

# FLORIDA HOUSING FINANCE CORPORATION 2019 ANNUAL REPORT



Welcoming  
Families Home





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## NEW BOARD MEMBERS



**Bill Gulliford**

Former local government  
elected official



**Sandra Einhorn**

One of two citizen  
representatives



**Ryan Benson**

Representative of those areas of  
labor engaged in home building

### Vacant Positions:

Commercial building  
representative

Banking/mortgage  
banking industry  
representative

# 2019 BOARD OF DIRECTORS



**Ray Dubuque**  
Chair  
One of two citizen  
representatives



**Ron Lieberman**  
Vice Chair  
(Incoming Chair)  
Residential builder



**Natacha Bastian**  
Commercial building  
representative



**Renier Diaz de la Portilla**  
Former local government  
elected official



**Bernard "Barney" Smith**  
One of two citizen  
representatives



**Ken Lawson**  
Florida Department of Economic  
Opportunity (DEO), Ex-Officio



**LaTasha Green-Cobb**  
Low income advocate



**Creston Leifried**  
Representative of those areas of  
labor engaged in home building



**Mario Facella**  
Banking/mortgage banking  
industry representative



**Harold L. "Trey" Price**  
Florida Housing Finance Corporation  
Executive Director





# FROM THE BOARD CHAIR AND THE EXECUTIVE DIRECTOR

“Home is where my family lives”

Over the past year, Florida Housing Finance Corporation (Florida Housing) asked, “What does home mean to you?” The definition of home is the place where one lives permanently, especially as a member of a family or household, but the personal definition varies from person to person. Some refer to home as a safe place; some refer to it as their happy place; and some dream of owning their own home one day.

As the state’s affordable housing entity, Florida Housing has a 40-year history of providing homeownership and rental housing options that provide housing stability; in turn changing lives and strengthening communities. Guided by best-practices and aggregate data, Florida Housing addresses housing needs in a variety of ways. The 2019 Annual Report outlines the specific impact of affordable housing, statewide.

In 2019, Florida Housing made purchasing a home a reality for nearly 5,000 households. Along with families, Florida Housing’s programs serve individuals, active military and veterans, the elderly, and people with special needs. With respect to the geographic and demographic diversity of the Sunshine State, Florida Housing strives to facilitate the production and rehabilitation of affordable, safe and quality housing.

The ability to finance multifamily rental housing remains the most effective way to increase the supply of affordable housing across the state. Funding for rental housing programs comes from both state and federal sources. In 2019, Florida Housing issued 16 Requests for Applications accounting for over \$90 million in State Apartment Incentive Loans funding for affordable rental housing. Federal funding such as mortgage revenue bonds, Low Income Housing Tax Credits and HOME Investment Partnerships totaled over \$2 billion.

In addition to financing multifamily properties, Florida Housing works with first time homebuyers to secure mortgages, as well as down payment and closing cost assistance through various programs. Some may assume that homeownership is unattainable - however, working with Florida Housing’s partner lenders and realtors can make owning a home a reality.

Serving the most vulnerable Floridians is a guiding value at Florida Housing. Combining state and federal resources, six Community Residential Homes and a 50-unit permanent supportive housing development for persons with developmental disabilities were successfully financed. Florida Housing also created a pilot program using HOME Tenant Based Rental Assistance to provide housing stability to homeless families with school-aged children in small or rural communities. Twenty-five households in Santa Rosa County received assistance with plans to expand to Hernando County.

Special Programs, which include the well-known State Housing Initiatives Partnership (SHIP) program, the Predevelopment Loan Program and the Affordable Housing Catalyst Program accounted for the preservation and production of affordable housing in all 67 counties and 53 entitlement cities as well as technical assistance and training on housing programs. Short and long-term housing solutions have been essential to the disaster recovery efforts in areas affected by Hurricane Michael. Impacted communities received \$5 million in SHIP disaster funds, \$65 million in Hurricane Housing Recovery Programs funds, \$56 million in first mortgage loans and \$5 million in down-payment assistance.

Florida Housing is proud of the advancements in affordable housing that occurred in 2019. Nevertheless, challenges continue to exist. The beauty of the Sunshine state comes with the threat of natural disasters, such as hurricanes and floods. An influx of new residents, high occupancy rates and an ever-changing economy means that the development and preservation of affordable housing options remain as important as ever.

As 2019 came to a close, the world may not have known that the global COVID-19 pandemic would have a lasting impact on 2020. Florida Housing remains committed to its mission to find innovative and effective ways to navigate challenges and create opportunities for welcoming families home.



Ron Lieberman  
Board Chair



Trey Price  
Executive Director

# PROGRAMS-AT-A-GLANCE<sup>1</sup>

HOMEOWNERSHIP PROGRAMS	Total Homeowners Assisted
<b>Total Homeowners Served or Units Funded in 2019<sup>2</sup></b>	<b>17,192</b>
Homebuyer Loan Programs	4,872
Down Payment Assistance <sup>3</sup>	3,488
<i>Homeownership Assistance Program - Florida Assist<sup>4</sup></i>	2,500
<i>HFA Preferred PLUS Grants</i>	362
<i>Florida HLP Second Mortgage</i>	287
<i>Hurricane Michael Recovery Loan Program</i>	328
<i>Affordable Income Subsidy Grant</i>	11
Mortgage Credit Certificates (MCCs)	1,304
Homeownership Pool Program (HOP)	80
Predevelopment Loan Program (PLP) <sup>4</sup>	7
State Housing Initiatives Partnership (SHIP) <sup>4</sup>	5,111
Foreclosure Counseling Program (FCP) <sup>4</sup>	5,430
Hardest-Hit Fund (HHF)	1,777

RENTAL PROGRAMS	Total Units	Set-Aside Units
<b>Total Units Funded in 2019<sup>2</sup></b>	<b>11,469</b>	<b>11,306</b>
Grants for Persons with Developmental Disabilities <sup>4</sup>	89	81
Multifamily Mortgage Revenue Bonds (MMRB)	1,901	1,418
State Apartment Incentive Loans (SAIL) <sup>4</sup>	1,550	1,495
Low Income Housing Tax Credits (9%)	3,520	3,372
Low Income Housing Tax Credits (4%)	5,967	5,957
National Housing Trust Fund	1,074	54
HOME Rental Program	385	374
Housing Stability for Homeless Schoolchildren	25	25
State Housing Initiatives Partnership (SHIP) <sup>4</sup>	2,004	2,004
Predevelopment Loan Program (PLP) <sup>4</sup>	809	165

**Notes:**

<sup>1</sup> See the Demographics and Charts in the back of this report for more detailed information on this chart.

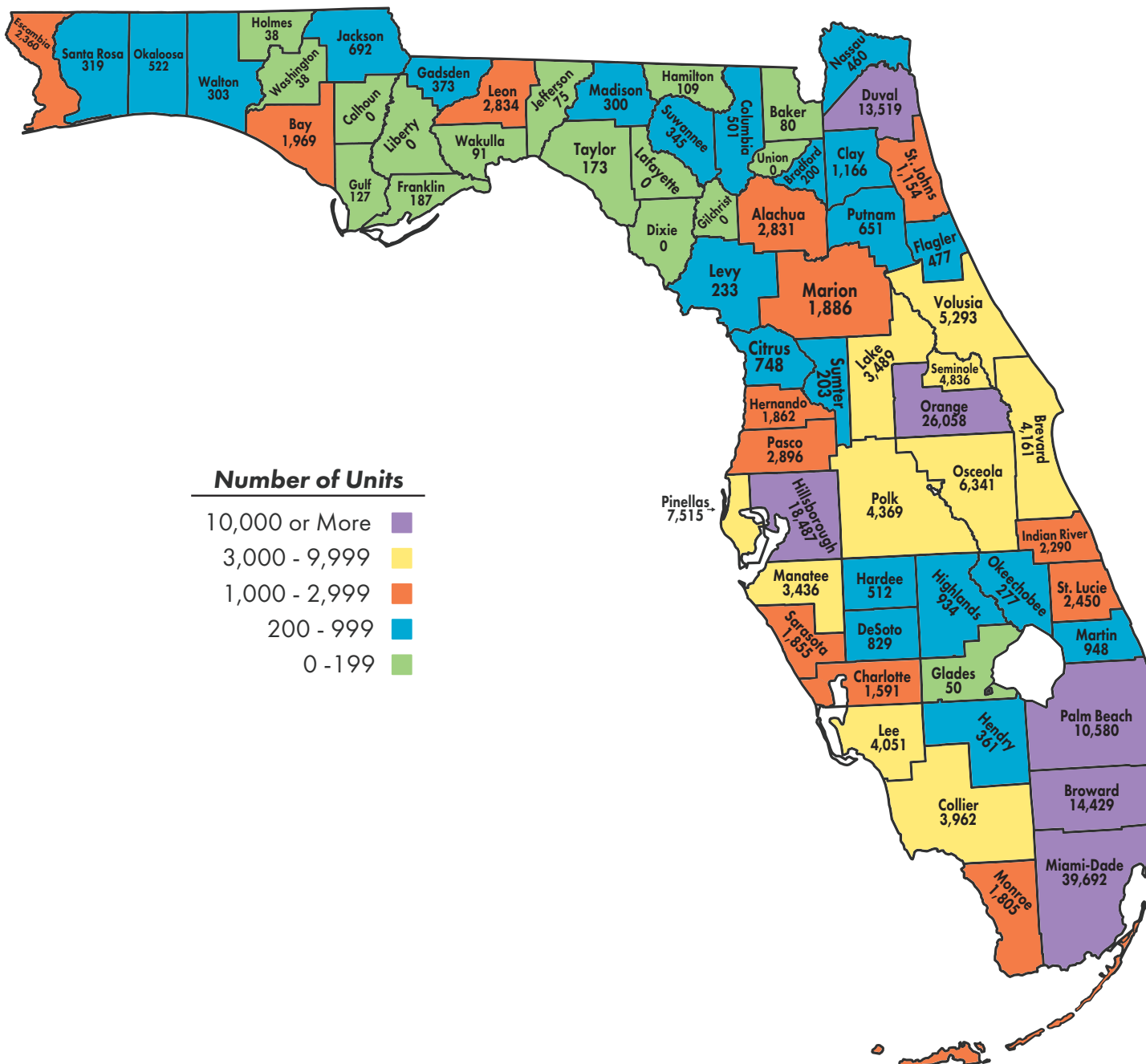
<sup>2</sup> The number of units is equivalent to the number of households served. In order to serve lower income households, resources from more than one program are sometimes combined. Therefore, grand totals for rental and homeownership program areas are less than the sum of the individual programs due to program overlap. If financing was provided this year for units already funded in a recent, prior year, these units were not counted in this year's grand totals.

<sup>3</sup> In addition to the Down Payment Assistance (DPA) Programs listed, funding from the Hardest-Hit Fund is also used for DPA. This assisted household total of 1,382 is included in the HHF program total.

<sup>4</sup> This program is typically funded by revenues from documentary stamp taxes. In some cases state funding is appropriated on a year by year basis for special programs.

# RENTAL UNITS AVAILABLE OR IN THE PIPELINE FINANCED BY FLORIDA HOUSING

This map is shaded to display a by-county count of all the currently active and pipeline rental units that have received an allocation of resources through Florida Housing's rental programs since 1982. These 210,323 units currently provide affordable housing or are in the construction pipeline. A majority of these units serve households earning 60% of area median income or less.



# ECONOMIC STIMULUS 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 2018. In 2018, Florida Housing leveraged funding sources totaling \$1.53 billion to create a total of \$5.63 billion in economic activity linked to the construction or rehabilitation of housing units. Florida State University's Center for Economic Forecasting and Analysis estimated the total 2018 economic impact as a result of Florida Housing's programs and internal operations to be:

- \$5.63 billion in economic output;
- \$2.04 billion in income;
- \$3.35 billion in value added; and
- 39,270 full- and part-time jobs.

In addition, researchers at Florida State University analyzed the average ongoing economic impact created each year for the first 15 years of the rental properties funded based on the projected operations of the rental properties. The additional average annual economic impact over this period of operations is projected to be:

- \$519 million in economic output (equal to \$7.78 billion over 15 years);
- \$367 million in personal income (equal to \$5.50 billion over 15 years); and
- 2,773 full- and part-time jobs.







# HOMEOWNERSHIP PROGRAMS

## HOMEBUYER LOAN PROGRAMS

Florida Housing's Homebuyer Loan Programs (HLP) offer 30-year, fixed-rate first mortgage loans originated by trained and approved lenders throughout the State of Florida. The programs are offered to eligible 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 down payment assistance programs.

Florida Housing funds homebuyer loans through various transaction types. Key types of transactions used to settle loans purchased are: (1) the specified pool market, (2) tax-exempt bonds and (3) forward delivery/To Be Announced (TBA) market.

Ninety-four percent of homes purchased through these programs in 2019 were existing homes. The average HLP purchase price in 2019 was \$164,069, as compared to \$159,500 in 2018. The average first mortgage loan amount was \$157,049.

### Program Summary

- 4,872 first-time homebuyers purchased homes using \$765,143,276 in first mortgage funds through the HLP programs in 2019.

## DOWN PAYMENT ASSISTANCE PROGRAMS

Down payment assistance (DPA) is an effective way to assist otherwise credit-qualified low-to-moderate income individuals achieve homeownership. Florida Housing provided DPA to borrowers in 2019 through three DPA options offered in conjunction with the Homebuyer Loan Programs. Only one Florida Housing DPA program can be used by a borrower. DPA is provided through the Homeownership Assistance Program – Florida Assist (HAP), the Homebuyer Loan Program (HLP) Second Mortgage and the HFA Preferred Plus Program, as described below, or through the Florida Hardest-Hit Fund detailed in a later section.

### Homeownership Assistance Program - Florida Assist

In 2019, up to \$7,500 was available through HAP to assist first-time homebuyers with DPA. 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.

- 2,500 households received a total of \$18,765,212 in assistance through HAP in 2019.

### Homeownership Loan Program (FL HLP) Second Mortgage

This second mortgage product provides up to \$10,000 to assist first-time homebuyers with down payment and closing costs. The loans are 3-percent interest, fully amortizing second mortgage loans. The loan is amortized over 15 years which makes monthly payments more affordable to our borrowers. The loan becomes due in full 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 140% of Area Median Income (AMI).

- 287 households received a total of \$2,869,500 in HLP second mortgage funds in 2019.

# HOMEOWNERSHIP PROGRAMS

## **HFA Preferred Plus Program**

Borrowers with incomes up to 140% of AMI qualified to receive 3 percent or 4 percent of the purchase price of their new home in DPA through Florida Housing in 2019. Most borrowers also received lower mortgage insurance costs than standard conventional loans or comparable Federal Housing Administration loans, making monthly payments more affordable.

- 362 households received a total of \$2,457,631 in HFA Preferred Plus assistance in 2019.

## **MORTGAGE CREDIT CERTIFICATES**

Utilizing a portion of federal private activity bond volume allocated to states, the Mortgage Credit Certificate 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. If the home remains their primary residence, participants may claim a dollar-for-dollar reduction of federal income tax liability on 10 - 50 percent of the mortgage interest on their first mortgage, reducing the amount of federal taxes owed by as much as \$2,000. Homebuyers with incomes up to 140% of AMI are eligible for this program, depending on household size, whether they are purchasing in a federally designated target area and the county where they are buying their home.

### **Program Summary**

- 1,204 homebuyers received Mortgage Credit Certificates in 2019.

## **HOMEOWNERSHIP POOL PROGRAM**

The Homeownership Pool (HOP) Program is a non-competitive, ongoing program, with builders reserving funds for eligible homebuyers to provide down payment assistance on a first-come, first-served basis. The program is funded through the federal HOME program. In 2019, Florida Housing re-opened the program to eligible builders and developers, including non-profits (including Habitat for Humanity) for-profit and USDA-Rural Development.

In 2019, the average HOP assistance per homebuyer was \$32,596. Eligible homebuyers are those whose adjusted income does not exceed 80% AMI. While program limits apply, through this program, they can receive a 0-percent deferred second mortgage loan for the amount necessary to meet underwriting criteria. The average purchase price of homes assisted through HOP in 2019 was \$142,334.

### **Program Summary**

- 80 households were assisted in 2019.
- \$2,607,701 in loans were closed.
- \$1,205,078 in additional loans for 63 homebuyers was reserved and will close in 2020.

## **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. Credit counseling and homebuyer education courses are also offered with this funding. In 2019, the counseling was provided by 25 HUD-certified counseling agencies throughout the state.

### **Program Summary**

- In 2019, 9,013 counseling sessions were conducted. Since program inception, 16,994 homeowners have been advised, including 5,430 who began receiving assistance in 2019. In addition, 4,131 of these homeowners were provided financial management education training in 2019.
- \$2,162,950 was expended in 2019.



## **FLORIDA HARDEST-HIT FUND (HHF)**

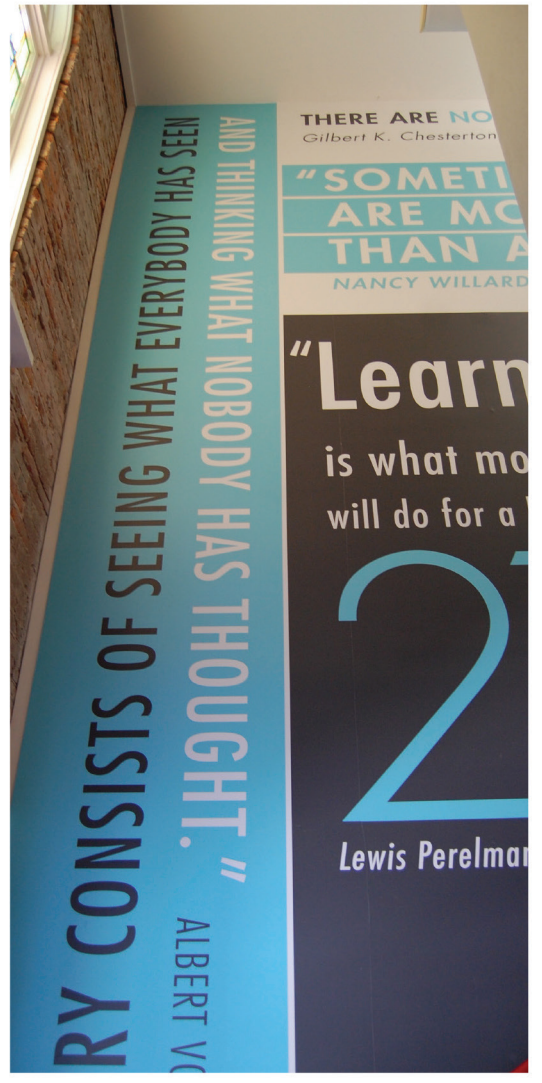
In 2010, the U.S. Treasury provided funds to states with housing markets that were hardest hit with foreclosures, housing price declines, and unemployment. There were 18 states and the District of Columbia participating in the federal Hardest Hit Fund (HHF) Program. Florida's total allocation equaled more than \$1.1 billion. Florida Housing made its last program expenditure in October 2019 and the HHF program is now closed. A brief description of the programs provided with these funds is included below.

