalition Lift	2014-102				\$825,000				\$3,400,000
	Coquina Place	2014-103				\$750,000	\$2,592,000			
	Edison Terraces I & II	N/A	1991							
	Garden Vista	N/A		\$698,202	\$10,500,000					
	Gibson Center	N/A		\$467,999						
	Joe Moretti II	2014-104	\$1,043,294							
	Liberty Village	2014-107	\$1,310,000				\$225,000	\$2,400,000		
	Pelican Cove	2013-010		\$910,332	\$11,900,000			\$2,450,000	1995	
	Plaza at Lyric	N/A		\$1,595,086						
	Smathers II	2014-103		\$1,024,583			\$975,000	\$1,138,150		
	Spinnaker Cove	N/A		\$1,070,019	1997				1995	
	Tuscany Cove I	2014-103				\$1,200,000	\$2,524,999			
	Villages I	2014-111				\$636,500	\$5,000,000			
Wagner Creek	2013-003	\$1,601,881								
Orange	Dean Woods Place	N/A		\$308,996						
	Quest Village	2014-113	\$957,253				\$1,000,000			
	Ridge Club	N/A	1992	\$701,026	\$10,451,613					
	Ridge Club II	N/A	1995	\$506,297	\$7,548,387					
Osceola	Heritage Park - Osceola	2013-010		\$1,162,040	\$19,500,000			\$5,000,000		
	Loop	N/A		\$984,672						
Palm Beach	Lake Worth Commons	2014-111				\$453,000	\$4,666,680			
	Palms West I	N/A		\$1,585,430				1993		
	Palms West II	N/A		\$523,628						

DEMOGRAPHICS AND CHARTS

PERMANENT SUPPORTIVE HOUSING GRANTS		PLP	LOCAL BONDS ²	TOTAL UNITS	SET-ASIDE UNITS/BEDS ³	LINK UNITS ⁴	INCOME RESTRICTIONS BY AMI			DEMOGRAPHIC TARGET	CONSTRUCTION CATEGORY ⁵	ESTIMATED TOTAL DEVELOPMENT COST ⁶
DEVELOPMENTALLY DISABLED	HOMELESS						<35%	36% - 50%	51% - 60%			
			\$19,850,000	203	142			142	Family	NC	\$44,271,945	
				100	100	10		10	90	Family	A/R	\$12,009,553
\$224,469				4	4			2	2	Special Needs	NC	\$224,469
		\$750,000		108	21			21		Homeless	NC	\$11,223,500
				144	144	4		8	136	Family	NC	\$20,917,601
				50	50	15		15	35	Family	A/R	\$6,383,959
				88	72	14		27	45	Family	Reconstruction	\$15,426,917
				100	100	5		10	90	Elderly	Reconstruction	\$19,157,257
				108	108			11	97	Elderly	NC	\$12,729,287
	\$651,950			9	9			5	4	Homeless	NC	\$671,570
				160	160	24		48	112	Family	A/R	\$18,737,681
				344	344				344	Family	A/R	\$81,970,926
				77	77	4		8	69	Family	NC	\$24,762,575
				82	82	8		5	77	Elderly	NC	\$18,394,279
				34	34			11	23	Homeless	R	\$2,400,217
				96	96	5		10	86	Family	NC	\$16,329,359
		\$500,000		113	103			24	79	Family	A/R	\$7,569,884
				150	150				150	Family	A/R	\$20,385,761
			\$6,672,727	56	50			12	38	Elderly	NC	\$14,884,566
				96	96	15		29	67	Elderly	Preservation	\$12,300,060
				60	60			15	45	Homeless	NC	\$16,092,362
				112	112			23	89	Family	NC	\$24,228,810
			\$20,350,000	158	158				158	Family	NC	\$40,189,273
			\$12,000,000	133	133			14	119	Elderly	NC	\$24,670,003
				220	220			20	200	Family	A/R	\$32,744,707
				160	160			16	144	Elderly	NC	\$21,036,998
				150	150	4		8	142	Family	NC	\$34,732,931
				73	68	4		8	60	Family	NC	\$21,177,558
			\$4,000,000	48	48				48	Family	A/R	\$7,815,653
\$1,000,000				48	39			12	27	Special Needs	NC	\$12,118,338
				216	216				216	Family	A/R	\$21,363,044
				156	156				156	Family	A/R	\$15,428,865
				238	167			25	142	Family	NC	\$40,021,630
			\$13,200,000	152	152				152	Family	NC	\$26,177,008
			\$10,500,000	120	120			6	114	Family	NC	\$20,442,183
			\$12,027,586	218	218				218	Family	A/R	\$49,562,526
			\$3,972,414	72	72				72	Family	A/R	\$16,369,274

DEMOGRAPHICS AND CHARTS

RENTAL PROPERTIES AWARDED FUNDING IN 2014

COUNTY	DEVELOPMENT NAME	REQUEST FOR APPLICATION NUMBER ¹	HC 9%	HC 4%	MMRB	SAIL ELI	SAIL	HOME	GUARANTEE PROGRAM	SPECIAL NEEDS-ELI FUNDING
Palm Beach	Paul Lawrence Dunbar Senior Complex	2014-103				\$750,000	\$2,474,000			
	Royal Palm Place	2014-111				\$495,900	\$4,750,000			
	Silver Palm Place	2013-003	\$2,110,000							
Pasco	Hilltop Landings	N/A		\$597,081	\$7,500,000			\$3,300,000		
	Summerset	2013-001	\$1,501,257							
Pinellas	3636 Park	2014-101								
	Brookside Square	2014-111				\$383,600	\$4,400,000			
	Garden Trail	2014-111				\$185,700	\$4,100,000			
	Parkside Commons	2013-002	\$820,000							
	Peterborough	2014-103				\$1,125,000	\$3,939,840			
	Pinehurst Group Home	2014-105								
	Pinellas Hope V	2014-102				\$1,050,000				\$1,600,000
	Villages at Tarpon	2014-104	\$1,186,000							
	Whispering Palms	2013-002	\$947,486							
Polk	Cypress Cathedral	N/A		\$222,663						
	Harbour Court	2014-103				\$525,000	\$1,750,000			
Putnam	Azalea Gardens	N/A								
	Carole Road Home	2014-105								
Sarasota	Loveland Village ⁷	2014-113				2013	2013			
Seminole	Castle Woods	N/A		\$995,645	\$14,000,000					
	Georgia Arms	2014-103				\$675,000	\$1,850,000			
St. Johns	Pacetti Group Home	2014-105								
	Southern Villas	2014-104	\$365,009							
St. Lucie	Grove Park	2014-103				\$1,575,000	\$4,200,000			
	Orangewood Village	2014-111				\$143,400	\$1,739,000			
Suwannee	Blackburn Group Home	2014-105								
Volusia	Carolina Club	2014-108		2001		\$2,475,000			2000	
Washington	Windsong Place	2014-105								
Totals			\$25,027,652	\$18,156,759	\$133,500,000	\$28,916,400	\$93,720,996	\$41,885,609	N/A	\$10,000,000

Notes:

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% = Low Income Housing Tax Credit (9%); HC 4% = Low Income Housing Tax Credit (4%); MMRB = Multifamily Mortgage Revenue Bonds; SAIL = State Apartment Incentive Loan Program; ELI Supplemental = Extremely Low Income state supplemental funds; HOME = HOME Investment Partnerships Program; PLP = Predevelopment Loan Program. This table reflects developments that were awarded funding following conclusion of any legal challenges in 2014. As a result, the developments listed in this table may include those that did not receive a preliminary award prior to conclusion of such litigation, and it may exclude those that did receive a preliminary award prior to the conclusion of the such litigation.

¹ Developments described as "N/A" were funded through either 4% HC/MMRB or PLP, and did not have Request for Application numbers associated with their applications.

² 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 mortgage revenue bonds. Developers often combine these Local Bonds with financing through Florida Housing programs.

DEMOGRAPHICS AND CHARTS

PERMANENT SUPPORTIVE HOUSING GRANTS		PLP	LOCAL BONDS ²	TOTAL UNITS	SET-ASIDE UNITS/ BEDS ³	LINK UNITS ⁴	INCOME RESTRICTIONS BY AMI			DEMOGRAPHIC TARGET	CONSTRUCTION CATEGORY ⁵	ESTIMATED TOTAL DEVELOPMENT COST ⁶
DEVELOPMENTALLY DISABLED	HOMELESS						<35%	36% - 50%	51% - 60%			
				99	99		30		69	Elderly	NC	\$19,832,264
				125	125	19	38		87	Family	NC	\$25,233,200
				120	120	18	36		84	Family	NC	\$25,527,213
		\$500,000		69	69			14	55	Family	NC	\$15,191,848
				96	96	5		10	86	Family	NC	\$17,598,812
	\$1,291,750			8	8			4	4	Homeless	NC	\$1,583,103
				142	142	4		8	134	Family	A/R	\$16,458,313
				76	76			4	72	Family	NC	\$12,997,130
				52	52	3		6	46	Family	NC	\$10,490,227
				150	150			45	105	Elderly	A/R	\$17,727,886
\$52,502				5	5			2	3	Special Needs	Retrofit	\$52,502
				45	45			45		Homeless	NC	\$2,650,000
				95	95	15		29	66	Elderly	Preservation	\$12,711,600
				63	63	4		7	56	Family	NC	\$11,983,853
			\$4,000,000	68	68				68	Elderly	A/R	\$8,215,986
				64	64	4		7	57	Family	A/R	\$8,507,394
		\$620,095		84	17			17		Elderly	NC	\$9,674,595
\$150,000				6	6			2	4	Special Needs	Retrofit	\$165,254
\$3,000,000		2008		60	48		15		33	Special Needs	NC	\$11,114,234
				304	304				304	Family	A/R	\$30,412,692
				90	90	10		27	63	Family	A/R	\$11,100,252
\$325,000				6	6		2		4	Special Needs	NC	\$363,784
				60	60	9	18		42	Elderly	Preservation	\$7,407,266
				210	168	11		21	147	Family	NC	\$36,374,225
				60	60	9		18	42	Family	A/R	\$7,788,085
\$70,371				6	6			2	4	Special Needs	Retrofit	\$70,371
				224	33	17		33		Family	N/A	\$0
\$60,000				5	5			2	3	Special Needs	Retrofit	\$83,136
\$7,486,732	\$3,465,490	\$3,040,095	\$123,072,727	9,861	8,975	342	588	721	7,666			\$1,500,281,580

³ The term "Beds" is used to describe the individual living quarters in a Community Residential Home (CRH) for Persons with Developmental Disabilities.

The CRHs are typically single family homes that are used as licensed group homes for this population, and bedrooms are rented separately by non-related persons. For the purposes of Florida Housing's funding, the number of Beds represents the number of people living in the CRH.

⁴ The Link to Permanent Housing Strategy, 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. The Link Strategy is further discussed earlier in this report. Some of these developments received financing for Link units in a previous year, but only the Link units that were added as a result of 2014 funding are reported in this table.

⁵ NC = New construction; Preservation = Preservation of existing affordable properties; Reconstruction = Properties in which 50% or more of the units are new construction and the rest may be rehabilitation; Retrofit = Retrofit of existing special needs housing; 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; R = Rehabilitation of an existing structure (with no acquisition) where less than 50% of the proposed construction work consists of new construction.

⁶ In some cases, Total Development Costs are estimated based on the development application and are subject to change based on credit underwriting.

⁷ These developments also received funding in 2013. Arc Village in Duval County received its initial 9% Housing Credit award in 2013; Loveland Village in Sarasota County received its initial grant funding in 2013.

DEMOGRAPHICS AND CHARTS

STATE HOUSING INITIATIVES PARTNERSHIP (SHIP) DISTRIBUTION AND ALLOCATION OF FUNDS FOR 2011-2012*

LOCAL GOVERNMENT	2011-2012 STATE ANNUAL DISTRIBUTION	HOMEOWNERSHIP		RENTAL		INCOME LEVEL OF HOUSEHOLD SERVED			
		TOTAL EXPENDITURES	TOTAL UNITS	TOTAL EXPENDITURES	TOTAL UNITS	EXTREMELY LOW	VERY LOW	LOW	MODERATE
Alachua County	\$184,162	\$154,530	19	\$30,168	38	2	52	3	0
City of Gainesville	\$197,205	\$218,538	22	\$0	0	5	6	10	1
Baker County**	\$350,000	\$341,811	7	\$0	0	0	6	1	0
Bay County	\$273,840	\$408,675	27	\$0	0	0	4	16	7
City of Panama City	\$76,160	\$92,331	15	\$0	0	0	6	6	3
Bradford County**	\$350,000	\$336,000	10	\$0	0	3	4	2	1
Brevard County	\$324,309	\$465,267	8	\$35,901	1	4	3	2	0
City of Cocoa	\$17,215	\$27,195	3	\$0	0	0	2	1	0
City of Melbourne	\$81,568	\$99,298	23	\$0	0	2	11	5	5
City of Palm Bay	\$107,622	\$66,086	5	\$0	0	0	0	2	3
City of Titusville	\$46,965	\$36,211	4	\$0	0	2	2	0	0
Broward County	\$460,941	\$625,015	30	\$0	0	4	6	9	11
City of Coconut Creek	\$37,414	\$30,219	2	\$0	0	0	2	0	0
City of Deerfield Beach**	\$57,005	\$63,905	1	\$0	0	0	0	1	0
City of Fort Lauderdale	\$139,452	\$1,901,379	37	\$204,035	13	15	11	24	0
City of Hollywood	\$110,609	\$218,555	4	\$0	0	0	2	2	0
City of Lauderhill	\$50,203	\$55,689	4	\$0	0	0	2	2	0
City of Margate	\$41,496	\$37,426	2	\$0	0	2	0	0	0
City of Miramar	\$87,753	\$139,516	5	\$0	0	2	2	1	0
City of Pembroke Pines	\$117,004	\$101,302	2	\$0	0	0	2	0	0
City of Plantation	\$66,529	\$89,476	2	\$0	0	1	0	1	0
City of Pompano Beach	\$76,733	\$107,569	9	\$0	0	4	2	2	1
City of Sunrise	\$69,250	\$78,841	6	\$0	0	1	2	3	0
City of Tamarac	\$46,121	\$44,812	3	\$0	0	0	1	2	0
Calhoun County	\$350,000	\$319,041	32	\$0	0	9	9	8	6
Charlotte County	\$350,000	\$497,641	15	\$10,318	1	3	4	9	0
Citrus County	\$350,000	\$387,009	44	\$0	0	4	22	14	4
Clay County	\$350,000	\$232,073	11	\$121,829	2	1	7	5	0
Collier County/Naples**	\$430,987	\$725,750	25	\$0	0	0	7	13	5
Columbia County	\$350,000	\$321,511	25	\$0	0	3	8	7	7
DeSoto County	\$350,000	\$350,524	25	\$0	0	2	8	7	8
Dixie County	\$350,000	\$321,148	27	\$0	0	2	5	11	9
Duval County/Jacksonville	\$803,821	\$707,802	85	\$0	0	18	31	36	0
Escambia County/Pensacola	\$417,864	\$273,424	37	\$135,000	12	9	11	27	2
Flagler County / Palm Coast	\$350,000	\$326,638	19	\$0	0	5	10	4	0
Franklin County	\$350,000	\$338,010	25	\$0	0	1	10	10	4
Gadsden County	\$350,000	\$398,930	18	\$0	0	8	5	5	0
Gilchrist County	\$350,000	\$339,786	11	\$0	0	4	3	3	1
Glades County	\$350,000	\$290,859	9	\$0	0	0	1	7	1
Gulf County	\$350,000	\$365,467	10	\$0	0	0	6	4	0
Hamilton County	\$350,000	\$328,515	21	\$0	0	0	9	9	3