- Unemployment Mortgage Assistance Program (UMAP) - The UMAP provided up to \$24,000 for up to 12 months (whichever came first) in monthly first mortgage payment assistance on behalf of qualified borrowers with an eligible hardship.
- Mortgage Loan Reinstatement Program (MLRP) - MLRP funds (when used in conjunction with UMAP) were available in an amount of up to \$18,000 to help satisfy all or some of the arrearages on the first mortgage prior to UMAP payments commencing. When used without UMAP, MLRP-only funds were available in an amount of up to \$25,000 as a one-time payment to assist in bringing a delinquent first mortgage current for a homeowner who returned to work or recovered from an eligible hardship.
- Principal Reduction (PR) - The PR program was designed to assist eligible homeowners by providing up to \$50,000 applied to the principal balance of the first mortgage to reduce the loan-to-value to no less than 100 percent.
- Modification Enabling Pilot (MEP) Program - The MEP program was designed to provide assistance to eligible borrowers with the intent to permanently modify and reduce the borrower's loan amount to an affordable level.
- Elderly Mortgage Assistance Program (ELMORE) - The ELMORE program paid up to \$50,000 to assist seniors who are in default on their reverse mortgage because of their inability to pay their taxes, insurance and other property charges.
- Down Payment Assistance (DPA) Program - The DPA Program provided eligible borrowers with up to \$15,000 in the form of a 0-percent, forgivable second mortgage, which was used for down payment, closing costs, prepaid expenses, mortgage insurance premiums, or as a principal reduction to the first mortgage.

### **Program Summary**

From program inception through the end of 2019, a total of \$1,078,494,388 in HHF funds was disbursed to assist 54,438 homeowners. Some homeowners received assistance from more than one program.

- \$229,054,872 in UMAP funds was disbursed to assist 20,388 homeowners;
- \$180,103,517 in MLRP funds was disbursed to assist 20,427 homeowners;
- \$266,724,948 in PR funds was disbursed to assist 6,521 homeowners;
- \$18,020,817 in MEP funds was disbursed to assist 447 homeowners;
- \$58,595,656 in ELMORE funds was disbursed to assist 2,909 homeowners; and
- \$325,994,577 in DPA funds was disbursed to assist 21,790 homeowners.



# RENTAL HOUSING PROGRAMS

## RENTAL HOUSING PROGRAMS

Florida Housing's rental programs feature unique financing arrangements designed to maximize the development of affordable housing around the state. Strategically combining federal and state resources helps to incentivize local funding opportunities and foster creative public-private partnerships. This results in a shared commitment to provide affordable and economically viable rental developments that serve a wide variety of populations through a range of housing types throughout the state.

Florida Housing uses a competitive Request for Applications (RFA) process to allocate rental resources. The RFA process ensures transparency and accountability in meeting statutorily and legislatively directed commitments. In addition, it provides Florida Housing with the 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 multiple opportunities for stakeholder input, including at least one public workshop and a public comment period, before the final request is issued. Applications are scored by Florida Housing staff and recommendations are forwarded to Florida Housing's Board, which makes final award decisions.



# RENTAL HOUSING PROGRAMS

## REQUESTS FOR APPLICATIONS AWARDING FUNDS IN 2019

Florida Housing's competitive Request for Application allocation process allows Florida Housing to best respond to the data-driven assessments generated by statewide affordable housing needs studies. The ability to target specific tenant groups and geographic regions results in a nuanced, comprehensive response to the affordable housing challenges across Florida. Listed below are the RFAs that contributed to the rental developments awarded funding by Florida Housing in calendar year 2019.

- 2018-110 Housing Credit Financing for Affordable Housing Developments Located in Medium Counties
- 2018-111 Housing Credit Financing for Affordable Housing Developments Located in Miami-Dade County
- 2018-112 Housing Credit Financing for Affordable Housing Developments Located in Broward, Duval, Hillsborough, Orange, Palm Beach, and Pinellas Counties
- 2018-113 Housing Credit Financing for the Preservation of Existing Affordable Multifamily Housing Developments
- 2018-116 SAIL Financing of Affordable Multifamily Housing Developments to be Used in Conjunction with Tax-Exempt Bonds and Non-Competitive Housing Credits
- 2019-101 Community Development Block Grant-Disaster Recovery (CDBG-DR) in Monroe County
- 2019-103 Community Development Block Grant-Disaster Recovery (CDBG-DR) for Small Developments in Areas Deemed Hurricane Recovery Priorities
- 2019-104 SAIL Financing for Smaller Permanent Supportive Housing Developments for Persons with Special Needs
- 2019-105 Housing Credit Financing to Provide Affordable Multifamily Rental Housing that is Part of Local Revitalization Initiatives
- 2019-106 Housing Credit and SAIL Financing to Develop Housing for Homeless Persons
- 2019-107 Financing to Develop Housing for Persons with Disabling Conditions/Developmental Disabilities
- 2019-108 SAIL Financing Farmworker and Commercial Fishing Worker Housing
- 2019-109 HOME Financing To Be Used for Rental Developments In Hurricane Michael Impacted Counties And In Rural Areas
- 2019-110 SAIL Financing For the Construction of Workforce Housing for Hurricane Recovery in Monroe County
- 2019-111 Rental Recovery Loan Program
- 2019-117 Financing To Build Smaller Permanent Supportive Housing Properties for Persons with Developmental Disabilities



## **STATE APARTMENT INCENTIVE LOANS**

The State Apartment Incentive Loan (SAIL) program provides low-interest loans on a competitive basis, most often as gap financing to leverage mortgage revenue bonds and non-competitive Low Income Housing Tax Credits. This allows a developer to obtain the full financing needed to construct or rehabilitate affordable rental units for very low-income families. In 2019, SAIL was also used to help finance smaller, specialty housing for homeless people as well as persons with special needs. Additional SAIL funding was used as forgivable loans to finance construction of a portion of 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. The Legislature also appropriated a portion of SAIL funds for higher income residents called "workforce" which can serve up to 80% AMI in all counties except Monroe, where the funds can serve up to 120% AMI.

### **Program Summary**

- \$93,324,000 in SAIL funding was awarded for affordable rental housing; 1,550 total units were awarded funding and 1,495 will be set aside as affordable (of these, 182 affordable units will be set aside for ELI households).

## **MULTIFAMILY MORTGAGE REVENUE BONDS**

The Multifamily Mortgage Revenue Bond program uses both taxable and tax-exempt bonds to provide below market rate loans to nonprofit and for-profit developers that set aside a certain percentage of their apartment units for low-income families. Proceeds from the sale of these bonds are used to construct or acquire and rehabilitate multifamily rental properties. SAIL financing and/or non-competitive Housing Credits are often paired with bonds to allow this federal resource to serve more low-income families than could be served with the bonds alone.

### **Program Summary**

- \$252,680,000 from the sale of bonds was provided for the development of affordable rental housing;
- 1,901 total units were awarded funding and 1,418 will be set aside as affordable.

## **GRANTS TO FINANCE HOUSING FOR PERSONS WITH DEVELOPMENTAL DISABILITIES**

In recent years, Florida Housing has been appropriated grant funds by the Legislature to finance housing for persons with developmental disabilities. In 2019, funds were made available to develop smaller-scale Community Residential Homes (CRHs) for six persons or less or more independent rental housing known as Supported Living Units (SLUs). Grant funds were paired with 9% Low Income Housing Tax Credits to help finance that development a large multifamily permanent supportive housing development. All developments are committed to provide permanent supportive housing, which is housing with access to supportive services. The funds were available to private nonprofit organizations whose primary mission includes serving persons with developmental disabilities.

### **Program Summary**

- In 2019, a total of \$6,550,000 in grant funding was provided to develop 6 CRHs and a 50 unit permanent supportive housing development for persons with developmental disabilities. 80 beds were funded and set aside as affordable. The term "beds" is used to describe the individual living quarters in a CRH for persons with developmental disabilities. The funded CRHs will each serve 6 persons with developmental disabilities. CRHs are large single-family homes that are used as licensed group homes for this population, and bedrooms are rented separately by unrelated persons.

# RENTAL HOUSING PROGRAMS

## 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 to be used for a dollar-for-dollar reduction in their federal tax liability in exchange for equity to finance the acquisition, rehabilitation and/or new construction of affordable rental housing. Special consideration is given to properties that target specific demographic groups, such as people who are elderly or homeless. Consideration is also given to properties that target certain geographic areas, such as the Florida Keys and developments in local revitalization areas.

### Program Summary

- \$57,413,911 in competitive (9%) Housing Credits was allocated in 2019. 3,524 units were funded (3,376 units will be set aside as affordable).
- \$39,518,538 in non-competitive (4%) Housing Credits was allocated in 2019. A total of 5,957 units were funded (5,957 units will be set aside as affordable).

## FLORIDA AFFORDABLE HOUSING GUARANTEE PROGRAM

Authorized by the Legislature in 1992, the Guarantee Program was created to provide credit enhancement (i.e., mortgage repayment guarantees) primarily on bond-financed affordable rental housing developments at a time when such products for bond transactions were mostly unavailable in the private market. During its active phase, the program guaranteed 120 transactions, representing approximately \$1.4 billion and over 28,000 rental units, the majority of which partnered with HUD's Risk-Sharing Program (Section 542c), with HUD assuming 50 percent of the default risk. The program's last transaction was in 2005 and, in March 2009, Florida Housing's Board of Directors officially confirmed the suspension of new guarantees.

Capitalization of the Guarantee Fund occurred through the statutorily authorized issuance of debt, and the Guarantee Fund corpus is currently invested in the Florida Treasury. Documentary stamp taxes distributed to the State Housing Trust Fund are the essential element for maintaining the Guarantee Fund's insurer financial strength (IFS) credit rating; currently A+/Stable by Standard & Poor's and Fitch Ratings. In the event the Guarantee Fund is rated less than in the top three claims paying ratings by any of the rating agencies, the state would be required to use collections distributed to the State Housing Trust Fund to replenish the Guarantee Fund at the amount necessary to maintain the minimum IFS claims paying rating. Capital not needed to support the outstanding Guarantees was made available for use in the 2017 and 2019 competitive solicitations. Specifically, \$40 million was made available to workforce housing and the remaining \$78 million to SAIL.

### Program Summary (as of December 31, 2019)

- Total units in the Guarantee Program portfolio: 229
- Total outstanding guarantees: 1 multifamily rental property
- Total amount of outstanding guarantees: \$5,212,264
- Number of properties in portfolio in monetary default/foreclosure: Zero





### **HOME INVESTMENT PARTNERSHIPS PROGRAM**

On the rental side, the HOME Investment Partnerships Program (HOME) provides non-amortizing, low-interest rate loans to developers of affordable housing to construct housing for low-income families. Loans are offered at a rate of 0 percent interest to nonprofit applicants and 1.5 percent to for-profit applicants. In 2019, HOME was used to fund rental developments in rural areas.

Since 2013, Florida Housing has also allocated HOME funds to provide critical temporary rental assistance to assist low-income families after a natural disaster, economic downturn or for other special needs. The tenant based rental assistance (TBRA) is available to eligible families for up to two years. Florida Housing contracts with qualifying public housing authorities that have experience administering HOME TBRA or HUD Section 8 Housing Choice TBRA.

In 2018, Florida Housing began using HOME TBRA as part of a community partnership pilot to provide temporary rental assistance and case management to assist homeless families in regaining housing stability and keep their children on track with their education.

#### **Program Summary**

- In 2019, \$49,937,566 in HOME funding was provided for the development of three multifamily rental properties. A total of 385 units were funded, of which 374 will be set aside as affordable.
- \$138,313 in TBRA was disbursed as of December 31, 2019, to assist a total of 25 renter households in the Housing Stability Pilot for Homeless Schoolchildren.

### **HOUSING STABILITY PILOT FOR HOMELESS SCHOOLCHILDREN**

Florida Housing began a pilot program in January 2018 to provide short-term HOME Tenant Based Rental Assistance and housing stability services to homeless families that have school-aged children. The pilot is targeted to counties with small and rural communities that tend to have fewer housing resources or options than larger more populated communities. Santa Rosa County was identified as the demonstration site with three key local partners participating in the pilot, the Santa Rosa County School Board, Opening Doors Northwest Florida, and the Milton Housing Authority. The school district identified families that were homeless and were likely to be able to remain stably housed after the pilot's assistance ends.

Florida Housing's Board has approved Hernando County to be the second pilot site. The key local partners will be the Hernando County School District, Hernando County Health and Human Services, Mid-Florida Homeless Coalition and the Hernando County Housing Authority. The Hernando County pilot site will launch in January 2020.

#### **Program Summary**

- \$138,313 in HOME Tenant Based Rental Assistance was provided for 25 households in 2019. Federal HOME funds are used to fund this program. Funding information is from January 8, 2018, when the program started, through December 31, 2019.

# RENTAL HOUSING PROGRAMS

## **NATIONAL HOUSING TRUST FUND**

The National Housing Trust Fund (NHTF) is funded from a small portion of the revenue generated by the federal Government Sponsored Entities Freddie Mac and Fannie Mae. With NHTF financing, a small number of units across several properties are set aside for residents with special needs with incomes at or below 22% of AMI, which is about equal to Supplemental Security Income typically provided to people with disabilities with very little income. The set aside units will be affordable for these households for each development's full affordability period. This funding approach follows the National Housing Trust Fund Allocation Plan developed by Florida Housing as part of the state's Consolidated Plan (required and in place for several federal programs administered by the state, including the HOME Program).

### **Program Summary**

- \$11,949,200 in NHTF funding was provided for 10 rental developments. 54 units were set-aside as NHTF units.

## **LINK STRATEGY**

The Link Initiative enhances the ability of extremely low income (ELI) households that are homeless and/or have special needs to access and retain affordable rental housing in their communities. Special needs populations include persons with disabilities, youth aging out of foster care, frail elders and survivors of domestic violence. Link targets those who require affordable permanent housing plus short-term or long-term community-based services to maintain optimal stability and self-sufficiency. Through Link, Florida Housing requires general occupancy properties to set aside a portion of a property's ELI units for homeless and/or special needs households that are receiving community-based supportive services and are referred by a recognized supportive services agency in the community where the property is located. Each participating development executes a memorandum of understanding (MOU) with at least one of the designated services agencies in that community. The MOU provides the responsibilities of each party in partnering to serve these households.

### **Program Summary**

- In 2019, Florida Housing funded 261 Link units for a total of 2,994 units since the initiative started in 2009.

## **ASSET MANAGEMENT OF DEVELOPMENTS IN FLORIDA HOUSING'S RENTAL PORTFOLIO**

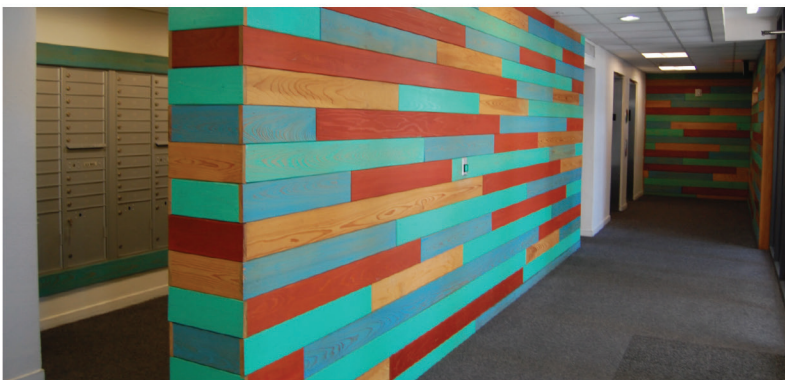
Florida Housing monitors multifamily developments for compliance throughout the required affordability period to which the developers commit based on applicable federal and state statutes and rules. For developments that receive state funds, compliance monitoring reviews and physical inspections are 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 applies to the affordable units.

- In 2019, reviews of 953 properties with 146,295 affordable units (152,196 total units) were conducted.

If problems are found, Florida Housing works with the development owners and property managers 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 2019, 397 affordable housing professionals attended these workshops.





# 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 available, they are distributed on an entitlement basis to all 67 counties and 53 Community Development Block Grant entitlement cities in Florida. SHIP funds may be used to fund emergency repairs, new construction, rehabilitation, down payment and closing cost assistance, foreclosure prevention, impact fees, construction and gap financing, mortgage buy-downs, acquisition of property for affordable housing, matching dollars for federal housing programs, and homeownership counseling. Each participating local government may use up to 10 percent of its SHIP funds for administrative expenses.

Local governments have three years to expend funds. The most recent closed out fiscal year is 2016-2017. The summary of expenditures below is higher than the allocated funds due to local governments' use of SHIP program income and recaptured funds.

### Program Summary

- For Fiscal Year 2016-2017, Florida Housing allocated \$131,368,051 in SHIP funding.
- \$119,986,501 was expended or encumbered toward homeownership activities by local governments, providing assistance to 5,111 homeownership units.
- \$19,680,865 was expended or encumbered toward rental housing activities by local governments providing assistance to 2,004 rental housing units.
- Of these funds, \$41,941,027 was expended or encumbered to assist households with Special Needs.

## PREDEVELOPMENT LOAN PROGRAM

The Predevelopment Loan Program (PLP) assists nonprofit and community-based organizations, local governments, and public housing authorities with the planning and financing of 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 for predevelopment activities such as title searches, engineering fees, impact fees, soil tests, appraisals, feasibility analyses, earnest money deposits, and insurance fees. Technical assistance is also provided at no charge to the applicant.

### Program Summary

- \$4,127,500 was awarded for predevelopment activities associated with eleven approved rental developments that will create 809 rental units (of these, 165 will be affordable).
- \$825,000 was awarded for predevelopment activities associated with two approved homeownership developments that will create 33 homeownership units.





## **TRAINING AND TECHNICAL ASSISTANCE**

### **Affordable Housing Catalyst Program**

The Affordable Housing Catalyst Program provides on-site, email, and telephone technical assistance and training on affordable housing programs. Workshops also are conducted throughout the year at locations around the state. This technical assistance is targeted to nonprofits and government entities. The assistance includes training on such topics as: forming local and regional partnerships; working effectively with lending institutions; implementing regulatory reform; training for boards of directors; the development process; 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.

### **Program Summary**

During 2019, the following assistance was provided:

- 16 workshops/stakeholder events;
- 25 webinars;
- 25 local or regional clinics;
- 399 hours of direct technical assistance; and
- 1,780 responses to emails/phone calls.

### **PLP and Demonstration Loans Technical Assistance**

Technical Assistance is also provided to applicants with PLP and Demonstration Loans. This technical assistance provides professional guidance particularly for less experienced nonprofit organizations to help them move through the predevelopment process and develop capacity required to develop affordable housing units.

### **Program Summary**

- 37 PLP applicants were provided technical assistance at a cost of \$48,145

# SPECIAL PROGRAMS

## DISASTER RESPONSE AND RECOVERY EFFORTS

During 2019, Florida Housing worked with state and federal officials to continue providing support for short- and long-term housing solutions related to Hurricanes Irma and Matthew, as well as more recently addressing the impacts from Hurricane Michael which hit Florida in late 2018. In partnership with the Florida Division of Emergency Management (DEM), FEMA, HUD and the Homeless Assistance Continuum of Care Lead Agencies in the impacted areas, Florida Housing also has provided information regarding available rentals for homeless and displaced households and permanent housing needs for Michael impacted homeless households and those at risk of being homeless.

Section 420.9073(5), Florida Statutes, authorizes Florida Housing to hold back up to \$5 million each fiscal year from the State Housing Initiatives Partnership (SHIP) Program for recovery efforts for declared disasters. Florida Housing allocates funds based on FEMA data showing relative impact to the housing stock in each community. These funds are used by each SHIP local government based on their adopted disaster strategy that allows for assistance in the immediate aftermath of a declared disaster for the particular needs of each community. The strategies include temporary relocation, tree and debris removal, rent assistance, and short-term repairs to prevent further damage to the structure or to allow for occupancy until further repairs are made. Fiscal Year 2018-19 funds were distributed in January 2019 to areas impacted by Hurricane Michael as shown below.



2018-19 SHIP Disaster Allocation	
Local Government	Allocation
Bay County	892,375
Panama City	1,615,000
Jackson County	552,625
Gulf County	764,875
Calhoun County	425,125
Gadsden County	201,500
Washington County	156,925
Liberty County	100,000
Franklin County	142,075
Wakulla County	149,500
<b>5,000,000</b>	





The Fiscal Year 2019-20 budget included \$65 million for the Hurricane Housing Recovery Program. In June 2019, Florida Housing's Board approved the allocation of these funds based on a methodology similar to that used for the SHIP Disaster Allocation. Just over half of the funds have been disbursed to local governments and the remaining funds will be disbursed upon receipt of additional documentary stamp tax deposits.

The Fiscal Year 2019-20 budget included \$50 million for the Rental Recovery Loan Program. Florida Housing added an additional \$4.4 million to allow all eligible developments that applied to receive funding. In December 2019, Florida Housing's Board approved the award of these funds to seven developments with just under 700 units.

Florida Housing also provided HOME Investment Partnerships Program (HOME) financing for rental developments in the Hurricane Michael impacted counties. Twenty applications were received and over \$47.9 million was allocated to ten developments providing 358 units of affordable housing.

Beginning in June 2019, Florida Housing provided low-interest, 30-year, fixed-rate mortgages together with down payment and closing cost assistance (DPA) to eleven counties that were severely impacted by Hurricane Michael. Homebuyers in Bay, Calhoun, Franklin, Gadsden, Gulf, Holmes, Jackson, Taylor, Liberty, Wakulla and Washington counties received over \$56 million in first mortgage loans and \$5 million in DPA. The DPA was in the form of a \$15,000, 0-percent interest rate, second mortgage that was forgivable at 20-percent per year over five years. In less than five months, participating lenders helped over 335 families; ten times the number of program loans as the impacted counties had in all of 2018.

### **HURRICANE DAMAGE TO FLORIDA HOUSING'S RENTAL PORTFOLIO**

After a hurricane, Florida Housing immediately conducts a damage assessment of the rental properties in our portfolio to gain a better understanding of the impact of the hurricane on the residents and condition of the developments and units.

Florida Housing has 68 multifamily developments located in the twelve counties declared a major disaster area due to Hurricane Michael. These developments contain 597 buildings with 6,134 units. Nine developments reported damage extensive enough to require displacement of some or all households. An additional 15 properties reported moderate damage and 17 reported limited damage because of the hurricane.

More recent data indicates that 33 of the 41 developments reporting some level of damage have completed all repair work and debris removal. Six developments are expected to be completed by March 2020. One development is in continued negotiations with their insurance provider and one development is expected to be demolished.

# SPECIAL PROGRAMS

## **AFFORDABLE RENTAL HOUSING LOCATOR: *FloridaHousingSearch.Org*** **Web-Based Affordable Rental Housing Locator**

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

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. Owners of rental housing more recently financed by Florida Housing are required to list their properties and available rental units. The system is continually updated to ensure that property listings are accurate and up to date. At the end of 2019, 234,036 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.

From October 2018 through June 2019, Florida Housing executed a short-term agreement with the locator's provider to implement disaster recovery services in counties impacted by Hurricane Michael. During 2019, 762,674 affordable rental searches were conducted on FloridaHousingSearch.org. The call center staff handled more than 25,000 affordable rental-related telephone inquiries.





# DEMOGRAPHICS AND CHARTS

## 2019 SUMMARY OF PROGRAMS

### HOMEOWNERSHIP PROGRAMS

**Total Homeowners Assisted**

<b>Total Homeowners Served or Units Funded in 2019<sup>1</sup></b>	<b>17,192</b>
Homebuyer Loan Programs .....	4,872
Down Payment Assistance <sup>2</sup> .....	3,488
<i>Homeownership Assistance Program - Florida Assist<sup>3</sup></i> .....	2,500
<i>HFA Preferred PLUS Grants</i> .....	362
<i>Florida HLP Second Mortgage</i> .....	287
<i>Hurricane Michael Recovery Loan Program</i> .....	328
<i>Affordable Income Subsidy Grant</i> .....	11
Mortgage Credit Certificates (MCCs) .....	1,304
Homeownership Pool Program (HOP) .....	80
Predevelopment Loan Program (PLP) <sup>3</sup> .....	7
State Housing Initiatives Partnership (SHIP) <sup>3,4</sup> .....	5,111
Foreclosure Counseling Program (FCP) <sup>5</sup> .....	5,430
Hardest-Hit Fund (HHF) <sup>6</sup> .....	1,777







## RENTAL PROGRAMS

	Total Units	Set-Aside Units
<b>Total Units Funded in 2019<sup>1,7</sup></b>	<b>11,469</b>	<b>11,306</b>
Grants for Persons with Developmental Disabilities <sup>3</sup>	89	81
Multifamily Mortgage Revenue Bonds (MMRB)	1,901	1,418
State Apartment Incentive Loans (SAIL) <sup>3</sup>	1,550	1,495
Low Income Housing Tax Credits (9%)	3,520	3,372
Low Income Housing Tax Credits (4%)	5,967	5,957
National Housing Trust Fund	1,074	54
HOME Rental Program	385	374
Housing Stability for Homeless Schoolchildren	25	25
State Housing Initiatives Partnership (SHIP) <sup>3,4</sup>	2,004	2,004
Predevelopment Loan Program (PLP) <sup>3</sup>	809	165

**Notes:**

<sup>1</sup> The number of units is equivalent to the number of households served. In order to serve lower income households, resources from more than one program are sometimes combined. Therefore, grand totals for rental and homeownership program areas 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 recent, prior year, these units were not counted in this year's grand totals.

<sup>2</sup> In addition to the three Down Payment Assistance (DPA) Programs listed, funding from the Hardest-Hit Fund is also used for DPA. This assisted household total of 1,382 is only included in the HHF program total.

<sup>3</sup> This program is typically funded by revenues from documentary stamp taxes. In some cases state funding is appropriated on a year by year basis for special programs.

<sup>4</sup> SHIP information is from the most recently closed year (2016-2017). Pursuant to Florida Law, local governments typically 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 405 (20.2%) of the SHIP rental units during this period overlap other rental programs in this summary.

<sup>5</sup> The FCP total shows the new homeowners assisted through the program in 2019, although homeowners who entered the program in prior years may still be receiving help. The total number of homeowners assisted since program inception is 16,994.

<sup>6</sup> The HHF information shows the new homeowners added to the program in 2019. The total number of homeowners assisted since program inception is 54,438.

<sup>7</sup> The breakdown for the 11,469 total rental units financed in 2019 is as follows:

- 6,326 units are new construction or redevelopment (demolition/replacement); and
- 3,544 units are preservation (existing affordable units being rehabilitated and recapitalized to ensure they remain affordable and in good condition; some are 30+ 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
- 1,599 SHIP units that are not associated with other rental programs (see note 4).

# STATE DISASTER RECOVERY

## STATE APARTMENT INCENTIVE LOANS (SAIL) AND HOUSING CREDIT FINANCING HURRICANE RECOVERY WORKFORCE HOUSING

COUNTY	DEVELOPMENT	9% HOUSING CREDITS	SAIL	TOTAL UNITS	SET-ASIDE UNITS
Monroe	Boatworks Residences	\$925,344	\$5,000,000	52	52
	Residences at Coco Plum	\$925,344	\$2,520,000	64	29
	Quarry III	\$925,344	\$3,740,000	57	29
<b>TOTALS</b>		<b>\$2,776,032</b>	<b>\$11,260,000</b>	<b>173</b>	<b>110</b>

# STATE DISASTER RECOVERY

## FEDERAL RESOURCES FOR DISASTER RECOVERY

COUNTY	DEVELOPMENT	FUNDING AMOUNT	TOTAL UNITS	SET-ASIDE UNITS
Bay	Hilltop Pointe	\$10,322,134	50	50
	Matthew Commons	\$11,715,000	38	38
	Springfield Crossings	\$12,198,825	60	60
	Tupelo Park	\$12,926,748	47	47
Bradford	Welford Place	\$4,930,000	50	50
Clay	Baxley Gardens	\$3,944,000	40	40
DeSoto	Cardinal Corner	\$4,994,200	48	48
Franklin	Jordan Bayou	\$4,998,000	50	39
Gulf	Barry's Bungalows	\$4,964,675	27	27
	Gateway Manor	\$4,700,000	26	26
Highlands	Persimmon Commons	\$4,989,000	50	50
Jackson	Marianna Crossings	\$5,000,000	30	30
	Tranquility at Hope School	\$4,479,000	30	30
Monroe	Garden View	\$11,600,000	103	103
	Lower Keys Scattered Sites	\$4,696,591	12	12
	Monroe County Scattered Sites	\$9,032,682	20	20
	Seahorse Cottages at Big Pine Key	\$6,470,733	17	17
Wakulla	Greyes Place	\$4,970,891	27	27
<b>TOTALS</b>		<b>\$126,932,479</b>	<b>725</b>	<b>714</b>

**Note:**

Federal resources used include 4% Housing Credits, Multifamily Mortgage Revenue Bonds, Community Development Block Grants-Disaster Recovery, and HOME Rental.

# HOMEOWNERSHIP PROGRAMS

## HOMES FUNDED THROUGH THE HOMEBUYER LOAN AND DOWN PAYMENT ASSISTANCE PROGRAMS

COUNTY	# OF LOANS	FIRST MORTGAGE	DPA	AVERAGE SALES PRICE	# OF LOANS	FIRST MORTGAGE	DPA	# OF LOANS	FIRST MORTGAGE	DPA
Alachua	21	\$2,833,868	\$158,105	\$139,210	17	\$2,172,244	\$127,500	0	\$0	\$0
Baker	2	\$312,729	\$15,000	\$159,250	2	\$312,729	\$15,000	0	\$0	\$0
Bay	231	\$40,966,134	\$3,341,085	\$191,356	12	\$1,671,888	\$90,000	0	\$0	\$0
Bradford	5	\$585,484	\$40,000	\$120,700	4	\$476,353	\$30,000	0	\$0	\$0
Brevard	169	\$25,846,785	\$1,244,893	\$157,887	123	\$17,701,677	\$925,430	0	\$0	\$0
Broward	58	\$11,434,569	\$484,232	\$205,882	32	\$5,424,079	\$243,000	0	\$0	\$0
Calhoun	2	\$324,578	\$30,000	\$170,100	0	\$0	\$0	0	\$0	\$0
Charlotte	37	\$5,312,450	\$276,920	\$147,129	37	\$5,312,450	\$276,920	0	\$0	\$0
Citrus	28	\$3,276,486	\$206,270	\$119,589	27	\$3,162,383	\$196,270	0	\$0	\$0
Clay	179	\$29,303,040	\$2,226,871	\$172,007	44	\$7,036,398	\$333,000	115	\$18,607,217	\$1,724,000
Collier	22	\$4,499,681	\$172,548	\$209,709	17	\$3,369,076	\$127,500	0	\$0	\$0
Columbia	1	\$187,210	\$7,500	\$193,000	1	\$187,210	\$7,500	0	\$0	\$0
Desoto	8	\$818,405	\$60,000	\$106,950	8	\$818,405	\$60,000	0	\$0	\$0
Duval	1,019	\$152,038,578	\$12,077,272	\$157,083	311	\$43,591,439	\$2,332,500	575	\$85,631,737	\$8,612,300
Escambia	17	\$2,119,462	\$123,070	\$128,497	14	\$1,752,709	\$103,470	0	\$0	\$0
Flagler	11	\$1,974,221	\$85,080	\$184,172	8	\$1,464,001	\$60,000	0	\$0	\$0
Franklin	1	\$111,000	\$15,000	\$120,000	0	\$0	\$0	0	\$0	\$0
Gadsden	19	\$2,672,458	\$271,500	\$150,379	2	\$213,594	\$15,000	0	\$0	\$0
Glades	2	\$323,670	\$15,000	\$167,500	2	\$323,670	\$15,000	0	\$0	\$0
Gulf	4	\$592,150	\$60,000	\$158,000	0	\$0	\$0	0	\$0	\$0
Hardee	1	\$153,133	\$7,500	\$158,000	1	\$153,133	\$7,500	0	\$0	\$0
Hendry	5	\$762,307	\$39,000	\$155,940	5	\$762,307	\$39,000	0	\$0	\$0
Hernando	106	\$14,735,078	\$802,805	\$143,012	97	\$13,187,422	\$727,500	0	\$0	\$0
Highlands	7	\$787,273	\$52,500	\$115,129	7	\$787,273	\$52,500	0	\$0	\$0
Hillsborough	737	\$121,216,570	\$8,545,354	\$171,981	271	\$43,064,091	\$2,037,000	392	\$64,869,597	\$5,866,000
Indian River	30	\$4,581,233	\$225,000	\$156,933	30	\$4,581,233	\$225,000	0	\$0	\$0
Jackson	9	\$1,030,978	\$116,622	\$122,422	0	\$0	\$0	0	\$0	\$0
Jefferson	1	\$120,400	\$7,500	\$125,000	1	\$120,400	\$7,500	0	\$0	\$0
Lake	42	\$7,071,736	\$333,052	\$173,443	30	\$4,668,096	\$225,000	0	\$0	\$0
Lee	110	\$17,732,592	\$834,684	\$165,445	89	\$13,977,585	\$670,500	0	\$0	\$0
Leon	53	\$6,702,733	\$408,192	\$130,828	44	\$5,141,194	\$329,235	0	\$0	\$0
Levy	4	\$586,890	\$30,000	\$150,928	4	\$586,890	\$30,000	0	\$0	\$0
Liberty	2	\$204,789	\$30,000	\$110,000	0	\$0	\$0	0	\$0	\$0
Madison	1	\$160,535	\$7,500	\$165,500	1	\$160,535	\$7,500	0	\$0	\$0

# HOMEOWNERSHIP PROGRAMS

# OF LOANS	FIRST MORTGAGE	DPA	# OF LOANS	FIRST MORTGAGE	DPA	# OF LOANS	FIRST MORTGAGE	DPA	# OF LOANS	FIRST MORTGAGE	DPA
2	\$339,325	\$10,605	2	\$322,299	\$20,000	0	\$0	\$0	0	\$0	\$0
0	\$0	\$0	0	\$0	\$0	0	\$0	\$0	0	\$0	\$0
0	\$0	\$0	0	\$0	\$0	219	\$39,294,246	\$3,251,085	0	\$0	\$0
0	\$0	\$0	1	\$109,131	\$10,000	0	\$0	\$0	1	\$164,803	\$1,500
35	\$6,379,773	\$209,463	11	\$1,765,335	\$110,000	0	\$0	\$0	0	\$0	\$0
18	\$4,656,292	\$162,936	7	\$1,189,395	\$70,000	0	\$0	\$0	0	\$0	\$0
0	\$0	\$0	0	\$0	\$0	2	\$324,578	\$30,000	0	\$0	\$0
0	\$0	\$0	0	\$0	\$0	0	\$0	\$0	0	\$0	\$0
0	\$0	\$0	1	\$114,103	\$10,000	0	\$0	\$0	0	\$0	\$0
11	\$2,099,074	\$80,491	8	\$1,373,201	\$80,000	0	\$0	\$0	1	\$187,150	\$1,500
3	\$662,246	\$25,048	2	\$468,359	\$20,000	0	\$0	\$0	0	\$0	\$0
0	\$0	\$0	0	\$0	\$0	0	\$0	\$0	0	\$0	\$0
0	\$0	\$0	0	\$0	\$0	0	\$0	\$0	0	\$0	\$0
66	\$12,755,239	\$398,725	64	\$9,650,438	\$640,000	0	\$0	\$0	3	\$409,725	\$5,500
2	\$239,179	\$9,600	1	\$127,574	\$10,000	0	\$0	\$0	0	\$0	\$0
2	\$365,690	\$15,080	1	\$144,530	\$10,000	0	\$0	\$0	0	\$0	\$0
0	\$0	\$0	0	\$0	\$0	1	\$111,000	\$15,000	0	\$0	\$0
0	\$0	\$0	0	\$0	\$0	17	\$2,458,864	\$256,500	0	\$0	\$0
0	\$0	\$0	0	\$0	\$0	0	\$0	\$0	0	\$0	\$0
0	\$0	\$0	0	\$0	\$0	4	\$592,150	\$60,000	0	\$0	\$0
0	\$0	\$0	0	\$0	\$0	0	\$0	\$0	0	\$0	\$0
0	\$0	\$0	0	\$0	\$0	0	\$0	\$0	0	\$0	\$0
4	\$658,618	\$25,305	5	\$889,038	\$50,000	0	\$0	\$0	0	\$0	\$0
0	\$0	\$0	0	\$0	\$0	0	\$0	\$0	0	\$0	\$0
31	\$6,079,642	\$212,254	42	\$6,998,990	\$420,000	0	\$0	\$0	1	\$204,250	\$1,500
0	\$0	\$0	0	\$0	\$0	0	\$0	\$0	0	\$0	\$0
0	\$0	\$0	0	\$0	\$0	9	\$1,030,978	\$116,622	0	\$0	\$0
0	\$0	\$0	0	\$0	\$0	0	\$0	\$0	0	\$0	\$0
6	\$1,326,827	\$48,052	6	\$1,076,813	\$60,000	0	\$0	\$0	0	\$0	\$0
16	\$2,993,648	\$114,184	5	\$761,359	\$50,000	0	\$0	\$0	0	\$0	\$0
4	\$837,207	\$28,957	5	\$724,332	\$50,000	0	\$0	\$0	0	\$0	\$0
0	\$0	\$0	0	\$0	\$0	0	\$0	\$0	0	\$0	\$0
0	\$0	\$0	0	\$0	\$0	2	\$204,789	\$30,000	0	\$0	\$0
0	\$0	\$0	0	\$0	\$0	0	\$0	\$0	0	\$0	\$0