DEMOGRAPHICS AND CHARTS

FUNDING AMOUNT BY INCOME LEVEL				AGE OF HOUSEHOLDER				RACE/ETHNICITY OF HOUSEHOLDER					
EXTREMELY LOW	VERY LOW	LOW	MODERATE	0 - 25	26 - 40	41 - 61	62+	AFRICAN AMERICAN	AMERICAN INDIAN	ASIAN	CAUCASIAN	HISPANIC	OTHER
\$17,000	\$146,698	\$21,000	\$0	7	19	20	11	47	0	0	8	0	2
\$58,274	\$30,455	\$121,809	\$8,000	0	3	9	10	16	0	0	6	0	0
\$0	\$196,979	\$11,331	\$0	0	0	3	4	0	0	0	7	0	0
\$0	\$177,983	\$170,055	\$60,637	4	8	9	6	4	0	0	23	0	0
\$0	\$33,329	\$42,337	\$16,664	0	4	6	5	10	0	0	5	0	0
\$53,162	\$59,938	\$41,549	\$19,463	0	1	4	5	3	0	0	6	0	1
\$298,048	\$160,681	\$42,439	\$0	0	0	2	7	5	0	0	4	0	0
\$0	\$18,803	\$8,392	\$0	0	0	2	1	2	0	0	1	0	0
\$15,426	\$54,747	\$12,327	\$16,798	1	2	8	12	9	0	0	14	0	0
\$0	\$0	\$30,000	\$36,086	0	2	2	1	0	0	0	4	0	1
\$5,154	\$31,057	\$0	\$0	0	1	3	0	1	0	0	3	0	0
\$51,075	\$162,814	\$214,708	\$196,418	0	10	13	7	13	0	0	11	6	0
\$0	\$20,844	\$9,375	\$0	0	0	0	2	0	0	0	2	0	0
\$0	\$1,505	\$30,000	\$0	0	0	1	0	1	0	0	0	0	0
\$345,140	\$475,512	\$1,284,761	\$0	12	21	16	1	44	0	0	3	3	0
\$0	\$104,917	\$113,638	\$0	0	0	3	1	0	0	0	2	2	0
\$0	\$30,000	\$25,689	\$0	0	2	1	1	3	0	0	0	1	0
\$37,426	\$0	\$0	\$0	0	1	1	0	0	0	0	2	0	0
\$48,079	\$50,443	\$40,995	\$0	0	2	2	1	3	0	0	1	1	0
\$0	\$101,302	\$0	\$0	0	0	2	0	0	0	0	2	0	0
\$49,273	\$0	\$40,202	\$0	0	0	1	1	1	0	0	0	1	0
\$45,610	\$17,051	\$29,944	\$14,964	0	0	6	3	6	0	0	2	1	0
\$1,690	\$25,500	\$51,651	\$0	0	4	1	1	4	0	0	1	1	0
\$0	\$26,521	\$18,291	\$0	0	0	1	2	1	0	0	2	0	0
\$88,795	\$106,003	\$62,613	\$61,629	0	3	10	19	6	0	0	26	0	0
\$67,556	\$152,874	\$287,529	\$0	0	3	6	7	2	0	0	13	1	0
\$109,594	\$162,838	\$91,870	\$22,708	0	6	17	21	4	0	0	40	0	0
\$24,883	\$222,983	\$106,036	\$0	1	1	6	5	4	0	0	9	0	0
\$0	\$117,750	\$258,000	\$100,000	4	9	12	0	3	0	1	6	15	0
\$37,100	\$73,500	\$126,911	\$84,000	6	8	3	8	10	0	0	15	0	0
\$16,742	\$103,596	\$151,258	\$78,928	5	5	9	6	4	0	0	17	4	0
\$3,795	\$108,166	\$111,773	\$97,415	0	0	17	10	0	0	1	26	0	0
\$149,887	\$258,140	\$299,775	\$0	0	3	42	40	66	0	0	18	1	0
\$98,592	\$86,722	\$204,361	\$18,750	5	15	19	10	18	0	0	29	2	0
\$108,769	\$157,102	\$60,766	\$0	0	2	9	8	3	0	0	16	0	0
\$3,000	\$153,437	\$141,573	\$40,000	0	4	8	13	8	0	0	16	1	0
\$195,821	\$100,680	\$102,429	\$0	0	0	6	12	17	0	0	1	0	0
\$155,064	\$111,715	\$61,507	\$11,500	2	4	2	3	0	0	0	11	0	0
\$0	\$100,000	\$177,331	\$13,528	0	3	3	3	3	0	0	4	2	0
\$0	\$240,000	\$125,467	\$0	0	2	4	4	4	0	0	6	0	0
\$0	\$147,078	\$137,806	\$43,631	0	3	4	14	4	0	0	17	0	0

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DEMOGRAPHICS AND CHARTS

STATE HOUSING INITIATIVES PARTNERSHIP (SHIP) DISTRIBUTION AND ALLOCATION OF FUNDS FOR 2011-2012*

LOCAL GOVERNMENT	2011-2012 STATE ANNUAL DISTRIBUTION	HOMEOWNERSHIP		RENTAL		INCOME LEVEL OF HOUSEHOLD SERVED			
		TOTAL EXPENDITURES	TOTAL UNITS	TOTAL EXPENDITURES	TOTAL UNITS	EXTREMELY LOW	VERY LOW	LOW	MODERATE
Hardee County	\$350,000	\$356,676	26	\$0	0	0	12	10	4
Hendry County	\$350,000	\$311,959	14	\$0	0	3	3	6	2
Hernando County	\$350,000	\$360,459	38	\$0	0	0	23	15	0
Highlands County	\$350,000	\$420,494	42	\$0	0	4	18	9	11
Hillsborough County	\$716,175	\$1,388,802	28	\$0	0	0	14	5	9
City of Tampa	\$285,749	\$483,443	30	\$0	0	5	9	14	2
Holmes County	\$350,000	\$316,761	12	\$0	0	3	4	4	1
Indian River County	\$350,000	\$493,551	26	\$0	0	6	10	7	3
Jackson County	\$350,000	\$334,449	22	\$0	0	0	8	11	3
Jefferson County	\$350,000	\$316,467	11	\$0	0	2	4	4	1
Lafayette County	\$350,000	\$316,095	17	\$0	0	2	8	3	4
Lake County	\$408,531	\$412,270	14	\$0	0	11	1	2	0
Lee County	\$382,207	\$316,623	15	\$68,017	102	69	39	8	1
City of Cape Coral	\$165,326	\$401,178	17	\$0	0	0	13	4	0
City of Fort Myers	\$68,434	\$71,309	2	\$0	0	2	0	0	0
Leon County	\$137,372	\$179,290	8	\$0	0	1	2	5	0
City of Tallahassee	\$256,244	\$231,922	64	\$0	0	15	28	21	0
Levy County	\$350,000	\$341,213	21	\$0	0	4	4	8	5
Liberty County	\$350,000	\$299,511	14	\$0	0	0	10	4	0
Madison County	\$350,000	\$315,993	22	\$0	0	6	7	5	4
Manatee County	\$351,630	\$438,861	12	\$0	0	2	3	6	1
City of Bradenton	\$71,358	\$83,502	3	\$0	0	0	1	1	1
Marion County	\$359,574	\$405,401	27	\$0	0	4	6	9	8
City of Ocala	\$70,538	\$107,987	10	\$0	0	4	2	4	0
Martin County	\$350,000	\$342,021	29	\$0	0	6	8	10	5
Miami-Dade County	\$728,085	\$1,519,900	25	\$0	0	1	10	11	3
City of Hialeah	\$104,817	\$93,141	3	\$0	0	1	0	2	0
City of Miami	\$195,957	\$271,634	6	\$0	0	1	5	0	0
City of Miami Beach***	\$42,524	\$0	0	\$0	0	0	0	0	0
City of Miami Gardens	\$50,914	\$74,749	5	\$0	0	0	2	3	0
City of North Miami	\$27,009	\$35,950	2	\$0	0	2	0	0	0
Monroe County	\$350,000	\$315,000	7	\$0	0	0	0	2	5
Nassau County	\$350,000	\$339,197	16	\$0	0	0	5	7	4
Okaloosa County/Fort Walton Beach	\$351,374	\$286,800	14	\$40,482	61	0	53	21	1
Okeechobee County	\$350,000	\$435,363	20	\$0	0	0	7	10	3
Orange County	\$742,809	\$793,563	82	\$0	0	6	29	35	12
City of Orlando	\$197,456	\$250,658	17	\$0	0	1	4	7	5
Osceola County	\$306,914	\$317,438	4	\$575	1	2	0	3	0
City of Kissimmee	\$87,577	\$77,695	3	\$6,075	6	0	6	3	0
Palm Beach County	\$794,222	\$2,172,287	66	\$3,872	2	6	22	30	10
City of Boca Raton	\$69,141	\$67,733	1	\$0	0	0	1	0	0

DEMOGRAPHICS AND CHARTS

FUNDING AMOUNT BY INCOME LEVEL				AGE OF HOUSEHOLDER				RACE/ETHNICITY OF HOUSEHOLDER					
EXTREMELY LOW	VERY LOW	LOW	MODERATE	0 - 25	26 - 40	41 - 61	62+	AFRICAN AMERICAN	AMERICAN INDIAN	ASIAN	CAUCASIAN	HISPANIC	OTHER
\$0	\$137,475	\$159,201	\$60,000	3	4	6	13	4	0	0	10	9	3
\$90,000	\$75,321	\$126,638	\$20,000	2	6	2	4	5	0	0	4	5	0
\$0	\$179,042	\$181,417	\$0	2	9	18	9	0	0	1	34	2	1
\$25,704	\$176,083	\$98,657	\$120,051	4	8	20	10	16	2	0	20	4	0
\$0	\$558,161	\$420,427	\$410,214	3	9	11	5	7	0	0	9	12	0
\$93,258	\$163,560	\$196,626	\$29,998	0	7	3	20	16	0	0	6	8	0
\$22,600	\$161,185	\$120,476	\$12,500	1	1	8	2	1	0	0	11	0	0
\$77,863	\$203,466	\$173,780	\$38,442	0	10	10	6	15	0	0	8	3	0
\$0	\$135,364	\$174,947	\$24,137	1	9	6	6	8	0	0	13	1	0
\$62,585	\$113,683	\$120,199	\$20,000	0	1	5	5	10	0	0	1	0	0
\$35,452	\$122,892	\$82,198	\$75,554	1	3	5	8	3	0	0	13	1	0
\$154,442	\$64,542	\$193,287	\$0	0	4	9	1	7	0	0	5	2	0
\$43,967	\$275,190	\$64,658	\$824	0	6	31	80	27	0	0	68	22	0
\$0	\$215,926	\$185,252	\$0	0	8	2	7	1	0	0	8	8	0
\$71,309	\$0	\$0	\$0	0	0	1	1	2	0	0	0	0	0
\$57,133	\$64,982	\$57,174	\$0	0	1	7	0	5	0	0	3	0	0
\$28,680	\$107,559	\$95,683	\$0	0	2	25	37	51	0	0	13	0	0
\$90,000	\$78,707	\$108,165	\$64,341	0	2	8	11	8	0	0	13	0	0
\$0	\$204,583	\$94,928	\$0	0	1	7	6	1	0	0	13	0	0
\$70,850	\$66,610	\$118,533	\$60,000	2	6	6	8	15	0	0	7	0	0
\$61,906	\$82,273	\$273,407	\$21,275	0	0	3	9	6	0	0	6	0	0
\$0	\$50,418	\$13,084	\$20,000	1	0	1	1	1	0	0	1	1	0
\$51,468	\$108,183	\$167,192	\$78,558	2	6	11	8	10	0	0	13	4	0
\$56,474	\$23,375	\$28,138	\$0	0	0	6	4	9	0	0	1	0	0
\$31,392	\$88,230	\$114,977	\$107,422	0	0	16	13	8	0	0	17	0	4
\$80,000	\$594,900	\$687,500	\$157,500	1	12	12	0	11	0	0	0	14	0
\$33,933	\$0	\$59,208	\$0	0	0	2	1	1	0	0	0	2	0
\$45,125	\$226,509	\$0	\$0	0	0	3	3	4	0	0	0	2	0
\$0	\$0	\$0	\$0	0	0	0	0		0	0	0	0	0
\$0	\$31,449	\$43,300	\$0	0	3	0	2	4	0	0	0	1	0
\$35,950	\$0	\$0	\$0	0	0	0	2	2	0	0	0	0	0
\$0	\$0	\$70,000	\$245,000	0	6	1	0		0	0	4	3	0
\$0	\$121,830	\$148,996	\$68,370	5	9	2	0		0	0	14	1	1
\$0	\$212,565	\$103,036	\$11,680	15	39	13	8	44	0	1	26	4	0
\$0	\$154,824	\$235,539	\$45,000	2	10	5	3	7	0	0	8	4	1
\$67,755	\$405,147	\$260,661	\$60,000	6	28	33	15	39	0	5	17	19	2
\$21,747	\$74,370	\$119,542	\$35,000	0	8	7	2	11	0	0	4	2	0
\$201,968	\$0	\$116,045	\$0	0	1	4	0	2	0	0	3	0	0
\$0	\$78,114	\$5,656	\$0	2	5	1	1	4	0	0	0	5	0
\$118,606	\$692,363	\$799,662	\$565,528	2	26	34	6	36	0	0	13	14	5
\$0	\$67,733	\$0	\$0	0	0	1	0	0	0	1	0	0	0

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DEMOGRAPHICS AND CHARTS

STATE HOUSING INITIATIVES PARTNERSHIP (SHIP) DISTRIBUTION AND ALLOCATION OF FUNDS FOR 2011-2012*

LOCAL GOVERNMENT	2011-2012 STATE ANNUAL DISTRIBUTION	HOMEOWNERSHIP		RENTAL		INCOME LEVEL OF HOUSEHOLD SERVED			
		TOTAL EXPENDITURES	TOTAL UNITS	TOTAL EXPENDITURES	TOTAL UNITS	EXTREMELY LOW	VERY LOW	LOW	MODERATE
City of Boynton Beach	\$55,418	\$50,182	2	\$0	0	1	1	0	0
City of Delray Beach	\$52,674	\$56,341	3	\$0	0	1	0	2	0
City of West Palm Beach	\$84,130	\$60,642	3	\$60,518	1	0	2	1	1
Pasco County	\$502,438	\$1,423,464	122	\$14,081	22	18	31	37	58
Pinellas County	\$439,585	\$1,041,009	31	\$139,733	3	4	12	16	2
City of Clearwater	\$96,983	\$165,929	14	\$103,925	4	3	2	13	0
City of Largo	\$66,599	\$252,204	4	\$150,000	2	0	2	2	2
City of St. Petersburg	\$218,027	\$745,825	45	\$0	0	7	10	28	0
Polk County	\$465,061	\$976,170	69	\$0	0	0	36	33	0
City of Lakeland	\$95,899	\$111,717	3	\$0	0	1	1	1	0
City of Winter Haven**	\$35,425	\$42,482	4	\$0	0	0	3	1	0
Putnam County	\$350,000	\$407,851	20	\$0	0	3	10	7	0
Santa Rosa County	\$350,000	\$353,671	34	\$0	0	1	7	13	13
Sarasota County/Sarasota	\$467,941	\$714,979	55	\$0	0	5	19	31	0
Seminole County	\$489,314	\$501,015	26	\$23,985	21	10	14	19	4
St. Johns County	\$350,000	\$329,214	13	\$0	0	0	13	0	0
St. Lucie County	\$103,834	\$154,869	11	\$0	0	3	1	7	0
City of Fort Pierce	\$63,358	\$49,445	7	\$0	0	0	7	0	0
City of Port St. Lucie	\$224,633	\$308,463	11	\$0	0	4	4	3	0
Sumter County	\$350,000	\$389,745	14	\$0	0	2	6	5	1
Suwannee County	\$350,000	\$319,594	30	\$0	0	4	12	8	6
Taylor County	\$350,000	\$316,701	13	\$0	0	2	8	0	3
Union County	\$350,000	\$315,191	15	\$0	0	3	5	4	3
Volusia County	\$383,992	\$470,027	61	\$0	0	11	14	19	17
City of Daytona Beach	\$69,535	\$73,180	2	\$0	0	0	1	1	0
City of Deltona	\$90,989	\$79,914	5	\$0	0	2	2	1	0
Wakulla County	\$350,000	\$307,260	12	\$0	0	4	3	4	1
Walton County	\$350,000	\$343,561	18	\$0	0	5	11	2	0
Washington County	\$350,000	\$323,832	24	\$0	0	0	17	4	3
Totals	\$30,000,000	\$39,045,589	2,155	\$1,148,514	292	379	919	845	304

Notes:

*These SHIP funds are from the most recent closed year (Fiscal Year 2011-2012). Pursuant to Florida Law, local governments have three years to expend funds. 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.

Note that the above information was certified and provided by each local government participating in the SHIP program. The accuracy of this information has not been verified by Florida Housing. Local governments are subject to periodic compliance monitoring in which the reported numbers are examined and verified for accuracy. In addition, all local governments are required to submit copies of their audited financial statements to Florida Housing and be in compliance with the Florida Single Audit Act.

DEMOGRAPHICS AND CHARTS

FUNDING AMOUNT BY INCOME LEVEL				AGE OF HOUSEHOLDER				RACE/ETHNICITY OF HOUSEHOLDER					
EXTREMELY LOW	VERY LOW	LOW	MODERATE	0 - 25	26 - 40	41 - 61	62+	AFRICAN AMERICAN	AMERICAN INDIAN	ASIAN	CAUCASIAN	HISPANIC	OTHER
\$33,900	\$16,282	\$0	\$0	0	0	2	0	2	0	0	0	0	0
\$20,481	\$0	\$35,860	\$0	0	0	2	1	2	0	0	1	0	0
\$0	\$68,387	\$35,683	\$17,090	0	1	2	1	4	0	0	0	0	0
\$102,732	\$375,184	\$450,042	\$509,587	17	47	50	30	15	0	0	101	27	1
\$91,740	\$356,854	\$460,839	\$271,310	3	7	11	13	2	1	1	29	1	0
\$76,277	\$25,319	\$168,257	\$0	3	5	8	2	8	0	0	9	1	0
\$0	\$150,000	\$176,238	\$75,967	1	1	2	2	1	0	0	3	1	1
\$146,018	\$141,363	\$458,444	\$0	2	12	15	16	22	0	2	17	3	1
\$0	\$435,308	\$540,863	\$0	1	11	23	34	30	0	0	33	6	0
\$11,720	\$40,289	\$59,708	\$0	0	0	0	3	3	0	0	0	0	0
\$0	\$21,322	\$5,160	\$0	0	0	0	4	4	0	0	0	0	0
\$63,790	\$196,387	\$147,673	\$0	0	3	7	10	14	0	0	5	1	0
\$26,241	\$115,176	\$128,419	\$83,836	9	15	5	5	5	0	0	29	0	0
\$45,782	\$276,494	\$392,703	\$0	1	4	26	24	5	0	0	43	7	0
\$91,821	\$121,717	\$273,262	\$38,200	3	22	15	7	26	0	0	16	5	0
\$0	\$329,214	\$0	\$0	1	1	6	5	9	0	0	4	0	0
\$39,591	\$17,511	\$97,767	\$0	0	2	5	4	2	0	0	9	0	0
\$0	\$49,445	\$0	\$0	0	0	2	5	7	0	0	0	0	0
\$119,051	\$126,873	\$62,539	\$0	0	1	6	4	1	0	0	9	1	0
\$129,057	\$172,437	\$68,971	\$19,280	0	0	5	9	1	0	0	13	0	0
\$29,820	\$78,298	\$139,475	\$72,000	5	8	6	11	6	0	0	22	2	0
\$38,936	\$221,482	\$0	\$56,283	0	1	6	6	3	0	0	10	0	0
\$68,947	\$76,907	\$109,296	\$60,041	2	4	3	6	2	0	0	11	2	0
\$87,876	\$73,216	\$165,620	\$143,315	0	11	25	25	10	0	0	47	4	0
\$0	\$33,180	\$40,000	\$0	0	0	2	0	0	0	0	1	1	0
\$40,260	\$17,321	\$22,333	\$0	0	0	0	5	0	0	0	3	2	0
\$111,972	\$113,301	\$66,987	\$15,000	2	1	4	5	2	0	0	10	0	0
\$65,860	\$260,981	\$16,720	\$0	0	3	6	9	8	0	0	10	0	0
\$0	\$233,832	\$60,000	\$30,000	4	3	5	12	11	0	1	12	0	0
\$5,256,993	\$14,590,357	\$15,068,545	\$4,684,420	156	564	887	840	935	3	14	1,212	259	24

****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 encumbered funds (i.e., what a local government has committed the funding for) and expended funds. This provides a good estimate of total final expenditures. The number of units only includes data for expended funds. Note that income served information is not yet available for the encumbered units, so these totals are lower than overall homeownership and rental totals.**

*****The City was unable to report expenditures for the 2011-2012 closeout year due to administrative issues and staff turnover. The City's new SHIP staff has received technical assistance through FHFC to correct the issue and to be in a position to move forward in expending and reporting the funds prior to the next reporting period.**

DEMOGRAPHICS AND CHARTS

PREDEVELOPMENT LOAN PROGRAM (PLP) RENTAL LOANS APPROVED FOR FUNDING IN 2014

COUNTY	DEVELOPMENT	LOAN AMOUNT	TOTAL UNITS	SET-ASIDE UNITS
Broward	Boulevard Art Lofts	\$670,000	45	9
Lake	New Beginnings Village	\$750,000	108	21
Miami-Dade	Edison Terraces	\$500,000	120	24
	Liberty City	\$750,000	103	20
Putnam	Azalea Gardens	\$620,095	84	17
Pasco	Hilltop Landings	\$500,000	69	14
TOTALS		\$3,790,095	529	105

PREDEVELOPMENT LOAN PROGRAM (PLP) HOMEOWNERSHIP LOANS APPROVED FOR FUNDING IN 2014

COUNTY	DEVELOPMENT	LOAN AMOUNT	TOTAL UNITS	SET-ASIDE UNITS
Citrus	Habitat Village of Southern Pines	\$372,750	30	30
TOTAL		\$372,750	30	30

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LOAN PORTFOLIO

PREDEVELOPMENT LOAN PROGRAM (PLP) LOAN STATUS as of December 31, 2014

	DEVELOPMENT	DEVELOPER	COUNTY	HOMEOWNERSHIP/ RENTAL	NUMBER OF UNITS	DEMOGRAPHIC TARGET
ACTIVE LOANS	Arc Village	ARC Jax	Duval	Rental	100	Persons with Disabilities
	Boulevard Art Lofts	MFK REVA	Broward	Rental	45	Family
	Habitat Village of Southern Pines	Habitat for Humanity of Citrus County	Citrus	Homeownership	30	Family
	Loveland Village	Loveland Center, Inc.	Sarasota	Rental	26	Workforce
	Mary Eaves Senior	Northwest Jacksonville CDC	Duval	Rental	76	Elderly
	New Beginnings Village	New Beginnings of Lake County, Inc.	Lake	Rental	108	Homeless
	Promise in Brevard	Promise, Inc.	Brevard	Rental	52	Persons with Disabilities
	Villages at Noah's Landing	Noah's Ark of Central Florida	Polk	Rental	50	Persons with Disabilities
APPROVED LOANS	Azalea Gardens	Education & Neighborhood Development	Putnam	Rental	84	Family
	Davis Landings West	Community Land Trust of Palm Beach County	Palm Beach	Homeownership	24	Family
	Edison Terraces	Edison Terraces, LLC	Miami-Dade	Rental	120	Family
	Hilltop Landings	Dade Oaks LLC	Pasco	Rental	69	Family
	Liberty City	Neighborhood Housing Foundation	Miami-Dade	Rental	103	Family
PENDING LOANS	Cornell Colony	Cornell Colony, LLC	Highlands	Rental	44	Family
	East Tampa Exchange	East Tampa Business and Civic Association	Hillsborough	Rental	8	Youth Aging out of Foster Care
	Neff Lake Estates II	The Arc of the Nature Coast, Inc.	Hernando	Rental	6	Persons with Disabilities
	Neff Lake Estates III	The Arc of the Nature Coast, Inc.	Hernando	Rental	6	Persons with Disabilities
	Southern Cross Campus	Southern Cross Campus, Inc.	Charlotte	Rental	6	Youth Aging out of Foster Care
	Tuscany Cove I	Tacolcy Economic Development Corporation, Inc.	Miami-Dade	Rental	160	Elderly
REPAID LOANS	Miami-Dade Rehabilitated Homes I	The Housing League, Inc.	Miami-Dade	Homeownership	10	Family
	Pinellas Hope III	Catholic Charities Housing, Inc.	Pinellas	Rental	76	Homeless
	Towers of Jacksonville	TOJ GP, LLC	Duval	Rental	194	Elderly
PAST DUE LOANS	Abidjan Estates	We Help Community Development Corporation	Palm Beach	Homeownership	76	Family
	Coleman Estates	Goldenrule Housing and CDC, Inc.	Seminole	Homeownership	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	Homeownership	62	Family
	Esperanza Place-Phase II ²	Florida Non-Profit Housing, Inc.	Collier	Rental	64	Elderly
	Grace Manor Apartments	Grace & Truth Community Development Corporation	Duval	Rental	80	Elderly
	Lundy-Cox Community Phase I	Westside Ministries, Inc.	Duval	Rental	75	Elderly
	Ridgewood Apartments	Ridgewood Apartments of Winter Haven, LLC.	Polk	Rental	33	Family
	Villa Jardin III	Little Haiti Housing Association, Inc.	Miami-Dade	Rental	17	Family
	Westshore Landings One ²	Westshore Community Development Corporation	Hillsborough	Homeownership	43	Workforce

Notes:

HOP = Homeownership Pool; FHLB AHP = Federal Home Loan Bank Affordable Housing Program; HOME = HOME Investment Partnerships Program; MMRB = Florida Housing Finance Corporation Multifamily Mortgage Revenue Bonds; HC 4% = Low Income Housing Tax Credit (4%); SHIP = State Housing Initiatives Partnership.

LOAN PORTFOLIO

PLP LOAN AMOUNT	BOARD APPROVAL DATE	CONSTRUCTION FINANCING STATUS	CONSTRUCTION FUNDING SOURCE ¹	CONSTRUCTION AMOUNT	OUTSTANDING PLP LOAN BALANCE
\$500,000	4/27/2012	Awarded construction funding	RFA 2013-004; RFA 2014-113	\$5,620,000	\$266,644
\$670,000	9/19/2014	Seeking funding	N/A	-	N/A
\$372,750	8/8/2014	Partial funding committed	HOP, FHLB AHP	\$802,500	\$317,152
\$500,000	9/26/2008	Awarded construction funding	RFA 2013-004; RFA 2014-113	\$4,775,000	\$301,963
\$365,908	6/21/2013	Seeking funding	N/A	-	\$103,887
\$750,000	1/31/2014	Seeking funding	N/A	-	\$612,201
\$710,000	6/21/2013	Awarded construction funding	RFA 2014-113	\$5,300,000	\$542,199
\$500,000	11/1/2013	Awarded construction funding	RFA 2013-004	\$4,915,000	\$420,929
\$620,095	3/14/2014	Seeking funding	N/A	-	N/A
\$500,000	10/30/2014	Awarded partial funding; seeking funding	Local HOME	\$1,440,000	N/A
\$500,000	3/14/2014	Awarded partial funding; seeking funding	Local Bonds	\$5,569,800	N/A
\$500,000	8/8/2014	Awarded construction funding	MMRB, HC 4%, HOME, SHIP	\$14,791,690	N/A
\$750,000	12/12/2014	Seeking funding	N/A	-	N/A
\$750,000	N/A	N/A	N/A	-	N/A
\$182,300	N/A	N/A	N/A	-	N/A
\$37,500	N/A	Seeking funding	N/A	-	N/A
\$37,500	N/A	Seeking funding	N/A	-	N/A
\$625,000	N/A	N/A	N/A	-	N/A
\$500,000	N/A	N/A	N/A	-	N/A
\$666,710	2/1/2013	First single family home purchased	Private Funds	-	N/A
\$231,000	4/30/2010	PLP Closed, seeking funding	N/A	-	N/A
\$450,000	3/13/2009	PLP Closed, seeking funding	FHFC MMRB, HC 4%	-	N/A
\$498,820	5/2/2003	Past Due	N/A	-	\$374,115
\$93,700	1/25/2008	Past Due	N/A	-	\$36,447
\$350,000	12/9/2005	Past Due	N/A	-	\$325,118
\$376,000	9/26/2008	Past Due	N/A	-	\$184,561
\$300,000	12/4/2009	Past Due	N/A	-	\$259,773
\$750,000	8/8/2008	Past Due	N/A	-	\$649,989
\$500,000	3/13/2009	Past Due	N/A	-	\$157,556
\$131,075	8/8/2008	Past Due	N/A	-	\$76,359
\$218,526	3/3/2006	Past Due	N/A	-	\$218,526
\$500,000	7/27/2007	Past Due	N/A	-	\$392,225

¹ Known construction funding sources, which may or may not include private financing, secured as of December 31, 2014.

² In 2015, before publication of this report, these loans were satisfied and released from their mortgage.

LOAN PORTFOLIO

STATE APARTMENT INCENTIVE LOAN PROGRAM LOANS OUTSTANDING as of December 31, 2014

COUNTY	PROPERTY NAME	CITY	OWNER	TOTAL UNITS	SET-ASIDE UNITS ¹	DEMOGRAPHIC POPULATION SERVED ²
Alachua	Brookside	Newberry	CED Companies	176	176	Family
	Eden Park at Ironwood	Gainesville	Jennings Development Group, Inc.	104	102	Family
	Harbor Cove	Gainesville	CED Companies	208	207	Family
	Horizon House Sunset	Gainesville	Community Housing Partners Corporation	80	80	Family
	Lewis Place at Ironwood	Gainesville	Jennings Development Group, Inc.	112	112	Family
Baker	Baker Manor	MacClenny	National Development Foundation, Inc.	50	50	Family
Bay	Andrews Place II	Panama City	Rea Development Company	120	120	Family
	Independence Village	Panama City	Big Bend Community Based Care, Inc.	24	24	Special Needs
	Panama Commons	Panama City	Paces Foundation, Inc.	92	92	Family
	Siena Gardens	Panama City	Gatehouse Group, Inc.	150	150	Elderly
	Stone Harbor	Panama City Beach	CED Companies	160	160	Family
Brevard	Malabar Cove I	Palm Bay	Atlantic Housing Partners, LLLP	76	8	Family
	Malabar Cove I	Palm Bay	Atlantic Housing Partners, LLLP	76	46	Family
	Malabar Cove II	Palm Bay	Atlantic Housing Partners, LLLP	72	50	Family
	Manatee Cove	Melbourne	Richman Group	192	192	Family
	Timber Trace - Titusville	Titusville	Richman Group	204	204	Family
	Timber Trace - Titusville	Titusville	Richman Group	204	204	Family
	Wickham Club	Melbourne	CED Companies	132	132	Family
	Willow Brook Village	Melbourne	Community Housing Initiative Trust, Inc.	56	56	Family
Broward	Banyan Pointe	Coconut Creek	Cornerstone Group Development LLC	300	300	Family
	Caravel Arms	Lauderdale Lakes	Southport Financial Services, Inc	110	99	Family
	Caravel Arms	Lauderdale Lakes	Southport Financial Services, Inc	110	11	Family
	Chaves Lake	Hallandale	RS Development Corporation	238	238	Family
	Colonial Park	Margate	Related Companies of New York	160	159	Elderly
	Cypress Grove - Lauderhill	Lauderhill	HPT-Cypress Grove LLC	814	814	Family
	Dixie Court	Ft. Lauderdale	Carlisle Development Group	122	122	Family
	Dixie Court III	Ft. Lauderdale	Carlisle Development Group	100	10	Family
	Eagle Pointe	Pompano Beach	Cornerstone Group Development LLC	192	192	Family
	Emerald Palms - Ft. Lauderdale	Ft. Lauderdale	Housing Trust Group of Florida LLC	318	318	Family
	Golf View Gardens	Sunrise	Carlisle Development Group	160	160	Elderly
	Harbour Cove	Hallandale	Cornerstone Group Development LLC	212	212	Family
	Heron Pointe	Miramar	Cornerstone Group Development LLC	200	200	Family
	Laguna Pointe	Pompano Beach	Cornerstone Group Development LLC	188	188	Family
	Meridian - Hollywood	Hollywood	Related Companies of New York	160	159	Elderly
	Regal Trace	Ft. Lauderdale	Milton L. Jones Realty, Inc.	408	408	Family
	Regency Gardens	Pompano Beach	Partnership Inc.	94	94	Family
	Saint Croix	Lauderdale Lakes	Cornerstone Group Development LLC	246	196	Family
	Sanctuary Cove	North Lauderdale	Cornerstone Group Development LLC	292	292	Family
	Summerlake	Davie	Carlisle Development Group	108	108	Family
Venice Homes	Ft. Lauderdale	Southport Financial Services, Inc	150	150	Family	
Charlotte	Hampton Point	Port Charlotte	Picerne Affordable Development, LLC	284	15	Family
	Hampton Point	Port Charlotte	Picerne Affordable Development, LLC	284	35	Family
	Murdock Circle	Port Charlotte	CED Companies	264	225	Family