# HOMEOWNERSHIP PROGRAMS

## HOMES FUNDED THROUGH THE HOMEBUYER LOAN and DOWN PAYMENT ASSISTANCE PROGRAMS

COUNTY	# OF LOANS	FIRST MORTGAGE	DPA	AVERAGE SALES PRICE	# OF LOANS	FIRST MORTGAGE	DPA	# OF LOANS	FIRST MORTGAGE	DPA
Manatee	80	\$13,576,691	\$617,620	\$174,753	69	\$11,615,838	\$517,500	0	\$0	\$0
Marion	44	\$6,124,393	\$322,647	\$143,651	42	\$5,789,743	\$312,297	0	\$0	\$0
Martin	10	\$1,638,760	\$71,550	\$168,640	9	\$1,507,810	\$67,500	0	\$0	\$0
Miami-Dade	16	\$3,500,726	\$138,950	\$227,544	10	\$1,752,600	\$75,000	0	\$0	\$0
Nassau	6	\$1,229,397	\$49,000	\$209,467	5	\$1,034,002	\$39,000	0	\$0	\$0
Okaloosa	13	\$1,727,643	\$102,500	\$136,338	11	\$1,494,320	\$82,500	0	\$0	\$0
Okeechobee	1	\$152,192	\$7,500	\$155,000	1	\$152,192	\$7,500	0	\$0	\$0
Orange	160	\$27,068,438	\$1,230,591	\$175,362	115	\$18,523,456	\$865,000	0	\$0	\$0
Osceola	149	\$27,960,380	\$1,762,705	\$195,025	52	\$9,419,726	\$390,000	84	\$15,962,152	\$1,255,000
Palm Beach	65	\$10,780,372	\$500,616	\$173,737	43	\$6,375,837	\$322,500	0	\$0	\$0
Pasco	413	\$56,591,219	\$4,763,950	\$144,197	171	\$22,616,719	\$1,284,000	218	\$29,767,683	\$3,270,000
Pinellas	236	\$35,854,424	\$1,774,761	\$159,045	183	\$26,407,321	\$1,375,500	0	\$0	\$0
Polk	258	\$41,111,572	\$1,986,536	\$164,076	221	\$34,542,264	\$1,654,940	0	\$0	\$0
Putnam	9	\$1,107,302	\$72,580	\$128,211	7	\$775,292	\$52,500	0	\$0	\$0
Santa Rosa	10	\$1,431,198	\$79,500	\$146,920	8	\$1,125,463	\$60,000	0	\$0	\$0
Sarasota	54	\$9,054,880	\$401,340	\$172,299	52	\$8,688,220	\$390,000	0	\$0	\$0
Seminole	59	\$10,094,886	\$454,552	\$177,204	49	\$8,219,649	\$367,500	0	\$0	\$0
St. Johns	29	\$5,940,561	\$233,401	\$210,591	13	\$2,516,543	\$97,500	0	\$0	\$0
St. Lucie	72	\$12,075,349	\$555,537	\$172,773	54	\$8,656,982	\$405,000	0	\$0	\$0
Sumter	3	\$469,762	\$22,500	\$160,667	3	\$469,762	\$22,500	0	\$0	\$0
Taylor	8	\$1,061,144	\$120,000	\$143,625	0	\$0	\$0	0	\$0	\$0
Union	1	\$171,830	\$7,500	\$175,000	1	\$171,830	\$7,500	0	\$0	\$0
Volusia	163	\$25,299,241	\$1,256,792	\$159,881	138	\$21,003,288	\$1,038,400	0	\$0	\$0
Wakulla	55	\$7,822,541	\$814,000	\$152,605	1	\$144,530	\$7,500	0	\$0	\$0
Washington	14	\$1,919,170	\$195,750	\$145,725	1	\$89,351	\$7,250	0	\$0	\$0
<b>TOTALS</b>	<b>4,872</b>	<b>\$765,143,276</b>	<b>\$49,892,433</b>	<b>\$164,069</b>	<b>2,500</b>	<b>\$375,273,202</b>	<b>18,765,212</b>	<b>1,384</b>	<b>\$214,838,386</b>	<b>20,727,300</b>

**Note:**

<sup>1</sup>These four columns show the cumulative number of loans and first mortgage amounts for Homebuyer Loan Programs and downpayment assistance provided through six programs: the Homeownership Assistance Program (HAP) - Florida Assist, the Hardest Hit Fund (HHF), and HFA Preferred PLUS Grants (3% and 4% HFA Preferred Grants), Florida Homeownership Loan Program (FL HLP) Second Mortgage, Hurricane Recovery Loan Program and the Affordable Income Subsidy Grant Program. Each downpayment assistance program section of the table provides subtotals for each of the strategies complementing the Homebuyer Loan Programs. Because not all first mortgages are paired with downpayment assistance from Florida Housing, the totals in the Overall Performance section may be larger for some counties than the sum of the individual downpayment assistance program sections.

<sup>2</sup>In many cases, the first mortgage and DPA totals for a county are higher than the average sales price, because buyers also receive some assistance with closing costs, a key barrier to entering homeownership for many.

# HOMEOWNERSHIP PROGRAMS

# OF LOANS	FIRST MORTGAGE	DPA	# OF LOANS	FIRST MORTGAGE	DPA	# OF LOANS	FIRST MORTGAGE	DPA	# OF LOANS	FIRST MORTGAGE	DPA
4	\$794,690	\$30,120	7	\$1,166,163	\$70,000	0	\$0	\$0	0	\$0	\$0
2	\$334,650	\$10,350	0	\$0	\$0	0	\$0	\$0	0	\$0	\$0
1	\$130,950	\$4,050	0	\$0	\$0	0	\$0	\$0	0	\$0	\$0
5	\$1,546,840	\$53,950	1	\$201,286	\$10,000	0	\$0	\$0	0	\$0	\$0
0	\$0	\$0	1	\$195,395	\$10,000	0	\$0	\$0	0	\$0	\$0
0	\$0	\$0	2	\$233,323	\$20,000	0	\$0	\$0	0	\$0	\$0
0	\$0	\$0	0	\$0	\$0	0	\$0	\$0	0	\$0	\$0
26	\$5,348,026	\$177,931	18	\$3,047,576	\$180,000	0	\$0	\$0	1	\$149,380	\$1,500
8	\$1,569,681	\$48,705	5	\$1,008,821	\$50,000	0	\$0	\$0	0	\$0	\$0
17	\$3,645,139	\$128,116	5	\$759,396	\$50,000	0	\$0	\$0	0	\$0	\$0
10	\$2,060,122	\$69,950	14	\$2,146,695	\$140,000	0	\$0	\$0	0	\$0	\$0
34	\$6,340,849	\$213,561	18	\$2,970,454	\$180,000	0	\$0	\$0	1	\$135,800	\$1,500
14	\$2,442,544	\$74,996	21	\$3,754,614	\$210,000	0	\$0	\$0	2	\$372,150	\$3,000
1	\$239,400	\$10,080	1	\$92,610	\$10,000	0	\$0	\$0	0	\$0	\$0
0	\$0	\$0	2	\$305,735	\$19,500	0	\$0	\$0	0	\$0	\$0
2	\$366,660	\$11,340	0	\$0	\$0	0	\$0	\$0	0	\$0	\$0
6	\$1,325,703	\$47,052	4	\$549,534	\$40,000	0	\$0	\$0	0	\$0	\$0
11	\$2,495,149	\$87,801	4	\$768,819	\$40,000	0	\$0	\$0	1	\$160,050	\$1,500
12	\$2,454,930	\$90,537	6	\$963,437	\$60,000	0	\$0	\$0	0	\$0	\$0
0	\$0	\$0	0	\$0	\$0	0	\$0	\$0	0	\$0	\$0
0	\$0	\$0	0	\$0	\$0	8	\$1,061,144	\$120,000	0	\$0	\$0
0	\$0	\$0	0	\$0	\$0	0	\$0	\$0	0	\$0	\$0
9	\$1,696,188	\$58,392	16	\$2,599,765	\$160,000	0	\$0	\$0	0	\$0	\$0
0	\$0	\$0	1	\$176,346	\$10,000	53	\$7,501,665	\$796,500	0	\$0	\$0
0	\$0	\$0	0	\$0	\$0	13	\$1,829,819	\$188,500	0	\$0	\$0
<b>362</b>	<b>72,184,281</b>	<b>\$2,457,631</b>	<b>287</b>	<b>\$46,654,866</b>	<b>\$2,869,500</b>	<b>328</b>	<b>\$54,409,233</b>	<b>\$4,864,207</b>	<b>11</b>	<b>\$1,783,308</b>	<b>\$17,500</b>

<sup>3</sup>The overall DPA includes \$191,083 of downpayment assistance from the Freddie Mac Affordable Income Subsidy Grant Program for households in Broward, Clay, Duval, Hillsborough, Orange, Pinellas, Polk and St. Johns Counties.

\*As of December 31, 2019, the foreclosure rate for all Florida Housing homeowner loans was 0.79%. Of this, 0.18% of all Florida Housing loans were 1995 Indenture loans in foreclosure, 0.16% of all Florida Housing loans were New Issue Bond Program Indenture loans in foreclosure, and 0.45% of all Florida Housing loans were TBA loans in foreclosure. This is compared to a foreclosure rate of 1.07% for all Florida residential loans reported at the end of the fourth quarter of 2019 (the Florida conventional loan foreclosure rate was 0.98% and the Florida FHA foreclosure rate was 1.52%). Source: USBank and Mortgage Bankers Association.

# HOMEOWNERSHIP PROGRAMS

## HOME BUYER LOAN AND DOWN PAYMENT ASSISTANCE PROGRAM DEMOGRAPHICS

NUMBER OF LOANS CLOSED & HOUSEHOLDS SERVED IN 2019		4,872
<b>BY HOUSEHOLD SIZE</b>	1-2 persons	3,277
	3-4 persons	1,314
	5+ persons	281
<b>BY AGE</b>	15-54	4,213
	55-61	391
	62+	268
<b>BY INCOME</b>	0-30% Area Median Income (AMI)	86
	30.01-50% AMI	1,054
	50.01-80% AMI	2,543
	80.01-100% AMI	1,177
	Over 100% AMI	12
<b>BY RACE</b>	Black/African American	736
	American Indian/Alaska Native	11
	Asian	79
	White	3,665
	White & Black/African American	28
	Other	233
	No Race Designated	120
<b>BY ETHNICITY</b>	Hispanic	1,554
	Non-Hispanic	3,117
	No Ethnicity Designated	201
<b>AVERAGE SALES PRICE</b>		\$164,069
<b>AVERAGE DOWN PAYMENT ASSISTANCE LOAN AMOUNT</b>		\$10,472
<b>AVERAGE FIRST MORTGAGE AMOUNT</b>		\$157,049
<b>NUMBER OF VETERANS SERVED</b>		68

## HOMEOWNERSHIP POOL PROGRAM (HOP)

COUNTY	CLOSED LOANS		
	TOTAL OF ALL HOP LOANS	NUMBER OF HOME BUYERS SERVED	AVERAGE SALES PRICE
Alachua	\$214,200	6	\$142,917
Citrus	\$320,000	11	\$117,636
Duval	\$356,345	7	\$174,043
Gadsden	\$30,600	1	\$122,400
Hillsborough	\$378,600	20	\$153,360
Lake	\$75,061	2	\$150,125
Leon	\$108,000	4	\$98,000
Marion	\$125,000	5	\$117,100
Orange	\$104,720	5	\$183,000
Sarasota	\$705,000	14	\$209,107
St. Johns	\$168,875	4	\$155,125
Sumter	\$21,300	1	\$85,200
<b>TOTALS</b>	<b>\$2,607,701</b>	<b>80</b>	<b>\$142,334</b>

**Note:**

As of December 31, 2019, an additional \$1,205,078 of HOP funding was reserved in the names of 63 homebuyers. These loans will be closed in 2020 when construction is completed.

## HOMEOWNERSHIP POOL PROGRAM (HOP) DEMOGRAPHICS

NUMBER OF LOANS CLOSED & HOME BUYERS SERVED IN 2019		80
<b>BY HOUSEHOLD SIZE</b>	1-2 persons	37
	3-4 persons	35
	5+ persons	8
<b>BY INCOME</b>	0-30% Area Median Income (AMI)	1
	30.01-50% AMI	5
	50.01-80% AMI	74
<b>BY AGE</b>	15-54	66
	55-61	7
	62+	7
<b>BY RACE</b>	Black/African American	29
	American Indian/Alaska Native	1
	Asian	3
	White	34
	Other	13
<b>BY ETHNICITY</b>	Hispanic	18
	Non-Hispanic	62



# HOMEOWNERSHIP PROGRAMS

## MORTGAGE CREDIT CERTIFICATES (MCCs)

COUNTY	TOTAL MCCs ISSUED	TOTAL OF ALL FIRST MORTGAGES	AVERAGE SALES PRICE
Alachua	5	\$716,363	\$150,198
Baker	2	\$380,990	\$187,750
Brevard	8	\$1,212,688	\$153,366
Broward	144	\$27,533,564	\$209,979
Charlotte	2	\$320,112	\$163,009
Citrus	11	\$1,575,809	\$146,085
Clay	35	\$5,880,749	\$174,057
Collier	55	\$13,440,332	\$249,453
Duval	54	\$9,398,152	\$182,182
Flagler	2	\$323,624	\$167,450
Gadsden	1	\$149,494	\$148,000
Hendry	2	\$336,475	\$172,400
Hernando	9	\$1,411,257	\$159,344
Highlands	4	\$492,844	\$124,725
Hillsborough	114	\$19,378,984	\$176,399
Indian River	13	\$2,159,771	\$169,538
Jefferson	1	\$131,313	\$130,000
Lake	62	\$11,855,625	\$194,252
Lee	69	\$12,323,284	\$182,531
Leon	26	\$3,345,560	\$134,654
Manatee	17	\$2,767,987	\$173,168
Marion	28	\$4,110,140	\$151,796
Martin	1	\$129,883	\$133,900
Miami-Dade	114	\$24,057,613	\$226,372
Nassau	5	\$841,073	\$174,200
Okaloosa	7	\$1,063,156	\$153,686
Okeechobee	1	\$109,971	\$112,000
Orange	90	\$15,602,033	\$182,386
Osceola	59	\$11,676,838	\$203,614
Palm Beach	72	\$13,407,697	\$196,540
Pasco	32	\$4,812,948	\$157,232
Pinellas	29	\$4,360,479	\$158,603

COUNTY	TOTAL MCCs ISSUED	TOTAL OF ALL FIRST MORTGAGES	AVERAGE SALES PRICE
Polk	119	\$21,156,844	\$182,688
Santa Rosa	1	\$111,111	\$110,000
Sarasota	18	\$3,286,826	\$187,656
Seminole	20	\$3,485,291	\$181,520
St. Johns	6	\$1,165,942	\$195,032
St. Lucie	31	\$5,562,482	\$188,755
Sumter	5	\$724,974	\$143,880
Volusia	30	\$4,731,968	\$169,473
<b>Totals</b>	<b>1,304</b>	<b>\$235,532,246</b>	<b>\$189,113</b>

MORTGAGE CREDIT CERTIFICATES DEMOGRAPHICS		
NUMBER OF HOUSEHOLDS SERVED IN 2019		1,304
BY HOUSEHOLD SIZE	1-2 persons	828
	3-4 persons	386
	5+ persons	90
BY AGE	15-54	1,194
	55-61	73
	62+	37
BY RACE	Black/African American	207
	Asian	16
	Asian & White	1
	White	958
	White & Black/African American	4
	Other	60
	No Race Designated	58
AVERAGE SALES PRICE		\$189,113
AVERAGE FIRST MORTGAGE AMOUNT		\$180,623
NUMBER OF VETERANS SERVED		32

**Note:**

*<sup>1</sup>In October 2018, Florida Housing changed the management of the Mortgage Credit Certificate program compliance and reservation system. Due to the transition, ethnicity data is not available, but will be reported in the 2020 Annual Report.*