LOAN PORTFOLIO

ORIGINAL LOAN AMOUNT	MATURITY DATE	LOAN BALANCE AS OF 12/31/2014	INTEREST RATE	INTEREST PAID IN 2014	AFFORDABILITY PERIOD	LOAN STATUS	FUNDING TYPE
\$1,500,000	12/15/2035	\$1,500,000	3%	\$45,000	50	Current	SAIL
\$1,025,000	9/2/2045	\$1,025,000	9%	\$-	50	Past Due	SAIL
\$1,500,000	6/15/2034	\$1,500,000	3%	\$45,000	50	Current	SAIL
\$2,000,000	10/29/2018	\$ 2,000,000	9%	\$-	50	Current	SAIL
\$900,000	7/1/2041	\$900,000	9%	\$19,132	50	Current	SAIL
\$1,225,833	12/1/2022	\$899,769	1%	\$9,634	50	Current	SAIL
\$1,000,000	9/1/2046	\$1,000,000	3%	\$-	50	Current	SAIL
\$1,691,745	8/3/2026	\$1,691,745	1%	\$-	50	Current	SAIL
\$1,892,544	8/17/2025	\$1,892,544	1%	\$36,518	50	Current	SAIL
\$1,061,700	7/1/2019	\$1,061,700	3%	\$31,851	50	Current	SAIL
\$1,225,000	7/21/2036	\$1,225,000	3%	\$36,750	50	Current	SAIL
\$680,000	11/1/2048	\$680,000	0%	\$-	50	Current	ELI
\$4,000,000	11/1/2048	\$4,000,000	1%	\$40,000	50	Current	SAIL
\$2,000,000	11/1/2048	\$2,000,000	1%	\$20,000	50	Current	SAIL
\$4,000,000	11/15/2037	\$4,000,000	3%	\$-	50	Current	SAIL
\$1,000,000	3/15/2045	\$1,000,000	1%	\$-	50	Current	SAIL
\$4,000,000	3/15/2045	\$4,000,000	3%	\$-	50	Current	SAIL
\$3,000,000	8/15/2037	\$3,000,000	3%	\$163,856	50	Current	SAIL
\$4,348,848	4/13/2012	\$4,305,103	9%, 3%	\$129,153	50	Matured/Renegotiation Approved	SAIL
\$2,500,000	7/1/2040	\$2,500,000	3%	\$79,203	50	Current	SAIL
\$825,000	9/22/2049	\$59,318	0%	\$-	35	Current	ELI
\$250,000	10/1/2049	\$234,798	1%	\$-	35	Current	SAIL
\$2,000,000	7/1/2040	\$2,000,000	9%	\$68,312	50	Current	SAIL
\$2,000,000	6/1/2044	\$2,000,000	3%	\$16,693	50	Current	SAIL
\$2,000,000	9/1/2037	\$2,000,000	3%	\$-	50	Current	SAIL
\$1,025,000	12/1/2024	\$1,025,000	3%	\$30,750	50	Current	SAIL
\$850,000	12/31/2023	\$850,000	0%	\$-	15	Current	ELI
\$1,295,000	4/1/2049	\$1,287,918	3%	\$47,152	50	Current	SAIL
\$2,500,000	12/1/2033	\$2,500,000	9%	\$12,340	50	Current	SAIL
\$2,000,000	11/1/2043	\$2,000,000	3%	\$-	50	Current	SAIL
\$2,000,000	7/1/2049	\$2,000,000	3%	\$37,035	50	Current	SAIL
\$2,000,000	11/30/2029	\$2,000,000	9%	\$-	50	Current	SAIL
\$2,000,000	6/1/2044	\$2,000,000	3%	\$-	50	Current	SAIL
\$2,000,000	4/1/2044	\$2,000,000	3%	\$-	50	Current	SAIL
\$4,159,047	12/31/2014	\$-	3%	\$205,446	52	Paid Off	SAIL
\$700,000	2/28/2019	\$700,000	3%	\$-	50	Current	SAIL
\$2,000,000	4/1/2049	\$2,000,000	3%	\$-	50	Current	SAIL
\$2,000,000	5/15/2037	\$2,000,000	3%	\$60,000	50	Current	SAIL
\$1,100,000	7/6/2016	\$1,100,000	9%, 3%	\$-	50	Current	SAIL
\$1,128,000	3/31/2042	\$1,128,000	9%	\$30,461	50	Current	SAIL
\$1,125,000	5/1/2049	\$899,888	0%	\$-	15	Current	ELI
\$2,500,000	5/1/2049	\$2,333,250	0%	\$-	15	Current	ELI
\$2,000,000	5/1/2018	\$2,000,000	3%	\$-	50	Current	SAIL

LOAN PORTFOLIO

(CONTINUED ON NEXT PAGE)

LOAN PORTFOLIO

STATE APARTMENT INCENTIVE LOAN PROGRAM LOANS OUTSTANDING as of December 31, 2014

COUNTY	PROPERTY NAME	CITY	OWNER	TOTAL UNITS	SET-ASIDE UNITS ¹	DEMOGRAPHIC POPULATION SERVED ²
Citrus	Marina Del Ray	Beverly Hills	Creative Choice Homes, Inc.	100	100	Elderly
Clay	Briarwood	Middleburg	Dimension One Realty, Inc.	102	102	Family
	Holly Cove	Orange Park	Vestcor Development Corporation, Inc.	202	162	Family
	Madison Commons	Middleburg	Banyan Realty Advisors	160	158	Family
	Middletowne	Orange Park	Preservation of Affordable Housing Inc.	100	100	Family
Collier	Eden Gardens II	Immokalee	Everglades Housing Group Inc	37	26	FW/FW
	Esperanza Place	Immokalee	Florida Nonprofit Services, Inc.	48	48	FW/FW
	Noah's Landing	Naples	Vestcor Development Corporation, Inc.	264	14	Family
	Noah's Landing	Naples	Vestcor Development Corporation, Inc.	264	66	Family
	Summer Lakes	Naples	Richman Group	140	140	Family
	Summer Lakes II	Naples	Richman Group	276	276	Family
	Timber Ridge of Immokalee	Immokalee	Immokalee Non Profit Housing, Inc.	34	28	FW/FW
	Tuscan Isle	Naples	Vestcor Development Corporation, Inc.	298	53	Family
Columbia	Lake City Cabins for Veterans	Lake City	Volunteers of America of Florida	32	32	Homeless
	Thornwood Terrace	Lake City	Hallmark Companies, Inc.	29	29	Elderly
	Windsong I - Lake City	Lake City	Wilson Company	180	180	Family
DeSoto	Jacaranda Trail	Arcadia	Carlisle Development Group	50	50	Family
	McPines	Arcadia	Hallmark Companies, Inc.	64	64	Family
Duval	Brookwood Forest	Jacksonville	CED Companies	168	118	Family
	Christine Cove	Jacksonville	Carlisle Development Group	96	96	Elderly
	Florence N. Davis Center	Jacksonville	Community Connections of Jacksonville Inc.	79	79	Family
	Hilltop Village	Jacksonville	Southport Financial Services, Inc	200	200	Family
	Leigh Meadows	Jacksonville	Vestcor Development Corporation, Inc.	304	44	Family
	Leigh Meadows	Jacksonville	Vestcor Development Corporation, Inc.	304	304	Family
	Lenox Court	Jacksonville	JPMorgan Housing Corporation	360	360	Family
	Liberty Center	Jacksonville	Harris Group, Inc.	100	100	Family
	Liberty Center I	Jacksonville	Harris Group, Inc.	109	109	Family
	Liberty Center II	Jacksonville	Harris Group, Inc.	134	134	Family
	Liberty Center IV	Jacksonville	Harris Group, Inc.	100	100	Homeless
	Lindsey Terrace	Jacksonville	Vestcor Development Corporation, Inc.	336	317	Family
	Logan's Pointe	Jacksonville	Cornerstone Group Development LLC	248	12	Family
	Logan's Pointe	Jacksonville	Cornerstone Group Development LLC	248	25	Family
	Meetinghouse at Collins Cove	Jacksonville	Finlay Holdings, Inc.	160	160	Elderly
	Mount Carmel Gardens	Jacksonville	Mount Carmel Gardens, Inc.	207	0	Elderly
	Mount Carmel Gardens	Jacksonville	Mount Carmel Gardens, Inc.	207	0	Elderly
	Pablo Towers	Jacksonville Beach	Stanley Axelrod UDT Towers, Inc.	199	0	Elderly
	Ravenwood - Jacksonville	Jacksonville	Education to Equity Corp.	112	80	Family
	Savannah Springs	Jacksonville	Richman Group	234	234	Family
	Savannah Springs	Jacksonville	Richman Group	234	234	Family
	Sundance Pointe	Jacksonville	Cornerstone Group Development LLC	288	28	Family
	Sundance Pointe	Jacksonville	Cornerstone Group Development LLC	288	58	Family
Thomas Chase	Jacksonville	Vestcor Development Corporation, Inc.	268	268	Family	
Towers of Jacksonville	Jacksonville	Deland Retirement Housing Foundation	194	0	Elderly	
Village on Wiley	Jacksonville	Ability Housing of Northeast Florida Inc.	43	13	Homeless	

LOAN PORTFOLIO

ORIGINAL LOAN AMOUNT	MATURITY DATE	LOAN BALANCE AS OF 12/31/2014	INTEREST RATE	INTEREST PAID IN 2014	AFFORDABILITY PERIOD	LOAN STATUS	FUNDING TYPE
\$1,100,000	6/11/2024	\$1,100,000	3%	\$-	50	Current	SAIL
\$3,100,000	4/30/2042	\$3,100,000	3%	\$-	50	Current	SAIL
\$2,417,000	10/1/2018	\$2,417,000	3%	\$151,726	56	Current	SAIL
\$1,925,625	7/1/2040	\$1,925,625	3%	\$4,492	50	Current	SAIL
\$627,101	12/31/2026	\$627,101	1%	\$-	50	Current	SAIL
\$3,500,000	1/1/2040	\$2,803,830	1%	\$5,534	50	Current	SAIL
\$3,187,764	2/11/2043	\$3,187,764	0%	\$-	50	Current	SAIL
\$2,490,000	12/11/2027	\$2,157,834	0%	\$-	15	Current	ELI
\$4,950,000	4/25/2027	\$4,289,670	0%	\$-	15	Current	ELI
\$1,500,000	2/15/2036	\$1,500,000	3%	\$-	50	Current	SAIL
\$3,000,000	7/15/2038	\$3,000,000	3%	\$15,037	50	Current	SAIL
\$500,000	2/10/2021	\$500,000	3%, 1%	\$2,623	50	Current	SAIL
\$3,975,000	11/6/2029	\$3,975,000	0%	\$-	15	Current	ELI
\$1,600,000	10/29/2024	\$1,600,000	0%	\$-	50	Current	SAIL
\$455,000	12/1/2017	\$455,000	9%, 3%	\$10,000	50	Current	SAIL
\$643,200	2/1/2022	\$643,200	9%	\$14,216	50	Current	SAIL
\$519,000	7/26/2018	\$519,000	9%	\$-	50	Current	SAIL
\$1,000,000	6/1/2033	\$1,000,000	3%	\$10,947	50	Current	SAIL
\$4,000,000	9/15/2038	\$4,000,000	3%	\$218,397	50	Current	SAIL
\$4,000,000	9/15/2038	\$4,000,000	3%	\$-	50	Current	SAIL
\$288,200	6/28/2047	\$263,497	0%	\$-	50	Current	SAIL
\$1,503,237	7/1/2042	\$1,503,237	3%	\$-	65	Current	SAIL
\$3,300,000	11/1/2018	\$2,639,670	0%	\$-	50	Current	ELI
\$3,157,000	3/28/2026	\$3,157,000	3%	\$198,705	50	Current	SAIL
\$2,000,000	5/9/2021	\$2,000,000	3%	\$-	50	Current	SAIL
\$1,800,000	5/31/2037	\$1,345,000	0%	\$-	75	Current	SAIL
\$719,899	3/31/2019	\$226,175	1%	\$2,537	50	Current	SAIL
\$1,429,329	7/1/2038	\$1,165,272	0%	\$-	50	Current	SAIL
\$2,000,000	6/4/2034	\$2,000,000	1%	\$20,000	50	Current	SAIL
\$2,500,000	1/1/2034	\$2,500,000	9%	\$-	50	Current	SAIL
\$900,000	3/1/2048	\$779,940	0%	\$-	15	Current	ELI
\$1,875,000	3/1/2048	\$1,875,000	0%	\$-	15	Current	ELI
\$2,000,000	2/1/2036	\$2,000,000	3%	\$-	50	Current	SAIL
\$479,761	8/14/2022	\$479,737	1%	\$-	30	Current	EHCL
\$197,199	8/21/2015	\$197,199	3%	\$10,173	30	Current	EHCL
\$200,000	1/31/2018	\$-	3%	\$63,265	15	Paid Off	EHCL
\$2,500,000	3/4/2014	\$2,500,000	9%	\$-	50	Matured/Past Due	SAIL
\$1,000,000	12/15/2044	\$1,000,000	1%	\$-	50	Current	ELI
\$4,000,000	12/15/2044	\$4,000,000	3%	\$-	50	Current	SAIL
\$2,100,000	6/19/2028	\$1,959,930	0%	\$-	15	Current	ELI
\$4,200,000	3/28/2026	\$4,200,000	0%	\$-	15	Current	ELI
\$2,000,000	9/1/2036	\$2,000,000	3%	\$-	50	Current	SAIL
\$200,000	10/31/2021	\$200,000	1%	\$-	15	Current	EHCL
\$975,000	12/18/2034	\$975,000	0%	\$-	20	Current	ELI