# HOMEOWNERSHIP PROGRAMS

## FLORIDA HARDEST-HIT FUND PROGRAMS (HHF)<sup>1</sup>

COUNTY	HOUSEHOLDS SERVED	DISBURSED ONLY	FUNDS DISBURSED BY PROGRAM					
			DPA	UMAP	MLRP	PR	MEP	ELMORE
Alachua	224	\$4,577,286	\$0	\$1,294,060	\$1,089,654	\$1,693,497	\$94,000	\$406,074
Baker	26	\$447,440	\$0	\$142,878	\$147,018	\$105,224	\$0	\$52,320
Bay	218	\$4,127,567	\$0	\$1,371,818	\$1,186,007	\$1,074,899	\$122,845	\$371,998
Bradford	15	\$279,136	\$0	\$58,456	\$118,559	\$91,883	\$0	\$10,239
Brevard	3,646	\$62,091,929	\$35,949,522	\$7,777,115	\$5,894,512	\$11,012,503	\$532,651	\$925,627
Broward	4,282	\$105,404,245	\$0	\$38,135,085	\$27,898,129	\$28,676,632	\$1,569,094	\$9,125,305
Calhoun	6	\$93,569	\$0	\$21,738	\$25,996	\$35,462	\$0	\$10,373
Charlotte	288	\$6,091,849	\$0	\$1,614,262	\$1,251,180	\$2,812,312	\$50,000	\$364,095
Citrus	190	\$3,780,978	\$0	\$657,355	\$679,945	\$2,330,041	\$0	\$113,637
Clay	993	\$16,951,326	\$9,152,738	\$3,016,580	\$2,649,933	\$1,794,008	\$200,000	\$138,067
Collier	386	\$8,143,961	\$0	\$2,715,253	\$1,695,229	\$3,118,733	\$150,000	\$464,746
Columbia	52	\$978,128	\$0	\$269,839	\$355,087	\$172,745	\$40,047	\$140,410
DeSoto	38	\$782,491	\$0	\$148,970	\$137,296	\$439,584	\$0	\$56,642
Dixie	8	\$58,471	\$0	\$17,415	\$16,941	\$0	\$0	\$24,116
Duval	7,875	\$127,387,742	\$84,243,934	\$13,922,555	\$13,328,284	\$13,520,425	\$754,555	\$1,617,990
Escambia	440	\$6,508,697	\$0	\$2,382,300	\$2,613,014	\$901,546	\$169,000	\$442,836
Flagler	226	\$4,802,813	\$0	\$1,406,447	\$1,341,722	\$1,782,530	\$50,000	\$222,115
Franklin	11	\$261,309	\$0	\$122,688	\$108,128	\$19,425	\$0	\$11,069
Gadsden	112	\$2,570,204	\$0	\$641,692	\$718,191	\$1,152,666	\$34,392	\$23,263
Gilchrist	28	\$402,869	\$0	\$169,881	\$106,224	\$78,040	\$0	\$48,723
Glades	10	\$123,232	\$0	\$58,819	\$38,239	\$26,174	\$0	\$0
Gulf	12	\$268,618	\$0	\$81,285	\$73,176	\$96,852	\$0	\$17,305
Hamilton	2	\$41,012	\$0	\$13,411	\$14,620	\$12,981	\$0	\$0
Hardee	26	\$398,622	\$0	\$124,704	\$96,244	\$177,674	\$0	\$0
Hendry	43	\$804,804	\$0	\$229,220	\$155,833	\$327,180	\$50,000	\$42,571
Hernando	352	\$9,436,847	\$0	\$1,411,856	\$1,134,283	\$6,431,182	\$281,407	\$178,118
Highlands	95	\$2,093,623	\$0	\$447,808	\$446,958	\$1,061,315	\$50,000	\$87,542
Hillsborough	6,888	\$121,138,807	\$72,217,067	\$14,142,786	\$11,992,081	\$17,845,034	\$2,830,686	\$2,111,153
Holmes	13	\$107,049	\$0	\$50,905	\$23,753	\$24,328	\$0	\$8,063
Indian River	211	\$4,015,054	\$0	\$1,292,797	\$923,665	\$1,538,491	\$93,202	\$166,898
Jackson	35	\$436,063	\$0	\$167,267	\$199,693	\$22,817	\$33,395	\$12,892
Jefferson	11	\$215,012	\$0	\$108,429	\$106,582	\$0	\$0	\$0
Lafayette	4	\$113,157	\$0	\$35,727	\$27,431	\$50,000	\$0	\$0
Lake	424	\$9,387,074	\$0	\$2,466,466	\$2,084,332	\$3,703,290	\$473,966	\$659,021
Lee	1,074	\$25,033,973	\$0	\$9,744,029	\$4,356,552	\$9,826,129	\$250,000	\$857,263
Leon	434	\$9,113,623	\$0	\$2,988,639	\$2,788,036	\$3,051,529	\$50,000	\$235,420
Levy	36	\$586,846	\$0	\$210,798	\$203,734	\$110,490	\$50,000	\$11,824
Liberty	6	\$83,103	\$0	\$18,921	\$33,396	\$30,786	\$0	\$0
Madison	16	\$239,109	\$0	\$56,241	\$66,185	\$66,683	\$50,000	\$0
Manatee	334	\$8,748,533	\$0	\$1,982,829	\$1,766,812	\$4,538,764	\$150,000	\$310,128

# HOMEOWNERSHIP PROGRAMS

COUNTY	HOUSEHOLDS SERVED	DISBURSED ONLY	FUNDS DISBURSED BY PROGRAM					
			DPA	UMAP	MLRP	PR	MEP	ELMORE
Marion	477	\$9,693,908	\$0	\$2,290,008	\$1,998,441	\$4,541,228	\$117,313	\$746,918
Martin	165	\$3,832,561	\$0	\$1,386,759	\$1,111,154	\$1,037,101	\$50,000	\$247,546
Miami-Dade	3,881	\$96,466,533	\$0	\$29,837,134	\$21,170,094	\$20,853,934	\$2,019,177	\$22,586,194
Monroe	29	\$712,841	\$0	\$322,695	\$149,234	\$150,000	\$0	\$90,913
Nassau	111	\$2,257,034	\$0	\$907,576	\$877,711	\$406,176	\$0	\$65,571
Okaloosa	197	\$3,929,395	\$0	\$1,354,169	\$1,385,404	\$624,630	\$150,000	\$415,192
Okeechobee	72	\$1,275,137	\$0	\$385,164	\$278,020	\$590,373	\$0	\$21,580
Orange	4,108	\$82,321,854	\$28,552,618	\$15,167,422	\$11,438,949	\$23,866,059	\$1,532,748	\$1,764,058
Osceola	1,253	\$24,688,618	\$10,021,222	\$3,853,226	\$3,011,769	\$6,897,371	\$622,874	\$282,155
Palm Beach	2,578	\$64,522,857	\$0	\$21,413,055	\$15,073,891	\$22,010,725	\$600,000	\$5,425,187
Pasco	2,274	\$43,963,957	\$19,502,391	\$5,071,192	\$4,359,254	\$13,984,757	\$468,482	\$577,881
Pinellas	2,960	\$55,777,267	\$22,615,281	\$8,356,596	\$7,388,480	\$13,896,205	\$1,293,525	\$2,227,180
Polk	1,781	\$32,743,436	\$15,177,111	\$4,183,828	\$4,100,663	\$7,337,422	\$1,353,849	\$590,564
Putnam	78	\$1,283,767	\$0	\$352,836	\$377,939	\$415,238	\$0	\$137,754
St. Johns	382	\$8,197,820	\$0	\$3,347,404	\$2,869,058	\$1,592,178	\$0	\$389,181
St. Lucie	1,156	\$22,592,186	\$7,280,908	\$4,320,727	\$3,780,548	\$5,995,949	\$250,000	\$964,054
Santa Rosa	164	\$2,862,716	\$0	\$1,359,365	\$1,185,866	\$223,740	\$50,000	\$43,745
Sarasota	447	\$10,457,869	\$0	\$2,795,689	\$2,144,423	\$4,185,876	\$335,886	\$995,996
Seminole	715	\$16,990,496	\$0	\$4,967,701	\$3,860,982	\$7,230,961	\$516,407	\$414,445
Sumter	37	\$648,884	\$0	\$182,849	\$171,042	\$50,000	\$97,414	\$147,579
Suwannee	28	\$437,281	\$0	\$120,925	\$125,276	\$124,590	\$0	\$66,489
Taylor	2	\$37,023	\$0	\$7,059	\$11,102	\$0	\$0	\$18,862
Union	4	\$42,278	\$0	\$19,139	\$20,266	\$0	\$0	\$2,872
Volusia	2,318	\$42,113,241	\$21,281,786	\$4,837,037	\$4,726,686	\$9,862,260	\$400,823	\$1,004,649
Wakulla	69	\$1,556,928	\$0	\$342,297	\$252,487	\$920,797	\$0	\$41,347
Walton	29	\$533,323	\$0	\$198,713	\$134,870	\$173,524	\$0	\$26,216
Washington	33	\$429,005	\$0	\$154,984	\$207,258	\$0	\$33,079	\$33,684
<b>Totals</b>	<b>54,438</b>	<b>\$1,078,494,388</b>	<b>\$325,994,577</b>	<b>\$229,054,872</b>	<b>\$180,103,517</b>	<b>\$266,724,948</b>	<b>\$18,020,817</b>	<b>\$58,595,656</b>

**Notes:**

DPA = Downpayment Assistance, UMAP = Unemployment Mortgage Assistance Program, MLRP = Mortgage Loan Reinstatement Program, PR = Principal Reduction Program, MEP = Modification Enabling Pilot Program, ELMORE = Elderly Mortgage Assistance Program

<sup>1</sup> Information is from program inception through December 31, 2019. This program officially concluded in 2019.

# HOMEOWNERSHIP PROGRAMS

## FORECLOSURE COUNSELING PROGRAM (FCP)

COUNTY	HOUSEHOLDS SERVED	FUNDS DISBURSED
Alachua	61	\$19,125
Baker	3	\$825
Bay	12	\$3,975
Bradford	14	\$6,125
Brevard	138	\$38,625
Broward	1,591	\$581,150
Charlotte	206	\$135,750
Citrus	18	\$6,350
Clay	280	\$107,525
Collier	312	\$110,125
Columbia	12	\$5,650
DeSoto	21	\$9,225
Dixie	1	\$300
Duval	1,025	\$334,025
Escambia	119	\$37,475
Flagler	190	\$78,875
Franklin	3	\$1,725
Gadsden	29	\$9,975
Gilchrist	1	\$225

COUNTY	HOUSEHOLDS SERVED	FUNDS DISBURSED
Glades	2	\$1,550
Gulf	2	\$450
Hardee	2	\$675
Hendry	33	\$8,550
Hernando	61	\$24,800
Highlands	22	\$10,925
Hillsborough	2,364	\$822,475
Holmes	1	\$225
Indian River	19	\$4,175
Jackson	6	\$3,225
Jefferson	3	\$450
Lafayette	1	\$300
Lake	507	\$146,575
Lee	596	\$240,800
Leon	67	\$25,525
Levy	4	\$1,425
Liberty	1	\$225
Madison	6	\$1,875
Manatee	50	\$16,575

# HOMEOWNERSHIP PROGRAMS

COUNTY	HOUSEHOLDS SERVED	FUNDS DISBURSED
Marion	73	\$26,325
Martin	22	\$7,875
Miami-Dade	\$1,181	\$453,550
Monroe	4	\$1,500
Nassau	32	\$14,125
Okaloosa	30	\$13,075
Okeechobee	4	\$1,425
Orange	1,695	\$582,650
Osceola	315	\$112,850
Palm Beach	1,728	\$640,450
Pasco	282	\$86,550
Pinellas	1,778	\$535,425
Polk	193	\$73,100
Putnam	77	\$27,375
Santa Rosa	27	\$14,175
Sarasota	127	\$59,525
Seminole	304	\$101,000
St. Johns	831	\$317,525
St. Lucie	128	\$43,625

COUNTY	HOUSEHOLDS SERVED	FUNDS DISBURSED
Sumter	18	\$7,175
Suwannee	2	\$975
Taylor	4	\$1,875
Union	3	\$1,875
Volusia	308	\$111,700
Wakulla	6	\$1,425
Walton	4	\$1,950
Washington	4	\$1,575
No County Reported	31	\$3,150
<b>Totals</b>	<b>16,994</b>	<b>6,041,675</b>

**Notes:**

Information in the table is from program inception through December 31, 2019.

In 2019, 9,013 counseling sessions were conducted and 4,131 homeowners were provided financial management education training.

Since the program was established in 2013, 16,994 homeowners have been assisted, including 5,430 homeowners who began receiving assistance in 2019.

# RENTAL PROGRAMS

## TENANT-BASED RENTAL ASSISTANCE (TBRA) - HOUSING STABILITY FOR HOMELESS SCHOOLCHILDREN

COUNTY	HOUSEHOLDS SERVED TO DATE	TOTAL FUNDING RESERVED	TOTAL FUNDING DISBURSED
Santa Rosa	25	\$750,000	\$138,313
<b>TOTALS</b>	<b>25</b>	<b>\$750,000</b>	<b>\$138,313</b>

**Note:**

HOME funds are used to fund this program. Funding information is from January 1, 2019 through December 31, 2019

## STATE APARTMENT INCENTIVE LOANS (SAIL)

COUNTY	DEVELOPMENT	FUNDING AMOUNT	TOTAL UNITS	SET-ASIDE UNITS	EXTREMELY LOW INCOME UNITS <sup>1</sup>
Brevard	Southlake Towers	\$4,022,900	85	66	13
Broward	Marquis	\$3,640,000	100	100	10
	Seven on Seventh	\$5,410,800	72	72	11
Collier	Casa Amigos	\$5,150,000	24	24	2
Duval	Ashley Square	\$7,100,000	120	120	12
Hillsborough	Mango Terrace	\$5,600,000	93	93	10
Lake	Valencia Grove II	\$6,350,000	110	110	11
Lee	Cypress Village	\$5,286,000	95	95	15
Leon	Jackson Forest	\$6,450,000	96	96	10
Miami-Dade	Sunset Pointe II	\$3,600,000	96	96	10
Orange	Fairlawn Village	\$6,850,000	116	116	12
Palm Beach	Heron Estates Family	\$6,100,000	79	43	12
Pinellas	Butterfly Grove	\$4,709,600	20	20	4
	Granada	\$7,600,000	138	138	14
Polk	Lake Wales Gardens	\$4,296,100	96	96	10
	Swan Lake Village	\$3,998,600	84	84	13
Sarasota	Palm Port	\$6,160,000	126	126	13
<b>TOTALS</b>		<b>\$70,694,154</b>	<b>1,056</b>	<b>1,048</b>	<b>139</b>

**Note:**

<sup>1</sup>SAIL funds were used to buy down a portion of the set-aside units in these developments to make them affordable to extremely low income (ELI) households.

# RENTAL PROGRAMS

## LOW INCOME HOUSING TAX CREDITS (9%)

COUNTY	DEVELOPMENT	FUNDING AMOUNT	TOTAL UNITS	SET-ASIDE UNITS
Alachua	Deer Creek Senior Housing	\$1,250,000	62	62
Broward	Hudson Village	\$2,779,771	96	96
	Poinciana Crossing <sup>1</sup>	\$1,550,670	113	105
	Seven on Seventh	\$2,110,000	72	72
	Village View <sup>2</sup>	\$46,035	100	100
Clay	Macie Creek	\$1,580,000	96	96
Duval	Campus Towers	\$1,800,000	192	192
	Centennial Towers	\$1,868,000	208	203
	Harold House	\$780,000	80	80
	Lofts at Brooklyn	\$1,868,000	133	80
Hernando	Promenade at Grande Park	\$1,500,000	80	80
Hillsborough	Boulevard Tower 3	\$2,375,000	133	107
Lee	Cypress Village	\$1,510,000	95	95
	Oasis at Renaissance Preserve	\$1,700,000	124	106
Leon	Lafayette Gardens	\$1,697,280	96	96
	Mission Hills	\$1,035,000	112	112
Madison	Hilltop	\$780,000	72	72
Manatee	Lincoln Village	\$1,180,000	50	45
	Sandpiper Place	\$1,500,000	92	92
Marion	Oak Valley	\$1,697,280	96	96
Miami-Dade	Cannery Row at Redlands Crossing	\$2,270,000	112	112
	Las Brisas Trace	\$2,635,850	119	119
	Lucida	\$1,875,000	108	108
	Village of Casa Familia	\$1,500,000	50	44
Monroe	Boatworks Residences	\$925,344	52	52
	Quarry III	\$925,344	57	57
	Residences at Coco Plum	\$925,344	64	64
Orange	Amelia Court at Creative Village II	\$2,375,000	105	84
	Hawthorne Park	\$2,300,000	120	120

COUNTY	DEVELOPMENT	FUNDING AMOUNT	TOTAL UNITS	SET-ASIDE UNITS
Palm Beach	Flagler Station	\$2,374,993	94	94
Pinellas	SkyWay Lofts	\$1,375,000	65	65
Polk	Auburn Village	\$1,700,000	102	102
	Swan Lake Village	\$1,800,000	84	84
Putnam	College Arms	\$850,000	108	108
Seminole	Monroe Landings	\$1,195,000	64	58
	Norton Commons	\$1,360,000	68	68
Walton	Heritage - DeFuniak Springs	\$420,000	50	50
<b>TOTALS</b>		<b>\$57,413,911</b>	<b>3,524</b>	<b>3,376</b>

**Note:**

<sup>1</sup>This development received a partial allocation in 2019 and a binding commitment of 2020 Housing Credits.

<sup>2</sup>This development received a partial allocation in 2018 and a binding commitment of 2019 Housing Credits.

# RENTAL PROGRAMS

## LOW INCOME HOUSING TAX CREDITS (4%)

COUNTY	DEVELOPMENT	FUNDING AMOUNT	TOTAL UNITS	SET-ASIDE UNITS
Bay	Hilltop Pointe	\$297,134	50	50
	Matthew Commons	\$315,000	38	38
	Springfield Crossings	\$498,825	60	60
	Tupelo Park	\$426,748	47	47
Brevard	Southlake Towers	\$455,770	85	85
Broward	Emerald Palms	\$1,885,399	318	318
	Marquis	\$912,208	100	100
	Prospect Park	\$828,630	125	125
	Regency Gardens	\$608,963	94	94
Duval	Ashley Square	\$933,400	120	120
	Desert Winds and Silver Creek	\$1,262,411	304	304
	Monaco Arms Apartments I & II	\$660,584	156	156
Hillsborough	Mango Terrace	\$620,000	93	93
Indian River	Taylor Pointe I	\$493,093	96	96
	Taylor Pointe II	\$369,819	72	72
Lake	Valencia Grove II	\$730,000	110	110
Leon	Jackson Forest	\$840,000	96	96

COUNTY	DEVELOPMENT	FUNDING AMOUNT	TOTAL UNITS	SET-ASIDE UNITS
Miami-Dade	Federation Gardens	\$1,475,345	161	161
	Federation Towers	\$887,983	114	114
	Hialeah Towers	\$1,785,826	252	252
	Jubilee Courtyards	\$651,630	98	98
	Liberty Square I	\$1,707,607	204	194
	Liberty Square II	\$2,051,685	204	204
	Smathers Preservation I	\$919,792	182	182
	Sunset Pointe II	\$774,695	96	96
	Westview Garden	\$754,839	160	160
Orange	Chapel Trace	\$1,655,133	312	312
	Fairlawn Village	\$862,000	116	116
	Lake Weston Point	\$1,488,911	240	240
	Willow Key	\$1,744,623	384	384
Palm Beach	Azure Estates	\$2,626,968	216	216
	Heron Estates Family	\$780,000	79	79
Pinellas	Granada	\$1,035,000	138	138
	Jordan Park	\$1,941,910	266	266
	Lutheran	\$1,036,485	225	225
	Oceanside Estates	\$642,816	104	104
Polk	Lake Wales Gardens	\$460,000	96	96
Sarasota	Palm Port	\$840,000	126	126
Volusia	Daytona Gardens	\$1,257,306	230	230
<b>TOTALS</b>		<b>\$39,518,538</b>	<b>5,957</b>	<b>5,957</b>



# RENTAL PROGRAMS

## MULTIFAMILY MORTGAGE REVENUE BONDS

COUNTY	DEVELOPMENT	FUNDING AMOUNT	TOTAL UNITS	SET-ASIDE UNITS
Bay	Hilltop Pointe	\$5,100,000	50	50
	Matthew Commons	\$6,800,000	38	38
	Springfield Crossings	\$6,700,000	60	60
	Tupelo Park	\$8,200,000	47	47
Lake	Valencia Grove II	\$11,500,000	110	110
Leon	Jackson Forest	\$9,500,000	96	96
Miami-Dade	Federation Gardens fka Federation Gardens I & II	\$38,200,000	161	161
	Federation Towers	\$26,500,000	114	114
	Sunset Pointe II	\$11,750,000	96	39
Orange	Fairlawn Village	\$12,000,000	116	116
Palm Beach	Azure Estates	\$40,030,000	216	87
	Heron Estates Family	\$11,000,000	79	79
Pinellas	Jordan Park	\$27,400,000	266	107
Polk	Lake Wales Gardens	\$7,500,000	96	96
Sarasota	Palm Port	\$10,500,000	126	126
Volusia	Daytona Gardens	\$20,000,000	230	92
<b>TOTALS</b>		<b>\$252,680,000</b>	<b>1,901</b>	<b>1,418</b>

# RENTAL PROGRAMS

## GRANTS TO FINANCE HOUSING FOR PERSONS WITH DEVELOPMENTAL DISABILITIES

COUNTY	DEVELOPMENT	FUNDING AMOUNT	TOTAL UNITS/BEDS	SET-ASIDE UNITS/BEDS
Alachua	Pine Hill Home	\$488,000	6	6
Hillsborough	Sequoia	\$498,000	6	6
Miami-Dade	Village of Casa Familia	\$4,000,000	50	50
Orange	Community Residential Home #4 of Orange County	\$488,000	6	6
Palm Beach	Babe's House	\$588,000	6	6
St. Lucie	Sea Turtle Home at The Arc of St. Lucie County	\$488,000	6	6
<b>TOTALS</b>		<b>\$6,550,000</b>	<b>80</b>	<b>80</b>

**Note:**

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. Supported Living Units (SLUs) are rental dwelling units leased to Persons with Developmental Disabilities who are determined by the Florida Agency for Persons with Disabilities to be approved to receive Supported Living Services. For the purposes of Florida Housing's funding, the number of Beds represents the number of people living in the CRH or the SLU.