LOAN PORTFOLIO

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LOAN PORTFOLIO

STATE APARTMENT INCENTIVE LOAN PROGRAM LOANS OUTSTANDING as of December 31, 2014

COUNTY	PROPERTY NAME	CITY	OWNER	TOTAL UNITS	SET-ASIDE UNITS ¹	DEMOGRAPHIC POPULATION SERVED ²
Escambia	Alabaster Gardens	Pensacola	Carlisle Development Group	147	147	Elderly
	Belmont Duplexes	Pensacola	AMR at Pensacola, Inc.	26	8	Family
	Pensacola Veteran Housing	Pensacola	Volunteers of America of Florida	31	31	Homeless
Gadsden	Lanier Oaks	Gretna	North Florida Educational Development Corp	22	22	Family
	Omega Villas	Quincy	CEDO Housing Development Corp. (CE-DO-HDC)	56	46	Family
Hardee	Country Manor	Bowling Green	Carlisle Development Group	120	120	FW/FW
	Hannah House	Wauchula	Alpha and Omega Freedom Ministries Inc.	17	17	Homeless
Hendry	Pollywog Creek Commons	LaBelle	Everglades Housing Group Inc	40	29	FW/FW
	Pollywog Creek Commons II	LaBelle	Everglades Housing Group Inc	24	5	FW/FW
	Tall Pines	LaBelle	National Development Foundation, Inc.	39	39	FW/FW
Hernando	Brook Haven	Brooksville	Richman Group	160	160	Family
	Madison Reserve	Spring Hill	TLB of Central Florida LLC	90	90	Elderly
	Mariner's Cay	Spring Hill	Richman Group	160	16	Family
	Mariner's Cay	Spring Hill	Richman Group	160	144	Family
	Spring Haven	Spring Hill	Richman Group	176	176	Family
	Spring Haven II	Spring Hill	Richman Group	88	88	Family
Highlands	Groves at Victoria Park	Sebring	Osprey Property Company, LLC	122	122	Elderly
	Highland Palms	Avon Park	Southport Financial Services, Inc	52	52	FW/FW
	Highland Palms	Avon Park	Southport Financial Services, Inc	52	52	FW/FW
	Lakeside Park I	Avon Park	Avon Park Housing Authority	16	16	Homeless
	Park Crest Terrace I	Sebring	Heritage Partners Group Inc.	100	100	Family
Hillsborough	Arbor Place	Tampa	Volunteers of America of Florida	32	32	Special Needs
	Autumn Place	Tampa	Richman Group	120	12	Family
	Autumn Place	Tampa	Richman Group	120	108	Family
	Brandon Crossing	Brandon	Bayshore Investment Partners LLC	200	200	Family
	Brandywine	Tampa	Richman Group	144	144	Family
	Bristol Bay	Tampa	Cornerstone Group Development LLC	300	15	Family
	Bristol Bay	Tampa	Cornerstone Group Development LLC	300	300	Family
	Cedar Forest	Tampa	Gatehouse Group, Inc.	200	200	Family
	Claymore Crossings	Tampa	Richman Group	260	260	Family
	Clipper Bay	Tampa	Cornerstone Group Development LLC	276	235	Family
	Clipper Cove - Tampa	Tampa	Cornerstone Group Development LLC	176	176	Family
	Fairview Cove I	Tampa	Atlantic Housing Partners, LLLP	88	9	Family
	Fairview Cove I	Tampa	Atlantic Housing Partners, LLLP	88	53	Family
	Gardens at Rose Harbor	Tampa	Gatehouse Group, Inc.	160	160	Elderly
	Grande Oaks	Tampa	Richman Group	168	168	Family
	Grove Pointe	Ruskin	Cornerstone Group Development LLC	80	80	FW/FW
	Hunt Club	Tampa	Richman Group	96	96	Family
	Hunters Run I	Tampa	CED Companies	216	216	Family
	Hunters Run II	Tampa	CED Companies	192	192	Family
	La Estancia	Wimauma	WNC & Associates, Inc.	84	84	FW/FW
	Lake Kathy	Brandon	Richman Group	360	360	Family
	Lakewood Shores	Brandon	CED Companies	184	184	Family

LOAN PORTFOLIO

ORIGINAL LOAN AMOUNT	MATURITY DATE	LOAN BALANCE AS OF 12/31/2014	INTEREST RATE	INTEREST PAID IN 2014	AFFORDABILITY PERIOD	LOAN STATUS	FUNDING TYPE
\$4,000,000	11/15/2038	\$4,000,000	3%	\$-	50	Current	SAIL
\$328,500	6/30/2016	\$328,500	3%	\$-	50	Current	SAIL
\$850,000	12/30/2030	\$850,000	0%	\$-	50	Current	SAIL
\$1,430,000	12/15/2015	\$1,430,000	9%	\$-	50	Past Due	SAIL
\$2,490,000	12/31/2017	\$2,490,000	9%	\$-	50	Past Due	SAIL
\$1,533,862	12/31/2019	\$1,533,862	3%	\$-	50	Current	SAIL
\$1,577,186	4/28/2026	\$1,577,186	0%	\$-	50	Past Due	SAIL
\$3,855,304	1/1/2042	\$3,855,304	1%	\$1,306	50	Current	SAIL
\$1,140,282	1/1/2042	\$1,140,282	0%	\$-	50	Current	SAIL
\$2,535,000	10/31/2033	\$2,535,000	3%, 1%	\$-	50	Current	SAIL
\$2,900,000	7/21/2039	\$2,900,000	3%	\$-	50	Current	SAIL
\$2,603,198	7/1/2028	\$2,603,198	1%	\$50,944	50	Current	SAIL
\$1,360,000	12/15/2041	\$1,360,000	0%	\$-	50	Current	ELI
\$4,700,000	12/15/2041	\$4,700,000	1%	\$10,077	50	Current	SAIL
\$1,500,000	3/21/2037	\$1,500,000	3%	\$-	50	Current	SAIL
\$2,750,000	6/15/2039	\$2,750,000	3%	\$-	50	Current	SAIL
\$970,000	7/16/2021	\$970,000	3%	\$20,869	50	Current	SAIL
\$425,000	6/11/2026	\$425,000	0%	\$-	50	Current	ELI
\$2,640,000	6/11/2026	\$2,640,000	1%	\$-	50	Current	SAIL
\$760,000	8/29/2026	\$646,000	0%	\$-	50	Current	SAIL
\$800,000	8/1/2031	\$663,223	9%	\$-	50	Current	SAIL
\$185,000	6/1/2044	\$181,906	1%	\$96,989	68	Current	SAIL
\$1,020,000	7/31/2023	\$1,020,000	0%	\$-	50	Current	ELI
\$5,000,000	7/15/2041	\$5,000,000	1%	\$23,317	50	Current	SAIL
\$1,248,200	11/15/2031	\$-	3%	\$26,469	50	Paid Off	SAIL
\$4,000,000	6/15/2039	\$4,000,000	3%	\$11,978	50	Current	SAIL
\$1,125,000	3/27/2029	\$1,125,000	0%	\$-	50	Current	ELI
\$3,000,000	4/15/2045	\$3,000,000	3%	\$11,805	50	Current	SAIL
\$2,075,000	3/17/2029	\$2,075,000	9%	\$62,250	50	Current	SAIL
\$4,000,000	11/15/2038	\$4,000,000	3%	\$25,397	50	Current	SAIL
\$2,000,000	8/15/2045	\$2,000,000	3%	\$11,266	50	Current	SAIL
\$1,828,112	9/1/2045	\$1,821,112	9%	\$58,504	55	Current	SAIL
\$510,000	6/1/2043	\$510,000	0%	\$-	50	Current	ELI
\$5,000,000	6/1/2043	\$5,000,000	1%	\$50,000	50	Current	SAIL
\$2,000,000	5/15/2036	\$2,000,000	3%	\$60,000	50	Current	SAIL
\$3,000,000	6/15/2037	\$3,000,000	3%	\$-	50	Current	SAIL
\$1,438,936	4/22/2015	\$1,438,936	3%	\$161	52	Current	SAIL
\$5,000,000	8/15/2041	\$5,000,000	1%	\$10,122	50	Current	SAIL
\$2,000,000	12/15/2035	\$2,000,000	3%	\$60,000	50	Current	SAIL
\$2,000,000	6/20/2036	\$2,000,000	3%	\$60,000	50	Current	SAIL
\$1,092,207	6/30/2022	\$1,092,207	3%	\$-	50	Current	SAIL
\$4,000,000	12/15/2039	\$4,000,000	3%	\$283,999	50	Current	SAIL
\$1,900,000	6/1/2016	\$1,844,596	3%	\$-	50	Current	SAIL

LOAN PORTFOLIO

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LOAN PORTFOLIO

STATE APARTMENT INCENTIVE LOAN PROGRAM LOANS OUTSTANDING as of December 31, 2014

COUNTY	PROPERTY NAME	CITY	OWNER	TOTAL UNITS	SET-ASIDE UNITS ¹	DEMOGRAPHIC POPULATION SERVED ²
Hillsborough	Manatee Village IV	Ruskin	Everglades Housing Group Inc	27	6	FW/FW
	Mariner's Cove - Tampa	Tampa	Cornerstone Group Development LLC	208	12	Family
	Mariner's Cove - Tampa	Tampa	Cornerstone Group Development LLC	208	33	Family
	Mariner's Cove - Tampa	Tampa	Cornerstone Group Development LLC	208	208	Family
	Meridian Pointe	Tampa	Richman Group	360	360	Family
	Morgan Creek	Tampa	Richman Group	336	336	Family
	Nantucket Bay	Temple Terrace	Gatehouse Group, Inc.	180	162	Elderly
	Orchard Park	Ruskin	Carlisle Development Group	84	84	FW/FW
	Park Springs	Plant City	Leland Enterprises Inc.	200	200	Family
	Spanish Trace	Tampa	Richman Group	120	120	Family
	St. James Place	Tampa	Southport Financial Services, Inc	126	13	Family
	St. James Place	Tampa	Southport Financial Services, Inc	126	113	Family
	Tampa Presbyterian Community	Tampa	Tampa Presbyterian Community, Inc.	210	0	Elderly
	Villas at Newport Landing	Tampa	Gatehouse Group, Inc.	122	122	Family
	Westchester	Brandon	Wilson Company	376	376	Family
	Wexford	Tampa	Wilson Company	324	324	Family
	Williams Landing	Tampa	Gatehouse Group, Inc.	144	130	Elderly
Woodbridge at Walden Lake	Plant City	Wilson Company	236	24	Family	
Woodbridge at Walden Lake	Plant City	Wilson Company	236	189	Family	
Indian River	Heritage Villas - Indian River	Vero Beach	Dimension One Realty, Inc.	116	116	Family
	Preserve at Oslo	Vero Beach	Creative Choice Homes, Inc.	176	9	Family
	Sonrise Villas	Fellsmere	Carlisle Development Group	160	160	FW/FW
	Sunset	Vero Beach	Flynn Development Corporation	36	25	Elderly
Jackson	Holly Hill	Marianna	Sanchez Planning Development Inc.	53	53	Family
Lake	Club at Eustis Village	Eustis	Atlantic Housing Partners, LLLP	96	67	Family
	Cove at Lady Lake	Lady Lake	CED Companies	176	176	Family
	Lake Harris Cove	Leesburg	CED Companies	152	107	Family
	Lakeside Pointe	Leesburg	CED Companies	128	128	Family
	Laurel Oaks - Leesburg	Leesburg	Richman Group	144	144	Family
	Osprey Ridge	Clermont	Banyan Realty Advisors	176	174	Family
	Rolling Acres I	Lady Lake	Atlantic Housing Partners, LLLP	104	73	Family
	Rolling Acres II	Lady Lake	Atlantic Housing Partners, LLLP	35	4	Elderly
	Rolling Acres II	Lady Lake	Atlantic Housing Partners, LLLP	35	31	Elderly
	Southwinds Cove	Leesburg	Atlantic Housing Partners, LLLP	112	6	Family
	Southwinds Cove	Leesburg	Atlantic Housing Partners, LLLP	112	84	Family
	Spring Harbor	Mount Dora	Banyan Realty Advisors	248	25	Family
	Spring Harbor	Mount Dora	Banyan Realty Advisors	248	13	Family
Spring Lake Cove I	Fruitland Park	Atlantic Housing Partners, LLLP	96	68	Family	
Lee	Bernwood Trace	Ft. Myers	Cornerstone Group Development LLC	340	65	Family
	Hawk's Landing	Ft. Myers	Cornerstone Group Development LLC	204	204	Family
	Heron Pond	Lehigh Acres	Carlisle Development Group	156	156	Elderly
	Mariner's Landing	Ft. Myers	Creative Choice Homes, Inc.	112	112	Elderly
	Renaissance Preserve Senior	Ft. Myers	Norstar Development USA, L.P.	120	12	Elderly

LOAN PORTFOLIO

ORIGINAL LOAN AMOUNT	MATURITY DATE	LOAN BALANCE AS OF 12/31/2014	INTEREST RATE	INTEREST PAID IN 2014	AFFORDABILITY PERIOD	LOAN STATUS	FUNDING TYPE
\$1,250,000	11/30/2042	\$1,250,000	1%	\$3,349	50	Current	SAIL
\$900,000	5/1/2049	\$839,970	0%	\$-	15	Current	ELI
\$2,475,000	5/1/2049	\$2,309,918	0%	\$-	15	Current	ELI
\$2,000,000	5/1/2049	\$2,000,000	3%	\$-	50	Current	SAIL
\$4,000,000	8/15/2037	\$4,000,000	3%	\$38,997	50	Current	SAIL
\$2,000,000	6/15/2036	\$2,000,000	3%	\$38,794	50	Current	SAIL
\$1,850,000	6/30/2015	\$1,850,000	9%, 3%	\$55,500	50	Current	SAIL
\$870,000	6/1/2017	\$870,000	9%	\$26,876	50	Current	SAIL
\$2,375,578	7/1/2039	\$2,375,578	9%	\$74,057	50	Current	SAIL
\$4,000,000	1/15/2041	\$4,000,000	3%	\$4,511	50	Current	SAIL
\$1,105,000	5/8/2023	\$1,105,000	0%	\$-	50	Current	ELI
\$5,000,000	5/8/2038	\$5,000,000	1%	\$-	50	Current	SAIL
\$120,000	10/24/2018	\$120,000	1%	\$-	15	Current	EHCL
\$1,505,000	10/31/2033	\$1,505,000	9%	\$45,150	50	Current	SAIL
\$2,500,000	6/1/2017	\$2,478,783	9%, 3%	\$-	50	Current	SAIL
\$2,000,000	8/1/2035	\$2,000,000	3%	\$-	50	Current	SAIL
\$1,495,000	12/1/2029	\$1,495,000	9%, 3%	\$44,826	50	Current	SAIL
\$1,800,000	1/1/2047	\$1,439,820	0%	\$-	15	Current	ELI
\$3,000,000	1/1/2047	\$3,000,000	9%	\$140,781	50	Current	SAIL
\$4,000,000	10/30/2037	\$4,000,000	3%	\$-	50	Current	SAIL
\$675,000	10/26/2026	\$539,933	0%	\$-	15	Current	ELI
\$1,500,000	10/1/2020	\$1,437,000	3%	\$-	50	Current	SAIL
\$315,000	4/9/2018	\$315,000	9%, 3%	\$66,037	45	Current	SAIL
\$1,087,000	5/31/2033	\$1,087,000	9%	\$32,610	50	Current	SAIL
\$3,700,000	5/25/2022	\$3,700,000	3%	\$111,948	15	Current	SAIL
\$3,000,000	8/15/2038	\$3,000,000	3%	\$259,186	50	Current	SAIL
\$4,000,000	10/1/2038	\$4,000,000	3%	\$20,049	50	Current	SAIL
\$3,000,000	8/15/2038	\$3,000,000	3%	\$104,641	50	Current	SAIL
\$5,000,000	8/15/2042	\$5,000,000	1%	\$50,000	50	Current	SAIL
\$1,808,000	6/30/2032	\$1,808,000	3%	\$54,389	50	Current	SAIL
\$5,000,000	11/1/2042	\$5,000,000	1%	\$50,000	50	Current	SAIL
\$340,000	11/1/2042	\$340,000	0%	\$-	35	Current	ELI
\$2,289,000	11/1/2042	\$2,289,000	1%	\$22,890	35	Current	SAIL
\$510,000	12/1/2042	\$510,000	0%	\$-	50	Current	ELI
\$5,000,000	12/1/2042	\$5,000,000	1%	\$-	50	Current	SAIL
\$1,875,000	5/1/2027	\$1,624,875	0%	\$-	15	Current	ELI
\$975,000	3/28/2041	\$975,000	0%	\$-	15	Current	ELI
\$5,000,000	12/15/2042	\$5,000,000	1%	\$50,000	35	Current	SAIL
\$4,875,000	2/1/2048	\$3,899,513	0%	\$-	15	Current	ELI
\$1,500,000	10/1/2045	\$1,500,000	3%	\$-	50	Current	SAIL
\$1,500,000	12/1/2043	\$1,500,000	3%	\$-	50	Current	SAIL
\$860,000	11/12/2024	\$817,225	3%	\$-	50	Current	SAIL
\$1,020,000	4/10/2058	\$1,020,000	0%	\$-	50	Current	ELI

LOAN PORTFOLIO

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LOAN PORTFOLIO

STATE APARTMENT INCENTIVE LOAN PROGRAM LOANS OUTSTANDING as of December 31, 2014

COUNTY	PROPERTY NAME	CITY	OWNER	TOTAL UNITS	SET-ASIDE UNITS ¹	DEMOGRAPHIC POPULATION SERVED ²
Lee	Renaissance Preserve Senior	Ft. Myers	Norstar Development USA, L.P.	120	108	Elderly
	Vista Palms	Lehigh Acres	Creative Choice Homes, Inc.	229	46	Family
	Vista Palms	Lehigh Acres	Creative Choice Homes, Inc.	229	229	Family
	Westwood - Fort Myers	Ft. Myers	Wilson Company	288	72	Family
Leon	Jamestown Woods	Tallahassee	Gatehouse Group, Inc.	150	150	Elderly
	Sunrise Place	Tallahassee	Southport Financial Services, Inc	99	99	Family
Manatee	Centre Court - Bradenton	Bradenton	T. Mannausa and Company	180	180	Family
	Manatee Pond	Bradenton	Heritage Partners Group Inc.	40	40	FW/FW
	Sabal Cove	Bradenton	CED Companies	264	213	Family
Marion	Magnolia Walk II	Ocala	Ocala Leased Housing Corporation, Inc.	144	144	Elderly
Martin	Crossings at Indian Run	Stuart	Southport Financial Services, Inc	344	344	Family
Miami-Dade	Alhambra Cove	Miami	Cornerstone Group Development LLC	240	240	Family
	Allapattah Garden	Miami	Carlisle Development Group	128	128	Family
	Allen	Miami Beach	Miami Beach Community Development Corp	39	39	Elderly
	Aswan Village	Opa Locka	Banc of America CDC	216	216	Family
	Biscayne Court	Miami	Biscayne Housing Group, LLC	60	6	Elderly
	Bonita Pointe	Florida City	Cornerstone Group Development LLC	164	164	Family
	Calusa Cove	Miami	Enterprise Community Investment, Inc.	144	144	Family
	Cameron Creek	Florida City	Carlisle Development Group	148	148	Family
	Cedar Grove	Miami	Cascade Affordable Housing LLC	288	288	Family
	Congress Building	Miami	Related Group of Florida	129	117	Family
	Coral Gardens	Homestead	Creative Choice Homes, Inc.	92	92	Family
	Cutler Glen & Cutler Meadows	Miami	Preservation of Affordable Housing Inc.	225	169	Family
	Cutler Hammock	Miami	Related Companies of New York	262	262	Family
	Cutler Manor	Miami	Preservation of Affordable Housing Inc.	219	219	Family
	Cutler Vista	Miami	Related Companies of New York	216	55	Elderly
	Del Prado Gardens	Miami	Carrfour Supportive Housing Inc	32	30	Family
	Doral Terrace	Miami	Cornerstone Group Development LLC	256	184	Family
	Douglas Pointe	Opa Locka	Carlisle Development Group	176	176	Family
	Dr. Barbara Carey-Shuler Manor	Miami	Carrfour Supportive Housing Inc	100	100	Homeless
	Dr. Barbara Carey-Shuler Manor	Miami	Carrfour Supportive Housing Inc	100	10	Homeless
	Dr. Barbara Carey-Shuler Manor	Miami	Carrfour Supportive Housing Inc	100	100	Homeless
	Everett Stewart, Sr. Village	Miami	Carlisle Development Group	96	96	Family
	Garden Walk	Cutler Bay	Tacolcy Economic Development Corporation	228	228	Family
	Golden Lakes	Miami	Cornerstone Group Development LLC	280	280	Family
	Hainlin Mills	Miami	Related Companies of New York	144	144	Elderly
	Hamlet at Walden Pond	Miami Gardens	Related Group of Florida	312	312	Special Needs
	Harding Village - Miami Beach	Miami Beach	Carrfour Supportive Housing Inc	92	92	Homeless
	Hibiscus Pointe	Miami	Cornerstone Group Development LLC	212	181	Family
	Hidden Grove	Miami	Related Companies of New York	222	222	Family
	Howard Park	Florida City	L.T. Clayton	16	16	Family
	Keys I & II	Homestead	Brannon Group, L.C. and Co.	80	80	Family
	Keys III	Homestead	Brannon Group, L.C. and Co.	48	48	Family
Labre Place	Miami	Biscayne Housing Group, LLC	90	90	Homeless	

LOAN PORTFOLIO

ORIGINAL LOAN AMOUNT	MATURITY DATE	LOAN BALANCE AS OF 12/31/2014	INTEREST RATE	INTEREST PAID IN 2014	AFFORDABILITY PERIOD	LOAN STATUS	FUNDING TYPE
\$6,150,000	4/10/2058	\$6,150,000	1%	\$83,905	50	Current	SAIL
\$3,450,000	10/26/2026	\$2,759,655	0%	\$-	15	Current	ELI
\$2,000,000	12/18/2018	\$2,000,000	9%	\$-	50	Current	SAIL
\$5,400,000	4/30/2027	\$4,679,640	0%	\$-	15	Current	ELI
\$1,125,000	5/1/2020	\$1,125,000	3%	\$43,747	50	Current	SAIL
\$900,000	10/1/2029	\$883,203	3%	\$-	50	Current	SAIL
\$1,824,680	4/1/2016	\$1,824,680	9%	\$-	50	Current	SAIL
\$660,000	6/30/2026	\$660,000	9%	\$1,012	15	Current	SAIL
\$2,000,000	5/1/2018	\$2,000,000	3%	\$-	51	Current	SAIL
\$1,000,000	6/5/2020	\$1,000,000	3%	\$-	50	Past Due	SAIL
\$4,947,342	6/1/2031	\$10,070,580	3%	\$1,005,533	50	Current	SAIL
\$3,000,000	7/15/2045	\$3,000,000	3%	\$126,653	50	Current	SAIL
\$1,500,000	11/1/2044	\$1,500,000	3%	\$57,395	50	Current	SAIL
\$750,000	11/10/2039	\$750,000	1%	\$-	15	Past Due	EHCL
\$2,000,000	7/1/2036	\$2,000,000	3%	\$448,753	50	Current	SAIL
\$510,000	7/31/2024	\$510,000	0%	\$-	15	Current	ELI
\$2,000,000	2/15/2045	\$2,000,000	3%	\$287,510	50	Current	SAIL
\$1,449,387	6/30/2019	\$1,449,387	3%	\$27,127	50	Current	SAIL
\$1,125,000	3/26/2018	\$1,125,000	3%	\$38,026	50	Current	SAIL
\$2,500,000	8/1/2041	\$2,500,000	3%	\$105,000	50	Current	SAIL
\$1,746,000	5/1/2015	\$1,678,500	3%	\$199,642	50	Current	SAIL
\$1,330,000	12/1/2014	\$1,330,000	9%	\$39,900	34	Matured/Past Due	SAIL
\$411,106	12/31/2026	\$411,106	1%	\$-	15	Current	EHCL
\$2,900,000	8/1/2048	\$2,607,867	3%	\$78,920	58	Current	SAIL
\$2,661,095	12/31/2026	\$2,661,095	1%	\$-	50	Current	SAIL
\$2,500,000	10/1/2042	\$2,127,390	3%	\$64,608	52	Current	SAIL
\$332,592	11/23/2015	\$332,592	9%, 3%	\$-	50	Current	SAIL
\$2,500,000	8/1/2030	\$2,500,000	3%	\$69,399	50	Current	SAIL
\$1,825,000	9/30/2041	\$1,825,000	9%	\$54,750	50	Current	SAIL
\$1,267,637	4/23/2025	\$1,267,637	0%	\$-	50	Current	SAIL
\$765,000	4/23/2025	\$765,000	0%	\$-	15	Current	ELI
\$1,267,637	4/23/2025	\$1,267,637	1%	\$10,880	50	Current	SAIL
\$765,000	5/21/2025	\$765,000	0%	\$-	15	Current	ELI
\$3,110,901	12/31/2014	\$3,110,901	9%	\$-	50	Current	SAIL
\$2,590,000	1/1/2039	\$2,590,000	3%	\$53,219	50	Current	SAIL
\$1,564,000	5/1/2042	\$1,564,000	3%	\$-	31	Current	SAIL
\$3,740,200	4/1/2030	\$3,740,200	3%	\$3,382	68	Current	SAIL
\$2,000,000	5/18/2022	\$2,000,000	1%	\$20,000	50	Current	SAIL
\$2,000,000	11/1/2044	\$1,952,749	3%	\$80,548	50	Current	SAIL
\$2,239,000	9/30/2042	\$2,239,000	9%	\$67,170	50	Current	SAIL
\$214,144	4/1/2014	\$-	9%	\$41,720	50	Paid Off	SAIL
\$1,481,200	1/31/2015	\$1,481,200	9%	\$7,759	45	Current	SAIL
\$1,481,200	1/31/2015	\$1,481,200	9%	\$-	45	Current	SAIL
\$4,000,000	7/30/2025	\$4,000,000	0.44%	\$14,484	50	Current	SAIL

LOAN PORTFOLIO

STATE APARTMENT INCENTIVE LOAN PROGRAM LOANS OUTSTANDING as of December 31, 2014

COUNTY	PROPERTY NAME	CITY	OWNER	TOTAL UNITS	SET-ASIDE UNITS ¹	DEMOGRAPHIC POPULATION SERVED ²
Miami-Dade	Lakeview	Miami	Urban League of Greater Miami	40	40	Family
	Little Haiti Gateway	Miami	Carrfour Supportive Housing Inc	80	57	Family
	M & M Maison II	Miami	Urban League of Greater Miami	21	21	Family
	Marbrisa	Hialeah	Cornerstone Group Development LLC	368	368	Family
	Merritt Place Estates	Florida City	TWC Housing, LLC	159	159	FW/FW
	Monterey Pointe	Homestead	Peninsula Developers, Inc.	336	336	Family
	Park Green	Florida City	L. T. Clayton and Brothers Enterprises, Inc.	8	8	Family
	Pinnacle Park	Miami	Pinnacle Housing Group LLC	135	135	Family
	Pinnacle View	Miami	Pinnacle Housing Group LLC	186	186	Family
	Rayos Del Sol	Miami	Pinnacle Housing Group LLC	199	199	Family
	Richmond Pine	Miami	Enterprise Community Investment, Inc.	80	80	Family
	Rio Towers	Miami	East Little Havana Community Dev. Corp.	82	82	Elderly
	Riverwalk I	Homestead	Related Companies of New York	123	123	FW/FW
	Royalton	Miami	Carlisle Development Group	100	100	Homeless
	Running Brook	Miami	Cascade Affordable Housing LLC	186	186	Family
	San Sherri Villas	Homestead	Richman Group	80	80	Family
	Southpoint Crossing	Florida City	NHT/ Enterprise Preservation Corporation	123	123	Family
	Stanley Axelrod UTD Towers	Miami	Beaches Christian Service Corp, Inc.	269	0	Elderly
	Sunrise Commons	Homestead	Landmark Companies Inc.	106	21	Family
	Sunset Bay	Cutler Bay	Partnership Inc.	308	308	Family
	Tuscany Place	Homestead	Cornerstone Group Development LLC	340	340	Family
	Valencia Pointe	Miami	Cornerstone Group Development LLC	148	6	Family
	Valencia Pointe	Miami	Cornerstone Group Development LLC	148	89	Family
Villa Aurora	Miami	Carrfour Supportive Housing Inc	76	76	Homeless	
Village Carver II	Miami	Biscayne Housing Group, LLC	100	10	Elderly	
West Brickell	Miami	New World Center Foundation, Inc.	130	130	Elderly	
Monroe	Atlantic Pines	Big Pine Key	Community Housing Partners Corp of Florida	14	14	FW/FW
	Cayo Del Mar	Key West	Creative Choice Homes, Inc.	130	130	Family
	Douglass Square	Key West	Creative Choice Homes, Inc.	52	17	Family
	Meridian West	Key West	Carlisle Development Group	102	102	Family
	Poinciana Royale	Key West	AH of Monroe County Inc.	50	10	Family
	Poinciana Royale	Key West	AH of Monroe County Inc.	50	40	Family
	Sea Grape	Marathon	Carlisle Development Group	56	56	Family
	Sea Grape II	Marathon	Carlisle Development Group	28	6	Family
	Sea Grape II	Marathon	Carlisle Development Group	28	22	Family
Nassau	Nassau Club	Fernandina Beach	CED Companies	192	134	Family
Okaloosa	Heather Glenn	Ft. Walton Beach	CED Companies	168	167	Family
Orange	Ashley Place	Orlando	Leland Enterprises Inc.	96	39	Family
	Avalon Reserve	Orlando	Banyan Realty Advisors	300	300	Family
	Citrus Glen	Orlando	Leland Enterprises Inc.	176	176	Family
	Citrus Glen II	Orlando	Leland Enterprises Inc.	96	96	Family
	Clarcona Groves	Orlando	Richman Group	264	264	Family
	Crescent Club	Orlando	TLB of Central Florida LLC	215	215	Elderly
	Falcon Trace	Orlando	Waypoint Residential LLC	252	252	Family

LOAN PORTFOLIO

ORIGINAL LOAN AMOUNT	MATURITY DATE	LOAN BALANCE AS OF 12/31/2014	INTEREST RATE	INTEREST PAID IN 2014	AFFORDABILITY PERIOD	LOAN STATUS	FUNDING TYPE
\$1,551,248	2/25/2043	\$1,477,064	1%	\$17,316	50	Current	SAIL
\$495,000	11/14/2028	\$427,083	3%	\$-	50	Current	SAIL
\$160,000	8/1/2025	\$160,000	1%	\$11,071	50	Current	SAIL
\$2,500,000	7/1/2049	\$1,889,935	3%	\$162,904	50	Current	SAIL
\$2,000,000	9/30/2021	\$652,110	3%	\$292,589	50	Current	SAIL
\$2,500,000	2/1/2041	\$2,500,000	3%	\$57,132	50	Current	SAIL
\$109,148	10/1/2013	\$-	9%	\$19,862	50	Paid Off	SAIL
\$1,040,000	8/31/2023	\$1,040,000	3%	\$17,323	50	Current	SAIL
\$1,750,000	8/1/2020	\$1,750,000	3%	\$30,925	50	Current	SAIL
\$2,000,000	8/23/2019	\$2,000,000	3%	\$35,342	50	Current	SAIL
\$2,800,000	10/31/2014	\$2,800,000	9%	\$168,000	51	Matured/Past Due	SAIL
\$800,000	7/23/2037	\$623,951	1%	\$7,430	50	Past Due	SAIL
\$843,000	3/1/2048	\$762,192	3%	\$23,080	15	Current	SAIL
\$3,000,000	10/11/2021	\$3,000,000	1%	\$30,000	50	Current	SAIL
\$1,900,000	7/1/2041	\$1,900,000	3%	\$84,641	50	Current	SAIL
\$2,373,200	2/19/2015	\$2,373,200	9%	\$-	52	Current	SAIL
\$3,850,025	5/31/2040	\$3,850,025	1%	\$38,500	65	Current	SAIL
\$199,975	6/1/2021	\$-	1%	\$15,822	15	Paid Off	EHCL
\$935,000	11/25/2023	\$935,000	0%	\$-	15	Current	ELI
\$2,486,611	3/1/2023	\$2,486,611	9%, 3%	\$44,598	50	Current	SAIL
\$2,000,000	12/1/2044	\$2,000,000	3%	\$30,532	50	Current	SAIL
\$510,000	7/9/2040	\$510,000	0%	\$-	50	Current	ELI
\$5,000,000	7/9/2040	\$5,000,000	1%	\$35,180	50	Current	SAIL
\$3,000,000	12/4/2037	\$3,000,000	1%	\$-	50	Current	SAIL
\$765,000	12/8/2040	\$765,000	0%	\$-	15	Current	ELI
\$489,939	6/30/2017	\$489,939	9%, 3%	\$14,698	50	Current	SAIL
\$612,882	5/1/2039	\$497,115	0%	\$-	65	Current	SAIL
\$2,000,000	10/1/2025	\$1,875,918	3%	\$-	50	Current	SAIL
\$1,290,000	2/28/2015	\$1,289,707	9%	\$-	25	Current	SAIL
\$2,000,000	2/3/2020	\$2,000,000	3%	\$-	50	Current	SAIL
\$425,000	4/22/2025	\$425,000	0%	\$-	50	Current	ELI
\$2,078,686	4/22/2025	\$1,726,827	1%	\$17,268	50	Current	SAIL
\$1,854,549	12/18/2038	\$1,854,549	3%	\$71,234	50	Current	SAIL
\$255,000	2/4/2039	\$254,788	0%	\$-	30	Current	ELI
\$991,033	2/4/2039	\$958,836	1%	\$26,794	30	Current	SAIL
\$3,000,000	10/15/2037	\$3,000,000	3%	\$270,000	50	Current	SAIL
\$1,500,000	6/20/2036	\$1,500,000	3%	\$45,000	50	Current	SAIL
\$1,100,000	7/1/2029	\$1,100,000	3%	\$71,471	40	Current	SAIL
\$1,447,600	10/31/2036	\$1,447,600	3%	\$43,428	50	Current	SAIL
\$1,670,000	6/28/2015	\$1,670,000	9%	\$-	50	Current	SAIL
\$684,400	12/31/2014	\$-	3%	\$60,921	50	Paid Off	SAIL
\$3,000,000	8/15/2037	\$3,000,000	3%	\$-	50	Current	SAIL
\$2,000,000	5/13/2034	\$2,000,000	3%	\$60,000	50	Current	SAIL
\$2,000,000	7/15/2031	\$2,000,000	3%	\$-	50	Current	SAIL