## NATIONAL HOUSING TRUST FUND

COUNTY	DEVELOPMENT	FUNDING AMOUNT	TOTAL UNITS	SET-ASIDE UNITS
Broward	Marquis	\$1,435,800	100	6
Duval	Ashley Square	\$1,426,800	120	6
Hillsborough	Mango Terrace	\$1,113,000	93	6
Lake	Valencia Grove II	\$872,000	110	4
Leon	Jackson Forest	\$872,000	96	4
Miami-Dade	Sunset Pointe II	\$1,435,800	96	6
Orange	Fairlawn Village	\$1,308,000	116	6
Palm Beach	Heron Estates Family	\$1,435,800	79	6
Pinellas	Granada	\$1,308,000	138	6
Sarasota	Palm Port	\$742,000	126	4
<b>TOTALS</b>		<b>\$11,949,200</b>	<b>1,074</b>	<b>54</b>

# RENTAL PROGRAMS

## HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)

COUNTY	DEVELOPMENT	FUNDING AMOUNT	TOTAL UNITS	SET-ASIDE UNITS
Bay	Hilltop Pointe	\$4,925,000	50	50
	Matthew Commons	\$4,600,000	38	38
	Springfield Crossings	\$5,000,000	60	60
	Tupelo Park	\$4,300,000	47	47
Franklin	Jordan Bayou	\$4,998,000	50	39
Gulf	Barry's Bungalows	\$4,964,675	27	27
	Gateway Manor	\$4,700,000	26	26
Jackson	Marianna Crossings	\$5,000,000	30	30
	Tranquility at Hope School	\$4,479,000	30	30
Wakulla	Greyes Place	\$4,970,891	27	27
<b>TOTALS</b>		<b>\$47,937,566</b>	<b>385</b>	<b>374</b>

# RENTAL PROGRAMS

## RENTAL PROPERTIES AWARDED FUNDING IN 2019

COUNTY	DEVELOPMENT	REQUEST FOR APPLICATION NUMBER <sup>1</sup>	HC 9%	HC 4%	MMRB	SAIL	DISASTER RECOVERY			NHTF
							HOME	CDBG-DR	SAIL HURRICANCE RECOVERY	
Alachua	Deer Creek Senior Housing	RFA 2018-110	\$1,250,000							
	Pine Hill Home	RFA 2019-117								
Bay	Hilltop Pointe	RFA 2019-109		\$297,134	\$5,100,000		\$4,925,000			
	Matthew Commons	RFA 2019-109		\$315,000	\$6,800,000		\$4,600,000			
	Springfield Crossings	RFA 2019-109		\$498,825	\$6,700,000		\$5,000,000			
	Tupelo Park	RFA 2019-109		\$426,748	\$8,200,000		\$4,300,000			
Bradford	Welford Place	RFA 2019-103					\$4,930,000			
Brevard	Southlake Towers	RFA 2018-116		\$455,770		\$4,022,900				
Broward	Emerald Palms	N/A		\$1,885,399		2001				
	Hudson Village	RFA 2018-112	\$2,779,771							
	Marquis	RFA 2018-116		\$912,208		\$3,640,000				\$1,435,800
	Poinciana Crossing	RFA 2018-112	\$1,550,670							
	Prospect Park	N/A		\$828,630						
	Regency Gardens	N/A	2000	\$608,963		2002				
	Seven on Seventh	RFA 2019-106	\$2,110,000			\$5,410,800				
	Village View	RFA 2017-113	\$46,035							
Clay	Baxley Gardens	RFA 2019-103						\$3,944,000		
	Macie Creek	RFA 2018-110	\$1,580,000							
Collier	Casa Amigos	RFA 2019-108				\$5,150,000				
DeSoto	Cardinal Corner	RFA 2019-103						\$4,994,200		

# RENTAL PROGRAMS

GRANTS TO HOUSE PERSONS WITH DEVELOPMENTAL DISABILITIES	LOCAL BONDS <sup>2</sup>	UNITS FUNDED			INCOME RESTRICTIONS BY AMI				DEMOGRAPHIC TARGET	CONSTRUCTION CATEGORY <sup>5</sup>	ESTIMATED TOTAL DEVELOPMENT COST <sup>6</sup>
		TOTAL UNITS	SET-ASIDE UNITS/ BEDS <sup>3</sup>	LINK UNITS <sup>4</sup>	< 35%	36% - 50%	51% - 60%	61% - 120%			
		62	62	4	7		55		Elderly	NC	\$14,649,111
\$488,000		6	6		2	4			Special Needs	NC	TBD
		50	50			10	40		Family	NC	\$9,804,142
		38	38			38			Family	NC	\$8,953,792
		60	60			60			Family	NC	\$13,176,936
		47	47			47			Family	NC	\$11,152,912
		50	50	3		5	45		Family	NC	\$8,819,244
		85	85	7	13	53	19		Elderly	A/R	\$17,634,814
	\$35,700,000	318	318			318			Family	A/R	\$61,352,605
		96	96	8	15		36	45	Family	NC	\$34,942,682
		100	100	5	16		84		Family	NC	\$24,197,330
		113	105	9	18		60	27	Family	NC	\$35,243,776
		125	125				125		Family	NC	\$11,396,770
	\$15,000,000	94	94		15	79			Family	NC	\$8,823,132
		72	72		11		61		Homeless/Special Needs	NC	\$27,176,927
		100	100	5	15		40	45	Elderly	NC	\$32,138,873
		40	40	2	4			36	Family	NC	\$7,925,836
		96	96	5	10		86		Family	NC	\$18,864,294
		24	24		2	3	19		Farm/Fish Worker	NC	\$5,559,286
		48	48	3		5		43	Family	NC	\$8,154,017

# RENTAL PROGRAMS

## RENTAL PROPERTIES AWARDED FUNDING IN 2019

COUNTY	DEVELOPMENT	REQUEST FOR APPLICATION NUMBER <sup>1</sup>	HC 9%	HC 4%	MMRB	SAIL	DISASTER RECOVERY			NHTF
							HOME	CDBG-DR	SAIL HURRICANCE RECOVERY	
Duval	Ashley Square	RFA 2018-116		\$933,400		\$7,100,000				\$1,426,800
	Campus Towers	RFA 2018-113	\$1,800,000							
	Centennial Towers	RFA 2018-113	\$1,868,000							
	Desert Winds and Silver Creek	N/A		\$1,262,411						
	Harold House	RFA 2018-113	\$780,000							
	Lofts at Brooklyn	RFA 2018-112	\$1,868,000							
	Monaco Arms Apartments I & II	N/A		\$660,584						
Franklin	Jordan Bayou	RFA 2019-109					\$4,998,000			
Gulf	Barry's Bungalows	RFA 2019-109					\$4,964,675			
	Gateway Manor	RFA 2019-109					\$4,700,000			
Hernando	Promenade at Grande Park	RFA 2018-110	\$1,500,000							
Highlands	Persimmon Commons	RFA 2019-103						\$4,989,000		
Hillsborough	Boulevard Tower 3	RFA 2018-112	\$2,375,000							
	Mango Terrace	RFA 2018-116		\$620,000		\$5,600,000				\$1,113,000
	Sequoia	RFA 2019-117								
Indian River	Taylor Pointe I	N/A	1997	\$493,093						
	Taylor Pointe II	N/A		\$369,819	2002					
Jackson	Marianna Crossings	RFA 2019-109					\$5,000,000			
	Tranquility at Hope School	RFA 2019-109					\$4,479,000			
Lake	Valencia Grove II	RFA 2018-116		\$730,000	\$11,500,000	\$6,350,000				\$872,000
Lee	Cypress Village	RFA 2019-106	\$1,510,000			\$5,286,000				
	Oasis at Renaissance Preserve	RFA 2018-110	\$1,700,000							

# RENTAL PROGRAMS

GRANTS TO HOUSE PERSONS WITH DEVELOPMENTAL DISABILITIES	LOCAL BONDS <sup>2</sup>	UNITS FUNDED			INCOME RESTRICTIONS BY AMI				DEMOGRAPHIC TARGET	CONSTRUCTION CATEGORY <sup>5</sup>	ESTIMATED TOTAL DEVELOPMENT COST <sup>6</sup>
		TOTAL UNITS	SET-ASIDE UNITS/ BEDS <sup>3</sup>	LINK UNITS <sup>4</sup>	< 35%	36% - 50%	51% - 60%	61% - 120%			
		120	120	6	18		102		Elderly	NC	\$24,279,718
		192	192	10	39		153		Elderly	Preservation	\$1,297,500
		208	203	11	42		161		Elderly	Preservation	\$26,612,054
	\$24,590,000	304	304			304			Family	A/R	\$38,313,199
		80	80	4	16		64		Family	Preservation	\$14,619,911
		133	80	10	20		31	29	Family	NC	\$29,346,480
	\$16,380,000	156	156			126		30	Family	A/R	\$20,332,645
		50	39			39			Family	NC	\$6,411,734
		27	27			6		21	Family	NC	\$6,666,185
		26	26			26			Family	NC	\$4,770,933
		80	80	6	12	52		16	Family	NC	\$19,148,298
		50	50	3		5		45	Family	NC	\$7,958,898
		133	107	10	20	57		30	Family	NC	\$45,307,303
		93	93	6	16		77		Family	NC	\$19,583,505
\$498,000		6	6		2	4			Special Needs	NC	TBD
	\$14,571,313	96	96		15	81			Family	A/R	\$14,571,313
	\$4,851,429	72	72		6	66			Family	NC	\$5,920,146
		30	30			30			Family	NC	\$5,259,190
		30	30			30			Family	NC	\$5,740,473
		110	110	6	15		95		Elderly	NC	\$19,438,449
		95	95		15		80		Homeless/Special Needs	NC	\$20,602,826
		124	106		22	54		30	Elderly	NC	\$25,967,013

# RENTAL PROGRAMS

## RENTAL PROPERTIES AWARDED FUNDING IN 2019

COUNTY	DEVELOPMENT	REQUEST FOR APPLICATION NUMBER <sup>1</sup>	HC 9%	HC 4%	MMRB	SAIL	DISASTER RECOVERY			NHTF
							HOME	CDBG-DR	SAIL HURRICANCE RECOVERY	
Leon	Jackson Forest	RFA 2018-116		\$840,000	\$9,500,000	\$6,450,000				\$872,000
	Lafayette Gardens	RFA 2018-110	\$1,697,280							
	Mission Hills	RFA 2018-113	\$1,035,000							
Madison	Hilltop	RFA 2018-113	\$780,000							
Manatee	Lincoln Village	RFA 2019-105	\$1,180,000							
	Sandpiper Place	RFA 2018-110	\$1,500,000							
Marion	Oak Valley	RFA 2018-110	\$1,697,280							
Miami-Dade	Cannery Row at Redlands Crossing	RFA 2018-111	\$2,270,000							
	Federation Gardens	N/A		\$1,475,345	\$38,200,000					
	Federation Towers	N/A		\$887,983	\$26,500,000					
	Hialeah Towers	N/A		\$1,785,826						
	Jubilee Courtyards	N/A		\$651,630						
	Las Brisas Trace	RFA 2018-111	\$2,635,850							
	Liberty Square I	N/A		\$1,707,607						
	Liberty Square II	N/A		\$2,051,685						
	Lucida	RFA 2018-111	\$1,875,000							
	Smathers Preservation I	N/A		\$919,792						
	Sunset Pointe II	RFA 2018-116		\$774,695	\$11,750,000	\$3,600,000				\$1,435,800
	Village of Casa Familia	RFA 2019-107	\$1,500,000							
	Westview Garden	N/A	1999	\$754,839						
Monroe	Boatworks Residences	RFA 2019-110	\$925,344					\$5,000,000		



# RENTAL PROGRAMS

GRANTS TO HOUSE PERSONS WITH DEVELOPMENTAL DISABILITIES	LOCAL BONDS <sup>2</sup>	UNITS FUNDED			INCOME RESTRICTIONS BY AMI				DEMOGRAPHIC TARGET	CONSTRUCTION CATEGORY <sup>5</sup>	ESTIMATED TOTAL DEVELOPMENT COST <sup>6</sup>
		TOTAL UNITS	SET-ASIDE UNITS/ BEDS <sup>3</sup>	LINK UNITS <sup>4</sup>	< 35%	36% - 50%	51% - 60%	61% - 120%			
		96	96	5	14		82		Family	NC	\$20,289,904
		96	96	5	10	86			Family	NC	\$21,506,666
		112	112	6	23	89			Family	Preservation	\$14,629,942
		72	72	4		15	57		Family	Preservation	\$9,040,847
		50	45	3	5	40			Family	NC	\$13,184,432
		92	92	7	14		60	18	Family	NC	\$21,031,683
		96	96	5		96			Family	NC	\$19,394,366
		112	112	6	12	100			Elderly	NC	\$30,216,305
		161	161			161			Elderly	A/R	\$53,143,055
		114	114			114			Elderly	A/R	\$36,669,176
	\$27,000,000	252	252				252		Elderly	A/R	\$52,069,512
		98	98			98			Family	NC	\$19,380,473
		119	119	9	18	78		23	Elderly	NC	\$32,526,554
		204	194		11	124		59	Family	A/R	\$48,541,404
		204	204		63	37		104	Family	A/R	\$52,628,974
		108	108	6	11	97			Family	NC	\$28,478,696
	\$11,300,000	182	182			182			Elderly	A/R	\$23,589,098
		96	96	6	21		39	36	Family	NC	\$21,726,922
\$4,000,000		50	50		9		41		Special Needs	NC	\$20,998,500
	\$14,246,000	160	160		24	136			Elderly	NC	\$13,259,110
		52	52		3		23	26	Family	NC	\$20,521,803

# RENTAL PROGRAMS

## RENTAL PROPERTIES AWARDED FUNDING IN 2019

COUNTY	DEVELOPMENT	REQUEST FOR APPLICATION NUMBER <sup>1</sup>	HC 9%	HC 4%	MMRB	SAIL	DISASTER RECOVERY			NHTF
							HOME	CDBG-DR	SAIL HURRICANCE RECOVERY	
	Garden View	RFA 2019-101						\$11,600,000		
	Lower Keys Scattered Sites	RFA 2019-101						\$4,696,591		
	Monroe County Scattered Sites	RFA 2019-101						\$9,032,682		
	Quarry III	RFA 2019-110	\$925,344						\$3,740,000	
	Residences at Coco Plum	RFA 2019-110	\$925,344						\$2,520,000	
	Seahorse Cottages at Big Pine Key	RFA 2019-101						\$6,470,733		
Orange	Amelia Court at Creative Village II	RFA 2018-112	\$2,375,000							
	Chapel Trace	N/A		\$1,655,133	2001					
	Community Residential Home #4 Orange County	RFA 2019-117								
	Fairlawn Village	RFA 2018-116		\$862,000	\$12,000,000	\$6,850,000				\$1,308,000
	Hawthorne Park	RFA 2018-112	\$2,300,000							
	Lake Weston Point	N/A	1998	\$1,488,911						
	Willow Key	N/A		\$1,744,623	1998					
Palm Beach	Azure Estates	N/A		\$2,626,968	\$40,030,000					
	Babe's House	RFA 2019-117								
	Flagler Station	RFA 2018-112	\$2,374,993							
	Heron Estates Family	RFA 2018-116		\$780,000	\$11,000,000	\$6,100,000				\$1,435,800
Pinellas	Butterfly Grove	RFA 2019-104				\$4,709,600				
	Granada	RFA 2018-116		\$1,035,000		\$7,600,000				\$1,308,000
	Jordan Park	N/A	2000	\$1,941,910	\$27,400,000					
	Lutheran	N/A		\$1,036,485	2008		2005			
	Oceanside Estates	N/A		\$642,816						