(CONTINUED ON NEXT PAGE)

LOAN PORTFOLIO

STATE APARTMENT INCENTIVE LOAN PROGRAM LOANS OUTSTANDING as of December 31, 2014

COUNTY	PROPERTY NAME	CITY	OWNER	TOTAL UNITS	SET-ASIDE UNITS ¹	DEMOGRAPHIC POPULATION SERVED ²
Orange	Forest Edge	Orlando	Orlando Neighborhood Improvement Corp.	48	48	Family
	Fountains at Millenia III	Orlando	Atlantic Housing Partners, LLLP	82	49	Family
	Fountains at Millenia III	Orlando	Atlantic Housing Partners, LLLP	82	9	Family
	Fountains at Millenia IV	Orlando	Atlantic Housing Partners, LLLP	100	100	Family
	Fox Hollow	Orlando	Partnership Inc.	155	63	Family
	Glenn on Millenia Boulevard	Orlando	CED Companies	192	173	Family
	Hidden Creek Villas	Orlando	Banyan Realty Advisors	304	304	Family
	Kinneret I	Orlando	Kinneret, Inc.	168	34	Elderly
	Landings on Millenia Boulevard	Orlando	CED Companies	336	252	Family
	Lee Vista Club	Orlando	CED Companies	312	312	Family
	Marbella Cove	Orlando	Atlantic Housing Partners, LLLP	104	87	Family
	Marbella Pointe	Orlando	Atlantic Housing Partners, LLLP	120	84	Family
	Metro Place II	Orlando	Banyan Realty Advisors	248	224	Family
	Nassau Bay I	Orlando	TPI Communities LLC	252	51	Family
	Nassau Bay II	Orlando	TPI Communities LLC	240	48	Family
	Northbridge Apartment Homes on Millenia Lake I	Orlando	CED Companies	396	80	Family
	Oak Harbor	Orlando	DRL Development LLC	176	176	Family
	Park Avenue Villas	Orlando	Banyan Realty Advisors	120	120	Family
	Pinnacle Pointe	Orlando	Pinnacle Housing Group LLC	268	268	Family
	Plymouth	Winter Park	Housing Authority City of Winter Park	196	40	Elderly
	Pointe Vista	Orlando	Banyan Realty Advisors	100	100	Family
	Pointe Vista II	Orlando	Banyan Realty Advisors	288	288	Family
	Sand Lake Pointe	Orlando	Banyan Realty Advisors	312	312	Family
	Sumerset Housing	Orlando	Richelson Enterprises	148	30	Family
	Timber Sound	Orlando	Leland Enterprises Inc.	80	80	Family
	Water View Club	Orlando	Avanath Capital Management LLC	172	172	Family
Wellesley	Orlando	Wilson Company	312	312	Family	
Wentworth II	Orlando	Wilson Company	264	50	Family	
West Pointe Villas	Winter Garden	Banyan Realty Advisors	288	286	Family	
Willow Lake	Apopka	Wilson Company	428	65	Family	
Woodhill	Orlando	Wilson Company	450	450	Family	
Osceola	Walden Park	Kissimmee	Wilson Company	300	8	Family
Palm Beach	Colony Park	West Palm Beach	Wentwood Capital Advisors LP	130	130	Family
	Courtyard on Flagler	West Palm Beach	Complete Property Development Company	58	58	Family
	Green Cay Village	Boynton Beach	Housing Trust Group of Florida LLC	160	160	Family
	Groves of Delray	Delray Beach	Florida Affordable Housing, Inc.	158	158	Elderly
	In The Pines South	Delray Beach	In the Pines, Inc.	40	40	FW/FW
	Indian Trace	Riviera Beach	Cornerstone Group Development LLC	330	33	Family
	Indian Trace	Riviera Beach	Cornerstone Group Development LLC	330	330	Family
	Lake Shore	West Palm Beach	Richman Group	192	192	Family
	Madison Chase	West Palm Beach	Banyan Realty Advisors	230	229	Family
	Merry Place	West Palm Beach	West Palm Beach Housing Authority	130	130	Family
	Palm Grove	West Palm Beach	Southport Financial Services, Inc	150	135	Family

LOAN PORTFOLIO

ORIGINAL LOAN AMOUNT	MATURITY DATE	LOAN BALANCE AS OF 12/31/2014	INTEREST RATE	INTEREST PAID IN 2014	AFFORDABILITY PERIOD	LOAN STATUS	FUNDING TYPE
\$130,000	9/1/2022	\$130,000	9%	\$3	30	Current	SAIL
\$5,000,000	12/1/2042	\$5,000,000	1%	\$50,000	50	Current	SAIL
\$765,000	12/1/2038	\$765,000	0%	\$-	50	Current	ELI
\$4,414,365	12/1/2042	\$4,414,365	1%	\$44,144	50	Current	SAIL
\$2,060,000	9/1/2050	\$1,951,889	3%	\$59,047	30	Current	SAIL
\$1,798,000	7/15/2034	\$1,798,000	3%	\$-	50	Current	SAIL
\$3,100,000	12/1/2015	\$3,100,000	3%	\$115,677	53	Current	SAIL
\$661,500	3/18/2024	\$658,693	1%	\$-	15	Current	EHCL
\$2,000,000	11/13/2035	\$2,000,000	3%	\$60,000	50	Current	SAIL
\$2,000,000	8/13/2037	\$2,000,000	3%	\$60,000	50	Current	SAIL
\$4,500,000	6/15/2042	\$4,500,000	1%	\$45,000	50	Current	SAIL
\$4,000,000	8/25/2023	\$4,000,000	3%	\$120,000	15	Current	SAIL
\$2,500,000	4/30/2031	\$2,500,000	9%	\$206,411	50	Current	SAIL
\$3,825,000	3/10/2030	\$3,059,618	0%	\$-	15	Current	ELI
\$3,600,000	3/10/2030	\$2,879,640	0%	\$-	15	Current	ELI
\$2,000,000	2/21/2037	\$2,000,000	3%	\$180,000	40	Current	SAIL
\$1,835,000	11/1/2044	\$1,835,000	3%	\$-	50	Current	SAIL
\$850,000	9/1/2031	\$850,000	3%	\$54,900	50	Current	SAIL
\$2,000,000	7/1/2035	\$2,000,000	3%	\$-	50	Current	SAIL
\$597,384	7/10/2023	\$597,384	1%	\$-	15	Current	EHCL
\$703,000	8/31/2015	\$703,000	3%	\$48,273	50	Current	SAIL
\$2,500,000	10/1/2029	\$2,304,032	9%	\$81,829	50	Current	SAIL
\$1,301,258	5/1/2021	\$1,301,258	3%	\$39,145	50	Current	SAIL
\$2,000,000	6/1/2036	\$2,000,000	3%	\$-	50	Current	SAIL
\$570,000	12/31/2014	\$-	9%, 3%	\$50,925	50	Paid Off	SAIL
\$1,000,000	8/15/2030	\$-	3%	\$4,027	50	Paid Off	SAIL
\$2,000,000	8/1/2035	\$2,000,000	3%	\$52,578	50	Current	SAIL
\$3,750,000	12/1/2047	\$3,249,750	0%	\$-	15	Current	ELI
\$2,500,000	10/15/2032	\$2,500,000	3%	\$75,205	50	Current	SAIL
\$4,875,000	6/1/2047	\$3,899,513	0%	\$-	15	Current	ELI
\$3,000,000	2/8/2015	\$3,000,000	9%	\$203,750	52	Current	SAIL
\$535,000	11/1/2048	\$499,316	0%	\$-	15	Current	ELI
\$1,340,000	8/1/2041	\$1,340,000	9%	\$-	50	Current	SAIL
\$600,000	1/23/2014	\$600,000	9%	\$-	30	Matured/Past Due	SAIL
\$5,000,000	3/1/2049	\$5,000,000	1%	\$-	50	Current	SAIL
\$1,502,000	12/31/2026	\$1,502,000	3%	\$-	15	Current	SAIL
\$1,346,710	8/31/2018	\$1,346,710	3%	\$-	50	Current	SAIL
\$2,475,000	5/1/2048	\$2,144,835	0%	\$-	50	Current	ELI
\$2,000,000	5/1/2048	\$1,987,874	3%	\$-	50	Current	SAIL
\$2,000,000	6/15/2037	\$2,000,000	3%	\$-	50	Current	SAIL
\$2,369,000	4/8/2046	\$2,369,000	3%	\$148,425	56	Current	SAIL
\$1,024,000	8/16/2027	\$1,024,000	3%	\$135,494	50	Current	SAIL
\$505,722	12/1/2032	\$505,722	9%	\$43,030	50	Current	SAIL

LOAN PORTFOLIO

STATE APARTMENT INCENTIVE LOAN PROGRAM LOANS OUTSTANDING as of December 31, 2014

COUNTY	PROPERTY NAME	CITY	OWNER	TOTAL UNITS	SET-ASIDE UNITS ¹	DEMOGRAPHIC POPULATION SERVED ²
Palm Beach	Pinnacle at Abbey Park	West Palm Beach	Pinnacle Housing Group LLC	160	160	Family
	Pinnacle Palms	West Palm Beach	Pinnacle Housing Group LLC	152	152	Elderly
	Portofino	Palm Springs	Cornerstone Group Development LLC	270	15	Family
	Portofino	Palm Springs	Cornerstone Group Development LLC	270	33	Family
	Portofino	Palm Springs	Cornerstone Group Development LLC	270	270	Family
	Quiet Waters	Belle Glade	McCurdy Senior Housing Corporation	93	93	Homeless
	Renaissance	West Palm Beach	Cornerstone Group Development LLC	344	344	Family
	Riverview House	Lake Worth	Richman Group	160	160	Elderly
	Royal Palm Lakes	Pahokee	Heritage Partners Group Inc.	42	42	Elderly
	San Marco Villas II	Lake Park	Southport Financial Services, Inc	112	112	Family
	Waverly	West Palm Beach	Wilson Company	260	33	Family
	Windsor Park	West Palm Beach	Wilson Company	240	24	Elderly
	Woodlake	West Palm Beach	Related Group of Florida	224	224	Family
	Worthington	Lake Worth	Wilson Company	300	300	Family
Pasco	Banyan Senior	Port Richey	Beneficial Communities LLC	96	10	Elderly
	Hudson Ridge	Port Richey	Richman Group	168	17	Family
	Hudson Ridge	Port Richey	Richman Group	168	151	Family
	Landings at Sea Forest	New Port Richey	Affordable Housing Institute, Inc.	200	120	Elderly
	Landings of Saint Andrew	New Port Richey	National Church Residences	196	186	Elderly
	Pasco Woods	Wesley Chapel	Pasco Woods, Inc.	200	198	Family
	Regency Palms	Port Richey	Park Richey Apartments Inc.	200	198	Family
Pinellas	Clear Harbor	Clearwater	Richman Group	84	5	Family
	Clear Harbor	Clearwater	Richman Group	84	79	Family
	Duval Park	St. Petersburg	Blue Sky Communities, LLC	88	88	Special Needs
	Peterborough	St. Petersburg	Blue Sky Communities, LLC	150	0	Elderly
	Peterborough	St. Petersburg	Blue Sky Communities, LLC	150	0	Elderly
	Pinellas Hope II	Clearwater	Catholic Charities Housing Inc.	80	80	Homeless
	Presbyterian Towers	St. Petersburg	Presbyterian Housing Foundation of Florida, Inc.	210	0	Elderly
	Riverside - Tarpon Springs	Tarpon Springs	CED Companies	304	258	Family
	Salt Creek	St. Petersburg	Boley Center for Behavioral Health Care, Inc.	18	18	Family
	Savannah Cove	Tarpon Springs	Gatehouse Group, Inc.	160	160	Elderly
	Tuscany	Clearwater	CED Companies	240	240	Family
	Viridian	St. Petersburg	Sage Partners LLC	188	19	Elderly
Viridian	St. Petersburg	Sage Partners LLC	188	169	Elderly	
Polk	Cambridge Cove	Lakeland	CED Companies	200	160	Family
	Episcopal-Catholic	Winter Haven	Episcopal-Catholic Apartments, Inc.	199	0	Elderly
	Episcopal-Catholic	Winter Haven	Episcopal-Catholic Apartments, Inc.	199	0	Elderly
	Manor at West Bartow	Bartow	Lakeland Housing Authority	100	10	Elderly
	Villas at Lake Smart	Winter Haven	Carlisle Development Group	220	55	Family
	Whispering Pines - Bartow	Bartow	Hallmark Companies, Inc.	64	64	FW/FW
	Wilmington	Lakeland	Wilson Company	200	33	Family
	Wilmington	Lakeland	Wilson Company	200	200	Family
	Winter Haven Baptist Manor	Winter Haven	Winter Haven Baptist Manor, Inc.	125	32	Elderly

LOAN PORTFOLIO

ORIGINAL LOAN AMOUNT	MATURITY DATE	LOAN BALANCE AS OF 12/31/2014	INTEREST RATE	INTEREST PAID IN 2014	AFFORDABILITY PERIOD	LOAN STATUS	FUNDING TYPE
\$1,000,000	3/1/2049	\$1,000,000	3%	\$93,539	50	Current	SAIL
\$1,529,000	6/1/2042	\$1,529,000	3%	\$-	50	Current	SAIL
\$1,125,000	6/1/2049	\$1,049,963	0%	\$-	50	Current	ELI
\$2,475,000	6/1/2049	\$2,309,918	0%	\$-	50	Current	ELI
\$3,000,000	6/1/2049	\$3,000,000	3%	\$-	50	Current	SAIL
\$1,750,000	6/11/2038	\$1,750,000	3%	\$52,500	50	Current	SAIL
\$2,000,000	5/15/2037	\$2,000,000	3%	\$60,000	50	Current	SAIL
\$1,662,960	9/30/2031	\$1,662,960	9%	\$-	50	Current	SAIL
\$389,945	6/30/2012	\$389,945	9%	\$-	50	Matured/Past Due	SAIL
\$905,350	12/15/2043	\$905,350	3%	\$-	50	Current	SAIL
\$2,475,000	1/1/2049	\$2,309,918	0%	\$-	15	Current	ELI
\$1,800,000	6/1/2048	\$1,439,820	0%	\$-	15	Current	ELI
\$2,350,000	3/1/2030	\$2,350,000	3%	\$-	50	Current	SAIL
\$4,800,000	11/1/2035	\$4,800,000	9%	\$124,348	50	Current	SAIL
\$850,000	2/12/2023	\$850,000	0%	\$-	15	Current	ELI
\$1,445,000	8/15/2041	\$1,445,000	0%	\$-	50	Current	SAIL
\$4,700,000	8/15/2041	\$4,700,000	1%	\$1,726	50	Current	SAIL
\$3,230,408	12/1/2036	\$3,230,408	9%	\$2,995	50	Current	SAIL
\$1,990,000	12/1/2015	\$1,990,000	9%	\$20	53	Current	SAIL
\$2,000,000	8/1/2039	\$2,000,000	9%	\$290,624	50	Past Due	SAIL
\$2,000,000	8/1/2031	\$2,000,000	9%	\$-	50	Current	SAIL
\$413,841	6/15/2042	\$413,841	1%	\$-	50	Current	SAIL
\$3,000,000	6/15/2042	\$3,000,000	3%	\$1,896	50	Current	SAIL
\$3,475,128	10/2/2029	\$1,000,636	0%	\$-	50	Current	ELI
\$141,142	5/10/2020	\$190,357	0%	\$-	15	Current	EHCL
\$190,357	9/30/2017	\$141,142	1%	\$-	15	Current	EHCL
\$3,000,000	8/10/2024	\$3,000,000	0%	\$-	50	Current	SAIL
\$132,720	10/24/2018	\$132,720	1%	\$-	15	Current	EHCL
\$2,500,000	9/1/2032	\$2,500,000	3%	\$-	50	Current	SAIL
\$245,583	9/1/2039	\$245,583	0%	\$7,357	50	Current	SAIL
\$1,149,903	9/17/2035	\$1,149,903	3%	\$68,048	50	Current	SAIL
\$2,400,000	1/1/2032	\$2,400,000	9%, 3%	\$-	50	Current	SAIL
\$1,615,000	6/30/2059	\$1,615,000	0%	\$-	50	Current	ELI
\$4,320,000	12/10/2041	\$4,320,000	1%	\$67,565	50	Current	SAIL
\$1,160,000	7/15/2034	\$1,142,496	3%	\$-	50	Current	SAIL
\$116,300	6/30/2019	\$116,300	3%	\$-	15	Current	EHCL
\$161,251	8/31/2017	\$161,251	3%	\$-	15	Current	EHCL
\$850,000	8/22/2023	\$850,000	0%	\$-	15	Current	ELI
\$4,125,000	9/1/2049	\$3,574,725	0%	\$-	15	Current	ELI
\$1,282,000	6/1/2033	\$1,282,000	3%	\$-	50	Current	SAIL
\$2,475,000	8/21/2028	\$2,309,918	0%	\$-	15	Current	ELI
\$1,500,000	12/15/2043	\$1,500,000	3%	\$-	50	Current	SAIL
\$265,306	9/30/2024	\$63,472	1%	\$-	34	Current	EHCL

LOAN PORTFOLIO

STATE APARTMENT INCENTIVE LOAN PROGRAM LOANS OUTSTANDING as of December 31, 2014

COUNTY	PROPERTY NAME	CITY	OWNER	TOTAL UNITS	SET-ASIDE UNITS ¹	DEMOGRAPHIC POPULATION SERVED ²
Putnam	Grand Pines	Palatka	Campbell Housing Enterprises, Inc.	78	78	Elderly
	Kay Larkin	Palatka	Campbell Housing Enterprises, Inc.	60	60	Family
Sarasota	Janie's Garden I	Sarasota	Michaels Development Company, Inc.	86	65	Family
	Jefferson Center	Sarasota	Jefferson Center, Inc.	209	0	Elderly
	University Club	Sarasota	CED Companies	192	192	Family
	Willow Creek	North Port	Carlisle Development Group	120	120	Elderly
	Willow Creek II	North Port	Carlisle Development Group	104	104	Elderly
Seminole	Charleston Club	Sanford	CED Companies	288	245	Family
	Hatteras Sound	Sanford	CED Companies	184	138	Family
	Huntington Reserve	Sanford	Partnership Inc.	168	68	Family
	Mystic Cove	Oviedo	CED Companies	184	184	Family
	Oviedo Town Centre I	Oviedo	Atlantic Housing Partners, LLLP	106	106	Family
	Oviedo Town Centre II	Oviedo	Atlantic Housing Partners, LLLP	34	4	Family
	Oviedo Town Centre II	Oviedo	Atlantic Housing Partners, LLLP	34	21	Family
	Oviedo Town Centre III	Oviedo	Atlantic Housing Partners, LLLP	72	8	Family
	Oviedo Town Centre III	Oviedo	Atlantic Housing Partners, LLLP	72	43	Family
	Seminole Pointe	Sanford	CED Companies	336	335	Family
	Stratford Point	Sanford	Picerne Affordable Development, LLC	384	20	Family
	Stratford Point	Sanford	Picerne Affordable Development, LLC	384	76	Family
	Windchase	Sanford	Wilson Company	352	65	Family
	Wyndham Place	Sanford	Wilson Company	260	26	Family
Wyndham Place	Sanford	Wilson Company	260	39	Family	
St. Johns	Whispering Woods	St. Augustine	Wilson Company	200	33	Family
	Woodcrest	St. Augustine	Wilson Company	90	90	Family
St. Lucie	Peacock Run	Port St. Lucie	Creative Choice Homes, Inc.	264	14	Family
	Sabal Chase	Ft. Pierce	Harmony Housing Advisors, Inc.	340	63	Family
	Saint Andrews Pointe	Port St. Lucie	CED Companies	184	183	Family
Suwannee	Dowling Park	Live Oak	Advent Christian Village	100	0	Elderly
Volusia	Cape Morris Cove I	Daytona Beach	Atlantic Housing Partners, LLLP	130	13	Family
	Cape Morris Cove I	Daytona Beach	Atlantic Housing Partners, LLLP	130	78	Family
	Cape Morris Cove II	Daytona Beach	Atlantic Housing Partners, LLLP	47	5	Family
	Cape Morris Cove II	Daytona Beach	Atlantic Housing Partners, LLLP	47	29	Family
	Carolina Club	Daytona Beach	Cornerstone Group Development LLC	224	224	Family
	New Hope Villas of Seville	Seville	Seville Farm Family Housing Association, Inc.	61	51	FW/FW
	San Marco	Ormond Beach	Cornerstone Group Development LLC	260	28	Family
	Saxon Trace	Orange City	CED Companies	192	192	Family
	Sunrise Pointe	Port Orange	CED Companies	208	207	Family
Walton	Arbours at Shoemaker Place	Defuniak Springs	Arbour Valley Development, LLC	80	80	Family

Notes:

¹ Properties showing no units set aside through a Land Use Restriction Agreement with Florida Housing actually have all or a high proportion of their units set aside for low income residents through federal program requirements.

² "FW/FW" refers to properties targeting farmworkers and/or fishing workers.

LOAN PORTFOLIO

ORIGINAL LOAN AMOUNT	MATURITY DATE	LOAN BALANCE AS OF 12/31/2014	INTEREST RATE	INTEREST PAID IN 2014	AFFORDABILITY PERIOD	LOAN STATUS	FUNDING TYPE
\$810,000	12/1/2033	\$810,000	9%	\$6,489	50	Current	SAIL
\$1,175,000	7/7/2016	\$1,175,000	9%	\$-	50	Current	SAIL
\$765,000	8/22/2023	\$765,000	0%	\$-	15	Current	ELI
\$72,797	3/7/2022	\$72,797	1%	\$-	15	Current	EHCL
\$1,500,000	11/13/2035	\$1,500,000	3%	\$45,000	50	Current	SAIL
\$1,225,000	1/1/2018	\$1,225,000	9%, 3%	\$-	50	Current	SAIL
\$800,000	6/1/2044	\$800,000	3%	\$-	50	Current	SAIL
\$1,500,000	7/15/2034	\$1,500,000	3%	\$45,000	50	Current	SAIL
\$1,346,305	6/1/2018	\$1,346,305	3%	\$40,389	51	Current	SAIL
\$2,106,000	9/1/2050	\$1,995,474	3%	\$60,365	50	Current	SAIL
\$1,500,000	8/15/2035	\$1,500,000	3%	\$45,000	50	Current	SAIL
\$2,650,000	9/1/2042	\$2,650,000	3%	\$79,500	50	Current	SAIL
\$340,000	9/1/2042	\$340,000	0%	\$-	50	Current	ELI
\$1,200,000	9/1/2042	\$1,200,000	1%	\$12,000	50	Current	SAIL
\$680,000	9/1/2042	\$680,000	0%	\$-	50	Current	ELI
\$4,630,000	9/1/2042	\$4,630,000	1%	\$46,300	50	Current	SAIL
\$2,000,000	6/1/2032	\$2,000,000	3%	\$-	50	Current	SAIL
\$1,500,000	7/1/2048	\$1,199,850	0%	\$-	15	Current	ELI
\$5,700,000	7/1/2048	\$4,939,620	0%	\$-	15	Current	ELI
\$4,875,000	3/28/2026	\$3,899,513	0%	\$-	15	Current	ELI
\$1,950,000	1/1/2048	\$1,559,805	0%	\$-	15	Current	ELI
\$2,925,000	1/1/2048	\$2,534,805	0%	\$-	15	Current	ELI
\$2,475,000	4/17/2028	\$2,309,918	0%	\$-	15	Current	ELI
\$1,061,605	1/1/2049	\$459,615	3%	\$491	50	Current	SAIL
\$1,050,000	3/28/2041	\$1,050,000	0%	\$-	15	Past Due	ELI
\$4,725,000	3/28/2041	\$4,725,000	0%	\$-	15	Current	ELI
\$1,500,000	6/21/2036	\$1,500,000	3%	\$45,000	50	Current	SAIL
\$200,000	6/28/2020	\$200,000	1%	\$-	15	Current	EHCL
\$1,105,000	10/15/2042	\$1,105,000	0%	\$-	50	Current	ELI
\$5,000,000	10/15/2042	\$5,000,000	1%	\$50,000	50	Current	SAIL
\$425,000	10/15/2042	\$425,000	0%	\$-	50	Current	ELI
\$1,500,000	10/15/2042	\$1,500,000	1%	\$15,000	50	Current	SAIL
\$2,325,000	7/1/2041	\$2,325,000	9%	\$-	50	Current	SAIL
\$2,877,785	6/1/2017	\$2,877,785	3%	\$1,889	50	Current	SAIL
\$2,100,000	10/1/2048	\$2,100,000	0%	\$-	15	Current	ELI
\$1,500,000	6/15/2036	\$1,500,000	3%	\$45,000	50	Current	SAIL
\$2,000,000	2/1/2033	\$2,000,000	3%	\$-	50	Current	SAIL
\$680,000	7/30/2025	\$680,000	0%	\$-	50	Current	ELI

³ For many years, the interest rate on SAIL loans (the "Note Rate") included two components — a Base Rate and an additional or deferred rate. For any loans showing two rates, the higher rate is the total Note Rate; the lower rate is the Base Rate. Interest is payable annually to the extent development cash flow is available; however, payment of Base Rate interest takes priority over deferred interest. Principal and any deferred interest are due at maturity of the promissory note.

⁴ Past due amounts may include interest, replacement reserves and other payments required by the loan document.

LOAN PORTFOLIO

GUARANTEE PROGRAM - STATUS OF LOANS FOR MULTIFAMILY DEVELOPMENTS as of December 31, 2014

DEVELOPMENT	CITY	COUNTY	OWNER	TOTAL UNITS
Alhambra Cove	Miami	Miami-Dade	Cornerstone Group Dev Corp	240
Andrews Place II	Panama City	Bay	Rea Companies, Inc	120
Bristol Bay	Tampa	Hillsborough	Cornerstone Group Dev Corp	300
Carolina Club	Daytona Beach	Volusia	Cornerstone Group Dev Corp	224
Clipper Bay	Tampa	Hillsborough	Cornerstone Group Dev Corp	276
Colony Park	West Palm Beach	Palm Beach	Wentwood Capital	130
Enclave at Pine Oaks (fka Garfield Place)	Deland	Volusia	Dominium Development	228
Golden Lakes	Miami	Miami-Dade	Cornerstone Group Dev Corp	280
Landings at Sea Forest	New Port Richey	Pasco	Affordable Housing Institute	200
Malibu Bay	West Palm Beach	Palm Beach	Housing Trust Group of Florida	264
Pasco Woods	Wesley Chapel	Pasco	William C. Demetree	200
Peacock Run	Port St. Lucie	St. Lucie	Creative Choice Homes	264
Pembroke Villas	Pembroke Park	Broward	Swezy Realty	180
Preserve at Oslo (fka Woods of Vero Beach)	Vero Beach	Indian River	Creative Choice Homes	176
Spinnaker Cove	Miami Lakes	Miami-Dade	Cornerstone Group Dev Corp	220
Stoddert Place	Pensacola	Escambia	The Richman Group of Florida	320
Sundance Pointe	Jacksonville	Duval	SIM Holding Corp.	288
Venice Homes	Ft. Lauderdale	Broward	Boston Financial (MMA)	150
Villa Esperanza	Miami	Miami-Dade	Cornerstone Group Dev Corp	192
Vista Palms (fka Andros Isle)	Lehigh Acres	Lee	Creative Choice Homes	229
Westwood	Ft. Myers	Lee	The Wilson Company	288
Whispering Woods	St. Augustine	St. Johns	The Wilson Company	200
Wilmington	Lakeland	Polk	The Wilson Company	200
Windchase	Sanford	Seminole	The Wilson Company	352
Woodridge	Orlando	Orange	The Wilson Company	254
Worthington	Lake Worth	Palm Beach	The Wilson Company	300
TOTALS				6,075

GUARANTEE PROGRAM - STATUS OF SINGLE FAMILY FIRST MORTGAGE POOLS as of December 31, 2014

FHFC BOND SERIES (STATEWIDE)	ORIGINAL BALANCE OF LOANS IN SINGLE FAMILY MORTGAGE POOL		ORIGINAL GUARANTEE PROGRAM OBLIGATION ¹	
	AMOUNT	NUMBER OF LOANS	PERCENTAGE	AMOUNT
SF MRB, 1997 1,2,3,4 (PRE 4/1/01)	\$13,770,000	1,343	2%	\$1,944,707
SF MRB, 1997 1,2,3,4 (POST 4/1/01)	\$5,415,000	17	3%	\$38,054
TOTALS	\$19,185,000	1,360		\$1,982,761

Notes:

¹ The guarantees on the original balances in these single family pools were for a dollar amount (calculated as a percentage of the total obligation in each pool). Once the dollar commitment was established, the Guarantee Fund's obligations only decrease with claims paid, not as the pool balance decreases. When the pool balances drop below the dollar commitments, the Guarantee Fund dollar commitments with equal the pool balances.

LOAN PORTFOLIO

ORIGINAL ISSUER/ LENDER	MORTGAGE MATURITY DATE	ORIGINAL MORTGAGE AMOUNT GUARANTEED	PARTICIPATION IN HUD FHA RISK SHARING PROGRAM	CURRENT MULTIFAMILY GUARANTEE PROGRAM OBLIGATION AS OF 12/31/14
Miami-Dade/FHFC	07/15/45	\$13,770,000	50%	\$6,042,408
Bay/FHFC	09/01/46	\$5,415,000	50%	\$2,536,249
FHFC	04/15/45	\$15,500,000	50%	\$5,846,689
Volusia	06/01/41	\$10,910,000	No	\$8,783,839
FHFC	08/15/45	\$12,680,000	50%	\$5,846,506
Palm Beach	08/15/41	\$9,765,000	No	\$8,790,472
FHFC	07/15/45	\$10,480,000	50%	\$4,831,177
Miami-Dade	11/01/39	\$12,670,000	No	\$10,964,433
FHFC	10/01/36	\$7,312,924	50%	\$3,115,290
Palm Beach/FHFC	05/15/45	\$20,010,000	50%	\$9,247,000
Pasco	08/01/39	\$8,900,000	No	\$7,800,285
FHFC	08/15/42	\$12,780,000	50%	\$5,312,398
Broward	07/01/41	\$11,625,000	No	\$10,503,303
FHFC	10/01/39	\$7,790,000	No	\$6,006,148
FHFC	06/01/36	\$7,110,000	50%	\$3,024,282
FHFC	09/01/36	\$11,511,067	50%	\$4,902,811
FHFC	02/01/41	\$15,685,000	50%	\$3,940,837
Broward	07/01/41	\$10,220,000	No	\$9,259,273
Miami-Dade	10/01/38	\$8,465,000	No	\$7,280,855
Lee	06/01/41	\$10,700,000	No	\$5,612,370
FHFC	01/01/41	\$13,735,000	50%	\$3,547,146
St. Johns/FHFC	01/15/44	\$12,870,000	50%	\$4,657,630
Polk/FHFC	12/15/43	\$10,800,000	50%	\$4,514,943
FHFC	06/01/39	\$15,100,000	50%	\$4,103,790
FHFC	09/01/39	\$13,366,000	50%	\$5,783,575
FHFC	11/01/35	\$12,171,822	50%	\$4,944,184
		\$301,341,813		\$157,197,892

CURRENT BALANCE OF LOANS IN SINGLE FAMILY MORTGAGE POOL		CURRENT SINGLE FAMILY GUARANTEE PROGRAM OBLIGATION AS OF 12/31/14
AMOUNT	NUMBER OF LOANS	AMOUNT
\$9,609,211	229	\$1,678,342
\$276,803	5	\$38,054
\$9,886,014	234	\$1,716,396

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