# RENTAL PROGRAMS

GRANTS TO HOUSE PERSONS WITH DEVELOPMENTAL DISABILITIES	LOCAL BONDS <sup>2</sup>	UNITS FUNDED			INCOME RESTRICTIONS BY AMI				DEMOGRAPHIC TARGET	CONSTRUCTION CATEGORY <sup>5</sup>	ESTIMATED TOTAL DEVELOPMENT COST <sup>6</sup>
		TOTAL UNITS	SET-ASIDE UNITS/ BEDS <sup>3</sup>	LINK UNITS <sup>4</sup>	< 35%	36% - 50%	51% - 60%	61% - 120%			
		103	103	6	11			92	Family	NC	\$31,472,166
		12	12	1	2			10	Family	NC	\$4,696,591
		20	20	1	2			18	Family	NC	\$9,032,682
		57	57		6		20	31	Family	NC	\$20,010,590
		64	64		7		22	35	Family	NC	TBD
		17	17	1	2			15	Family	NC	\$7,697,770
		105	84	8	16	16	12	40	Family	NC	\$29,954,110
	\$25,610,000	312	312				312		Family	NC	\$54,398,826
\$488,000		6	6		2	4			Special Needs	NC	TBD
		116	116	6	18	98			Family	NC	\$22,245,060
		120	120	7	14	106			Elderly	NC	\$27,349,602
		240	240		36	204			Family	NC	\$21,417,401
	\$26,500,000	384	384			384			Family	NC	\$54,942,231
		216	216				216		Family	A/R	\$78,171,276
\$588,000		6	6		2	4			Special Needs	NC	TBD
		94	94	8	15	45		34	Family	NC	\$32,198,150
		79	79	6	18		31	30	Family	NC	\$19,740,862
		20	20		4		16		Special Needs	NC	\$5,381,841
		138	138	7	20		118		Family	NC	\$28,067,479
		266	266		79	79	108		Family	NC	\$53,213,437
		225	225			225			Elderly	A/R	\$4,882,929
	\$10,246,500	104	104			104			Elderly	A/R	\$21,049,726

# RENTAL PROGRAMS

## RENTAL PROPERTIES AWARDED FUNDING IN 2019

COUNTY	DEVELOPMENT	REQUEST FOR APPLICATION NUMBER <sup>1</sup>	HC 9%	HC 4%	MMRB	SAIL	DISASTER RECOVERY			NHTF
							HOME	CDBG-DR	SAIL HURRICANCE RECOVERY	
	SkyWay Lofts	RFA 2018-112	\$1,375,000							
Polk	Auburn Village	RFA 2018-110	\$1,700,000							
	Lake Wales Gardens	RFA 2018-116		\$460,000	\$7,500,000	\$4,296,100				
	Swan Lake Village	RFA 2019-107	\$1,800,000			\$3,998,600				
Putnam	College Arms	RFA 2018-113	\$850,000							
Sarasota	Palm Port	RFA 2018-116		\$840,000	\$10,500,000	\$6,160,000				\$742,000
Seminole	Monroe Landings	RFA 2019-105	\$1,195,000							
	Norton Commons	RFA 2018-110	\$1,360,000							
St. Lucie	Sea Turtle Home at The Arc of St. Lucie County	RFA 2019-117								
Volusia	Daytona Gardens	N/A	2001	\$1,257,306	\$20,000,000					
Wakulla	Greyes Place	RFA 2019-109					\$4,970,891			
Walton	Heritage - DeFuniak Springs	RFA 2018-113	\$420,000							
	<b>TOTALS</b>		<b>\$57,413,911</b>	<b>\$39,518,538</b>	<b>\$252,680,000</b>	<b>\$92,324,000</b>	<b>\$47,937,566</b>	<b>\$50,657,206</b>	<b>\$11,260,000</b>	<b>\$11,949,200</b>

### Notes:

In order to serve lower income households, resources from more than one program are often combined to finance a development. In many cases, a development is awarded all of its financing in one year, but sometimes it is awarded funding over more than one year. In addition, an older development may have received its initial financing many years ago, and is returning for preservation funding in the current year. When a development has received funding in a prior year, that year is included in the appropriate program column.

HC 9% = Low Income Housing Tax Credits (9%); HC 4% = Low Income Housing Tax Credits (4%); MMRB = Multifamily Mortgage Revenue Bonds; SAIL = State Apartment Incentive Loan Program; NHTF = National Housing Trust Fund. This table includes developments that have been awarded funding but may have been subject to legal challenges as of December 31, 2019. As a result, the developments listed in this table may include those that received a preliminary award prior to conclusion of such litigation.

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

<sup>2</sup>Local Bond funding amounts for 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.

# RENTAL PROGRAMS

GRANTS TO HOUSE PERSONS WITH DEVELOPMENTAL DISABILITIES	LOCAL BONDS <sup>2</sup>	UNITS FUNDED			INCOME RESTRICTIONS BY AMI				DEMOGRAPHIC TARGET	CONSTRUCTION CATEGORY <sup>5</sup>	ESTIMATED TOTAL DEVELOPMENT COST <sup>6</sup>
		TOTAL UNITS	SET-ASIDE UNITS/ BEDS <sup>3</sup>	LINK UNITS <sup>4</sup>	< 35%	36% - 50%	51% - 60%	61% - 120%			
		65	65	5	10	42		13	Family	NC	\$15,494,326
		102	102	6		11	91		Elderly	NC	\$18,869,204
		96	96	5		10	86		Family	A/R	\$15,033,283
		84	84			13	71		Homeless/Special Needs	NC	\$20,454,106
		108	108			22	86		Family	Preservation	\$13,046,793
		126	126	6	17		109		Family	NC	\$21,871,691
		64	58	3	7	51			Family	NC	\$13,800,446
		68	68	4	7	61			Elderly	NC	\$15,553,636
\$488,000		6	6		2	4			Special Needs	NC	TBD
		230	230		36	83	111		Family	A/R	\$36,105,679
		27	27			27			Family	NC	\$6,105,107
		50	50			10	40		Family	Preservation	\$6,532,770
<b>\$6,550,000</b>		<b>10,095</b>	<b>9,932</b>	<b>261</b>	<b>957</b>	<b>4,870</b>	<b>3,060</b>	<b>1,045</b>			<b>\$2,003,731,443</b>

<sup>3</sup>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 residents living in the CRH.

<sup>4</sup>The Link to Permanent Housing Initiative, or "Link," requires developers to set aside a portion of a development's extremely low-income units for special needs households that are referred and served by community-based supportive services providers. Link units serve persons with physical, mental and/or developmental disabilities, youth aging out of foster care, homeless households, and survivors of domestic violence. Note that the Link unit counts are also included in the Set-Aside Units/Beds total for each property.

<sup>5</sup>NC = New construction; Preservation = Preservation of existing affordable properties; 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 percent of the proposed construction work consists of new construction.

<sup>6</sup>Total Development Cost (TDC) is estimated in the development application and is determined in credit underwriting. In some cases, TDC is not known at the time of publication of the Annual Report. "TBD" = To Be Determined.

# SPECIAL PROGRAMS

<b>PREDEVELOPMENT LOAN PROGRAM RENTAL LOANS APPROVED FOR FUNDING IN 2019</b>				
<b>COUNTY</b>	<b>DEVELOPMENT</b>	<b>LOAN AMOUNT</b>	<b>TOTAL UNITS</b>	<b>SET-ASIDE UNITS</b>
Brevard	Hope Village	\$163,000	9	2
Columbia	Sweetwater Apartments	\$500,000	56	12
Flagler	Phoenix Crossings	\$464,500	30	6
Hillsborough	Uptown Sky	\$250,000	119	24
Miami-Dade	CM II	\$750,000	120	24
Miami-Dade	Hialeah Residence	\$125,000	123	25
Miami-Dade	Los Robles	\$125,000	98	20
Miami-Dade	Puerta Del Sol	\$125,000	98	20
Miami-Dade	Sweetwater Towers	\$125,000	98	20
Orange	Promenade at Westlake	\$750,000	28	6
Palm Beach	Coleman Park Renaissance	\$750,000	30	6
<b>TOTALS</b>		<b>\$4,127,500</b>	<b>809</b>	<b>165</b>

# SPECIAL PROGRAMS

## PREDEVELOPMENT LOAN PROGRAM HOMEOWNERSHIP LOANS APPROVED FOR FUNDING IN 2019

COUNTY	DEVELOPMENT	LOAN AMOUNT	TOTAL UNITS	SET-ASIDE UNITS
Miami-Dade	SMASH	\$75,000	3	1
Orange	The Townhomes at Westlake	\$750,000	30	6
<b>TOTAL</b>		<b>\$825,000</b>	<b>33</b>	<b>7</b>

# SPECIAL PROGRAMS

## STATE HOUSING INITIATIVES PARTNERSHIP (SHIP) DISTRIBUTION AND ALLOCATION OF FUNDS FOR 2016-2017<sup>1</sup>

LOCAL GOVERNMENT	2016-2017 STATE DISTRIBUTION	HOMEOWNERSHIP		RENTAL		INCOME LEVEL OF HOUSEHOLD SERVED			
		TOTAL EXPENDITURES	TOTAL UNITS	TOTAL EXPENDITURES	TOTAL UNITS	EXTREMELY LOW	VERY LOW	LOW	MODERATE
Alachua County	\$838,157	\$757,021	57	\$159,319	54	29	42	40	0
.....Gainesville	\$844,906	\$673,355	17	\$120,000	41	37	16	4	1
Baker County	\$350,000	\$301,575	4	\$0	0	2	2	0	0
Bay County	\$903,651	\$1,045,013	73	\$0	0	0	43	27	3
.....Panama City	\$235,596	\$250,081	28	\$0	0	0	15	11	2
Bradford County	\$350,000	\$358,324	7	\$0	0	0	1	2	2
Brevard County	\$2,017,034	\$1,543,655	41	\$550,000	9	14	10	15	11
.....Cocoa	\$119,663	\$111,420	2	\$0	0	2	0	0	0
.....Melbourne	\$520,130	\$359,927	11	\$141,135	3	1	7	6	0
.....Palm Bay	\$686,909	\$268,310	8	\$0	0	0	1	1	0
.....Titusville	\$289,773	\$284,108	8	\$2,658	5	1	9	3	0
Broward County	\$3,176,879	\$2,601,734	95	\$350,000	6	18	21	35	27
.....Coconut Creek	\$369,772	\$328,607	13	\$0	0	3	1	6	3
.....Coral Springs <sup>3</sup>	\$793,479	\$696,389	20	\$0	0	2	3	10	0
.....Davie	\$632,190	\$491,278	11	\$0	0	0	4	4	3
.....Deerfield Beach	\$500,981	\$449,328	12	\$0	0	2	5	3	2
.....Fort Lauderdale	\$1,142,715	\$1,266,859	24	\$0	0	2	7	15	0
.....Hollywood	\$945,900	\$1,317,996	18	\$20,000	5	3	5	13	0
.....Lauderhill	\$454,462	\$405,434	20	\$6,355	3	0	9	10	4
.....Miramar	\$862,403	\$745,572	18	\$0	0	2	7	6	3
.....Pembroke Pines	\$1,031,581	\$1,024,998	25	\$0	0	1	6	11	7
.....Plantation	\$571,357	\$584,412	15	\$0	0	0	10	2	3
.....Pompano Beach	\$693,024	\$590,398	31	\$65,125	24	22	16	13	4
.....Sunrise	\$565,938	\$565,785	32	\$0	0	4	10	17	1
.....Tamarac	\$406,749	\$368,464	11	\$0	0	1	5	5	0
Calhoun County	\$350,000	\$319,457	20	\$0	0	6	3	7	4
Charlotte County	\$1,100,490	\$1,303,072	58	\$131,536	38	23	23	48	2
Citrus County	\$936,736	\$821,354	56	\$124,715	32	31	18	39	0
Clay County	\$1,301,738	\$1,209,756	78	\$95,560	11	14	20	24	26
Collier County/Naples	\$2,255,124	\$2,023,745	45	\$461,024	3	12	12	9	13
Columbia County	\$445,479	\$411,619	27	\$0	0	6	3	9	9



# SPECIAL PROGRAMS

FUNDING AMOUNT BY INCOME LEVEL				PERSONS WITH SPECIAL NEEDS SERVED <sup>2</sup>		AGE OF HOUSEHOLDER				RACE/ETHNICITY OF HOUSEHOLDER					
EXTREMELY LOW	VERY LOW	LOW	MODERATE	% OF DISTRIBUTION USED FOR POPULATION	TOTAL UNITS	0 - 25	26 - 40	41 - 61	62+	AMERICAN INDIAN	ASIAN	BLACK/AFRICAN AMERICAN	HISPANIC	WHITE	OTHER
\$ 147,077	\$298,671	\$470,593	\$0	53%	55	7	49	35	20	0	0	70	6	35	0
\$444,208	\$281,208	\$63,939	\$4,000	45%	24	4	20	19	15	1	0	40	1	15	1
\$149,550	\$152,025	\$0	\$0	86%	1	0	0	0	4	0	0	0	0	4	0
\$0	\$348,622	\$670,269	\$26,122	40%	28	4	35	19	15	0	1	38	1	32	1
\$0	\$91,526	\$151,432	\$7,123	63%	18	1	6	9	12	0	0	15	1	12	0
\$0	\$80,623	\$60,758	\$47,944	58%	3	0	1	2	2	0	0	3	0	2	0
\$899,520	\$612,875	\$486,826	\$94,434	30%	12	0	15	12	23	0	1	26	7	16	0
\$111,420	\$0	\$0	\$0	93%	2	0	0	2	0	0	0	2	0	0	0
\$80,000	\$157,499	\$263,563	\$0	25%	2	1	6	3	4	0	0	7	0	5	2
\$0	\$13,759	\$15,000	\$0	21%	3	0	1	1	0	0	0	0	1	1	0
\$52,776	\$196,378	\$37,611	\$0	46%	8	0	3	2	8	0	0	5	0	8	0
\$659,582	\$536,447	\$871,724	\$883,980	24%	16	3	24	38	36	0	0	62	21	17	1
\$81,076	\$39,082	\$120,405	\$88,043	26%	3	0	3	6	4	0	2	4	2	4	1
\$73,175	\$105,005	\$342,669	\$0	22%	6	0	2	9	4	0	1	5	3	5	1
\$0	\$170,731	\$165,921	\$154,627	29%	4	0	2	6	3	0	0	1	8	2	0
\$53,900	\$225,770	\$129,658	\$40,000	28%	3	1	1	3	7	0	0	9	0	3	0
\$70,250	\$361,937	\$834,671	\$0	21%	4	0	5	10	9	0	0	20	0	3	1
\$203,773	\$281,878	\$600,519	\$0	47%	7	1	4	4	12	0	0	9	4	7	1
\$0	\$167,242	\$184,547	\$60,000	26%	7	1	7	9	6	0	0	21	1	0	1
\$77,892	\$308,481	\$258,901	\$100,298	21%	3	0	2	9	7	0	0	12	2	3	1
\$50,649	\$341,730	\$429,956	\$202,664	21%	5	0	5	8	12	0	0	5	9	11	0
\$0	\$375,277	\$80,000	\$129,135	41%	6	0	5	5	5	0	0	9	0	6	0
\$178,250	\$211,815	\$174,359	\$91,100	51%	25	1	13	20	21	0	0	42	2	11	0
\$89,651	\$212,308	\$246,966	\$16,860	39%	12	0	2	13	17	0	1	18	6	7	0
\$25,788	\$157,177	\$185,499	\$0	35%	4	0	1	5	5	0	0	4	3	3	1
\$91,491	\$43,073	\$96,214	\$88,679	36%	8	0	1	6	13	0	0	10	0	10	0
\$230,081	\$319,343	\$881,442	\$3,742	43%	29	2	31	41	22	1	1	16	20	55	3
\$252,695	\$203,611	\$489,764	\$0	56%	46	5	21	36	26	0	0	3	7	78	0
\$230,207	\$370,359	\$382,750	\$195,000	38%	24	10	22	23	29	0	1	20	13	50	0
\$857,870	\$448,628	\$549,767	\$535,279	29%	15	1	3	17	25	1	0	5	14	26	0
\$77,405	\$59,808	\$162,000	\$112,406	30%	9	5	14	6	2	0	0	11	2	14	0

SPECIAL PROGRAMS

# SPECIAL PROGRAMS

## STATE HOUSING INITIATIVES PARTNERSHIP (SHIP) DISTRIBUTION AND ALLOCATION OF FUNDS FOR 2016-2017<sup>1</sup>

LOCAL GOVERNMENT	2016-2017 STATE DISTRIBUTION	HOMEOWNERSHIP		RENTAL		INCOME LEVEL OF HOUSEHOLD SERVED			
		TOTAL EXPENDITURES	TOTAL UNITS	TOTAL EXPENDITURES	TOTAL UNITS	EXTREMELY LOW	VERY LOW	LOW	MODERATE
DeSoto County	\$350,000	\$360,823	19	\$100,000	4	2	7	4	10
Dixie County	\$350,000	\$315,546	15	\$0	0	3	1	8	3
Duval County/Jacksonville	\$6,176,805	\$5,399,284	446	\$650,751	7	91	69	169	124
Escambia County/Pensacola	\$2,004,940	\$1,847,310	187	\$0	0	18	22	77	70
Flagler County/Palm Coast	\$819,220	\$786,342	72	\$10,005	5	12	20	31	14
Franklin County	\$350,000	\$325,987	22	\$0	0	5	4	10	3
Gadsden County	\$350,000	\$302,525	13	\$0	0	5	4	3	1
Gilchrist County	\$350,000	\$350,524	13	\$0	0	1	4	4	4
Glades County	\$350,000	\$326,904	10	\$0	0	2	2	2	4
Gulf County	\$353,210	\$273,411	11	\$87,500	3	0	9	5	0
Hamilton County	\$350,000	\$314,959	16	\$0	0	3	4	5	2
Hardee County	\$356,546	\$453,337	18	\$0	0	6	4	6	2
Hendry County	\$350,000	\$360,000	11	\$0	0	0	0	1	2
Hernando County	\$1,167,013	\$1,250,055	89	\$75,000	5	12	16	66	0
Highlands County	\$660,395	\$733,534	46	\$60,871	10	17	8	13	18
Hillsborough County	\$6,307,218	\$4,139,592	188	\$2,226,594	23	18	38	54	98
.....Tampa	\$2,336,360	\$2,949,297	143	\$650,000	448	4	328	146	78
Holmes County	\$350,000	\$319,056	13	\$0	0	2	3	5	3
Indian River County	\$929,891	\$1,007,520	35	\$0	0	8	4	12	11
Jackson County <sup>3</sup>	\$353,405	\$308,456	14	\$0	0	2	0	1	2
Jefferson County	\$350,000	\$314,269	7	\$0	0	4	1	2	0
Lafayette County	\$350,000	\$345,918	12	\$0	0	1	3	4	4
Lake County	\$2,077,187	\$1,362,212	21	\$528,051	92	51	45	3	5
Lee County	\$2,789,715	\$1,818,712	59	\$888,041	46	33	33	36	3
.....Cape Coral	\$1,064,416	\$933,543	25	\$146,115	12	13	7	17	0
.....Fort Myers	\$472,929	\$425,088	11	\$0	0	5	2	4	0
Leon County	\$678,891	\$667,901	10	\$0	0	3	4	3	0
.....Tallahassee	\$1,411,252	\$1,135,717	132	\$0	0	50	51	31	0
Levy County	\$350,000	\$321,904	16	\$0	0	2	4	6	4
Liberty County	\$350,000	\$325,165	12	\$0	0	0	6	4	2

# SPECIAL PROGRAMS

FUNDING AMOUNT BY INCOME LEVEL				PERSONS WITH SPECIAL NEEDS SERVED <sup>2</sup>		AGE OF HOUSEHOLDER				RACE/ETHNICITY OF HOUSEHOLDER					
EXTREMELY LOW	VERY LOW	LOW	MODERATE	% OF DISTRIBUTION USED FOR POPULATION	TOTAL UNITS	0 - 25	26 - 40	41 - 61	62+	AMERICAN INDIAN	ASIAN	BLACK/AFRICAN AMERICAN	HISPANIC	WHITE	OTHER
\$41,222	\$217,578	\$106,930	\$95,093	73%	12	3	5	7	8	0	0	5	2	16	0
\$83,935	\$29,937	\$143,205	\$58,469	47%	10	1	1	3	10	0	0	4	0	11	0
\$1,522,433	\$1,294,369	\$2,192,496	\$1,040,737	23%	76	14	92	175	172	0	3	319	16	113	2
\$328,612	\$298,068	\$698,230	\$522,400	30%	38	32	77	39	39	0	2	62	9	114	0
\$111,933	\$191,224	\$448,480	\$44,710	23%	11	2	21	23	31	1	0	17	7	52	0
\$77,827	\$53,974	\$164,186	\$30,000	22%	5	2	3	5	12	0	0	8	0	14	0
\$147,820	\$117,205	\$30,000	\$7,500	34%	6	0	1	5	7	0	0	13	0	0	0
\$40,000	\$120,225	\$104,299	\$86,000	30%	4	4	3	4	2	0	0	1	1	11	0
\$97,200	\$139,130	\$40,125	\$50,449	28%	6	0	2	4	4	0	0	5	0	5	0
\$0	\$208,360	\$152,550	\$0	43%	6	0	3	3	8	0	0	10	0	4	0
\$61,252	\$49,072	\$134,616	\$46,019	24%	5	2	0	5	9	0	0	7	0	9	0
\$177,254	\$128,945	\$112,138	\$35,000	70%	10	0	4	2	12	2	0	1	4	10	1
\$0	\$0	\$20,000	\$20,000	46%	4	0	3	0	0	0	0	0	1	2	0
\$232,518	\$222,115	\$870,423	\$0	29%	18	13	50	23	8	0	0	5	13	76	0
\$184,356	\$114,584	\$236,973	\$258,492	20%	16	3	13	18	22	0	0	13	15	27	1
\$1,510,266	\$1,911,478	\$1,406,398	\$1,158,415	33%	43	33	78	55	42	1	1	65	70	68	3
\$170,085	\$630,596	\$589,863	\$1,101,913	33%	130	20	158	105	61	0	2	285	31	40	7
\$80,960	\$80,780	\$119,816	\$37,500	37%	4	0	2	5	6	0	0	1	0	12	0
\$268,588	\$75,887	\$449,944	\$213,101	32%	10	1	10	15	9	0	1	13	5	14	2
\$71,462	\$0	\$21,141	\$20,447	29%	7	0	1	1	3	0	0	3	1	1	0
\$227,979	\$25,575	\$60,715	\$0	72%	5	0	0	2	5	0	0	3	0	4	0
\$50,000	\$106,088	\$114,610	\$75,220	35%	3	3	5	1	3	0	0	0	0	12	0
\$447,611	\$45,690	\$77,567	\$110,000	33%	9	13	27	42	19	0	0	55	19	27	0
\$829,264	\$708,681	\$1,107,301	\$61,506	50%	54	2	24	55	24	0	0	42	24	39	0
\$179,695	\$204,307	\$695,657	\$0	36%	20	0	10	13	14	0	0	3	14	19	1
\$216,109	\$102,569	\$106,410	\$0	85%	8	0	0	5	6	0	0	11	0	0	0
\$83,902	\$324,853	\$259,147	\$0	56%	4	0	1	4	5	0	0	4	0	5	1
\$512,207	\$403,871	\$219,639	\$0	34%	60	1	10	44	77	0	0	100	0	32	0
\$58,753	\$61,854	\$118,326	\$82,972	23%	4	0	4	6	6	0	1	6	2	7	0
\$0	\$177,490	\$88,650	\$59,025	55%	7	0	2	3	7	0	0	2	0	9	1

SPECIAL PROGRAMS

# SPECIAL PROGRAMS

## STATE HOUSING INITIATIVES PARTNERSHIP (SHIP) DISTRIBUTION AND ALLOCATION OF FUNDS FOR 2016-2017<sup>1</sup>

LOCAL GOVERNMENT	2016-2017 STATE DISTRIBUTION	HOMEOWNERSHIP		RENTAL		INCOME LEVEL OF HOUSEHOLD SERVED			
		TOTAL EXPENDITURES	TOTAL UNITS	TOTAL EXPENDITURES	TOTAL UNITS	EXTREMELY LOW	VERY LOW	LOW	MODERATE
Madison County	\$350,000	\$319,970	27	\$0	0	8	8	10	1
Manatee County	\$1,948,420	\$2,087,059	33	\$0	0	4	5	15	9
.....Bradenton	\$344,918	\$285,825	9	\$77,500	72	3	1	74	3
Marion County	\$1,854,964	\$1,520,468	46	\$480,016	51	44	14	21	18
.....Ocala	\$382,628	\$362,385	10	\$0	0	5	2	3	0
Martin County	\$973,831	\$865,933	30	\$133,872	91	34	30	47	8
Miami-Dade County	\$7,435,854	\$4,852,750	83	\$4,945,946	192	65	121	46	43
.....Hialeah	\$942,270	\$625,000	5	\$270,053	93	36	57	0	0
.....Miami	\$1,777,219	\$2,090,262	37	\$0	0	7	12	18	0
.....Miami Beach	\$384,354	\$499,681	5	\$0	0	1	2	1	1
.....Miami Gardens	\$459,892	\$345,171	15	\$0	0	3	5	6	1
.....North Miami	\$261,050	\$240,090	11	\$0	0	4	3	4	0
Monroe County	\$486,419	\$570,570	40	\$0	0	0	19	16	5
Nassau County	\$507,990	\$523,939	13	\$0	0	0	6	4	3
Okaloosa County/Fort Walton Bch	\$1,240,328	\$826,002	21	\$301,036	7	12	6	7	3
Okeechobee County	\$350,000	\$361,619	17	\$0	0	2	3	6	6
Orange County	\$6,456,319	\$5,924,823	295	\$1,000,000	14	13	45	146	105
.....Orlando	\$1,716,237	\$1,232,543	36	\$300,000	6	3	13	18	8
Osceola County	\$1,569,737	\$1,426,203	45	\$161,347	28	13	22	21	17
.....Kissimmee	\$436,253	\$391,127	9	\$0	0	0	2	6	1
Palm Beach County	\$6,848,199	\$6,485,699	186	\$461,318	146	46	137	133	16
.....Boca Raton	\$561,204	\$534,642	8	\$0	0	0	2	2	1
.....Boynton Beach	\$465,174	\$419,417	10	\$0	0	0	4	5	1
.....Delray Beach	\$404,400	\$448,248	15	\$12,980	7	6	7	6	3
.....West Palm Beach	\$696,168	\$702,375	20	\$48,028	21	13	13	8	0
Pasco County	\$3,676,668	\$3,674,390	177	\$1,392,903	110	72	71	90	54
Pinellas County	\$3,245,381	\$2,544,758	111	\$1,356,195	30	23	9	57	52
.....Clearwater	\$722,636	\$594,204	25	\$251,406	6	4	7	16	4
.....Largo	\$527,012	\$743,295	15	\$0	0	1	5	7	2
.....St. Petersburg	\$1,676,070	\$1,863,869	109	\$90,000	6	16	27	45	27

# SPECIAL PROGRAMS

FUNDING AMOUNT BY INCOME LEVEL				PERSONS WITH SPECIAL NEEDS SERVED <sup>2</sup>		AGE OF HOUSEHOLDER				RACE/ETHNICITY OF HOUSEHOLDER					
EXTREMELY LOW	VERY LOW	LOW	MODERATE	% OF DISTRIBUTION USED FOR POPULATION	TOTAL UNITS	0 - 25	26 - 40	41 - 61	62+	AMERICAN INDIAN	ASIAN	BLACK/AFRICAN AMERICAN	HISPANIC	WHITE	OTHER
\$88,298	\$97,007	\$119,665	\$15,000	40%	12	1	2	10	14	0	0	20	0	7	0
\$474,025	\$489,846	\$914,624	\$208,564	42%	8	0	10	12	11	1	0	19	5	8	0
\$61,569	\$68,992	\$165,043	\$67,720	27%	2	0	1	16	64	0	0	16	7	58	0
\$533,458	\$188,030	\$635,492	\$643,503	21%	40	10	28	42	17	0	0	35	14	45	3
\$207,266	\$36,316	\$118,803	\$0	42%	4	0	2	6	2	0	0	4	3	3	0
\$96,359	\$218,697	\$374,613	\$270,136	20%	29	8	41	45	25	1	0	42	11	64	1
\$758,972	\$4,281,974	\$2,545,750	\$2,212,000	27%	48	11	86	58	120	0	1	83	101	7	83
\$113,346	\$156,707	\$0	\$0	45%	60	3	24	13	53	0	0	19	64	8	2
\$337,977	\$535,845	\$1,216,440	\$0	31%	10	0	5	15	17	0	0	21	16	0	0
\$150,000	\$199,784	\$99,899	\$49,998	39%	1	0	4	1	0	0	0	0	3	2	0
\$85,215	\$119,100	\$122,510	\$18,346	24%	5	0	1	4	10	0	0	11	3	1	0
\$84,655	\$68,660	\$86,775	\$0	32%	4	0	0	4	7	0	0	11	0	0	0
\$0	\$185,445	\$184,863	\$200,262	22%	5	2	5	10	23	0	0	0	3	36	1
\$0	\$247,671	\$223,278	\$52,990	23%	3	1	7	0	5	0	0	3	0	10	0
\$656,280	\$189,817	\$214,944	\$65,996	33%	9	0	3	18	7	0	1	11	0	15	1
\$29,453	\$92,205	\$149,960	\$90,000	20%	4	4	9	4	0	0	0	1	5	11	0
\$700,085	\$1,653,827	\$3,377,544	\$1,193,367	36%	43	16	148	115	30	0	9	135	122	39	4
\$164,143	\$645,641	\$530,094	\$192,665	22%	8	3	6	18	15	0	0	22	13	6	1
\$257,941	\$249,788	\$724,874	\$354,947	34%	24	2	27	27	17	0	0	21	33	19	0
\$0	\$140,560	\$235,567	\$15,000	28%	3	0	1	3	5	0	0	7	1	1	0
\$385,954	\$2,085,890	\$3,806,470	\$668,702	28%	105	20	135	122	55	0	3	250	39	39	1
\$0	\$175,000	\$181,376	\$24,000	20%	3	1	3	1	0	0	0	2	1	2	0
\$0	\$140,403	\$260,679	\$18,335	30%	3	0	3	2	5	0	0	8	2	0	0
\$138,495	\$88,673	\$167,241	\$66,819	28%	5	0	7	11	4	0	0	19	2	1	0
\$148,957	\$132,790	\$328,656	\$0	24%	13	2	21	12	6	1	0	26	7	7	0
\$1,300,397	\$1,005,287	\$1,189,694	\$1,571,914	21%	48	16	97	127	47	2	1	25	49	210	0
\$951,501	\$389,499	\$1,832,475	\$727,479	23%	20	12	55	54	20	0	1	22	8	96	14
\$128,887	\$223,637	\$385,275	\$107,812	28%	7	0	13	16	2	0	0	8	1	22	0
\$35,000	\$328,221	\$357,250	\$22,825	66%	6	0	5	6	4	0	0	2	2	11	0
\$253,077	\$513,851	\$803,269	\$383,673	31%	27	4	32	29	50	0	2	75	0	36	2

# SPECIAL PROGRAMS

## STATE HOUSING INITIATIVES PARTNERSHIP (SHIP) DISTRIBUTION AND ALLOCATION OF FUNDS FOR 2016-2017<sup>1</sup>

LOCAL GOVERNMENT	2016-2017 STATE DISTRIBUTION	HOMEOWNERSHIP		RENTAL		INCOME LEVEL OF HOUSEHOLD SERVED			
		TOTAL EXPENDITURES	TOTAL UNITS	TOTAL EXPENDITURES	TOTAL UNITS	EXTREMELY LOW	VERY LOW	LOW	MODERATE
Polk County	\$3,222,508	\$3,037,832	120	\$0	0	13	24	53	30
.....Lakeland	\$663,190	\$639,552	21	\$12,632	3	5	10	7	2
.....Winter Haven	\$243,476	\$242,000	14	\$0	0	0	3	5	6
Putnam County	\$483,015	\$406,864	15	\$0	0	2	9	3	1
Santa Rosa County	\$1,049,287	\$1,005,960	78	\$20,000	93	9	17	107	38
Sarasota County/Sarasota	\$2,539,593	\$3,487,549	82	\$80,000	72	52	39	54	6
Seminole County	\$2,881,247	\$2,583,003	119	\$217,613	44	24	46	73	20
St. Johns County	\$2,607,758	\$2,484,670	96	\$143,430	13	25	49	29	6
St. Lucie County	\$458,929	\$496,660	18	\$0	0	3	4	9	2
.....Fort Pierce	\$270,480	\$877,514	37	\$0	0	4	14	15	4
.....Port St. Lucie	\$1,143,079	\$1,320,286	46	\$0	0	8	17	21	0
Sumter County	\$745,680	\$789,252	20	\$74,236	8	13	2	10	3
Suwannee County	\$350,000	\$325,971	29	\$0	0	8	8	5	8
Taylor County	\$350,000	\$325,457	5	\$0	0	2	1	2	0
Union County	\$350,000	\$324,752	13	\$0	0	3	4	4	2
Volusia County	\$2,812,252	\$2,847,978	237	\$200,000	2	39	40	88	72
.....Daytona Beach	\$616,203	\$585,438	53	\$0	0	3	26	19	5
.....Deltona	\$572,991	\$590,722	38	\$0	0	2	8	16	12
Wakulla County	\$350,000	\$318,374	8	\$0	0	3	0	2	3
Walton County	\$404,559	\$372,883	15	\$0	0	1	5	7	2
Washington County	\$350,000	\$307,533	13	\$0	0	4	2	5	2
<b>TOTALS</b>	<b>\$131,368,051</b>	<b>\$119,986,501</b>	<b>5,111</b>	<b>\$19,680,865</b>	<b>2,004</b>	<b>1,272</b>	<b>2,023</b>	<b>2,499</b>	<b>1,213</b>

### Notes:

<sup>1</sup>These SHIP funds were appropriated for Fiscal Year 2016-2017. Pursuant to Florida Law, for this fiscal year local governments were required to report on funds expended and encumbered through June 30, 2019. 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.

<sup>2</sup>The statute requires that local governments spend 20 percent of their SHIP distribution to serve Persons with Special Needs. On the Special Needs percentage of distribution column, a percentage may be over 100% because the percentage of funding for Special Needs Households is calculated based on the state distribution amount, as required by law. A local government may spend its entire distribution plus any portion of its program income for Special Needs households, thus the possibility that this percentage could be over 100 percent.

# SPECIAL PROGRAMS

FUNDING AMOUNT BY INCOME LEVEL				PERSONS WITH SPECIAL NEEDS SERVED <sup>2</sup>		AGE OF HOUSEHOLDER				RACE/ETHNICITY OF HOUSEHOLDER					
EXTREMELY LOW	VERY LOW	LOW	MODERATE	% OF DISTRIBUTION USED FOR POPULATION	TOTAL UNITS	0 - 25	26 - 40	41 - 61	62+	AMERICAN INDIAN	ASIAN	BLACK/AFRICAN AMERICAN	HISPANIC	WHITE	OTHER
\$399,586	\$1,180,764	\$1,143,435	\$314,046	39%	35	4	45	33	38	0	2	46	21	50	1
\$237,701	\$286,939	\$105,544	\$22,000	28%	6	1	5	9	9	1	0	13	2	7	1
\$0	\$96,000	\$80,000	\$66,000	33%	3	1	5	7	1	0	0	6	5	3	0
\$66,766	\$253,628	\$61,018	\$25,453	37%	6	0	4	4	7	0	0	11	0	4	0
\$190,289	\$174,977	\$395,203	\$265,492	34%	11	19	16	47	89	0	3	12	1	68	87
\$463,028	\$538,467	\$1,977,112	\$6,667	30%	20	14	53	34	50	0	0	58	0	87	6
\$250,137	\$1,261,735	\$1,122,467	\$166,277	26%	34	8	51	52	52	0	2	85	30	44	2
\$713,250	\$1,267,200	\$568,940	\$78,710	21%	22	0	9	35	65	0	0	60	2	47	0
\$43,954	\$120,570	\$293,075	\$39,061	61%	11	0	1	6	11	0	0	9	1	8	0
\$102,147	\$339,489	\$395,878	\$40,000	118%	12	1	8	15	13	0	0	32	1	4	0
\$161,133	\$475,120	\$684,034	\$0	43%	17	0	7	13	26	0	0	13	4	29	0
\$307,122	\$24,384	\$348,489	\$183,493	53%	15	2	6	9	11	0	1	6	1	20	0
\$94,258	\$54,335	\$81,998	\$95,380	38%	13	1	4	14	10	0	0	6	3	20	0
\$160,471	\$71,810	\$93,176	\$0	21%	1	0	1	2	2	0	0	3	0	2	0
\$88,054	\$99,197	\$97,817	\$39,683	47%	6	1	3	5	4	0	0	4	0	9	0
\$553,530	\$490,898	\$1,182,937	\$820,613	25%	55	10	49	79	101	1	1	30	18	189	0
\$37,880	\$231,114	\$292,323	\$24,122	3%	3	0	2	26	25	0	0	32	2	18	1
\$33,700	\$163,809	\$229,733	\$163,480	1%	2	1	5	14	18	0	0	8	17	11	2
\$175,075	\$0	\$98,299	\$45,000	8%	1	1	5	0	2	0	0	1	0	7	0
\$34,910	\$140,440	\$183,748	\$13,785	9%	1	1	3	3	8	0	0	0	1	14	0
\$197,945	\$14,999	\$75,889	\$18,700	24%	1	0	4	3	6	0	0	6	0	7	0
<b>\$25,453,775</b>	<b>\$37,452,429</b>	<b>\$51,161,791</b>	<b>\$19,766,418</b>	<b>32%</b>	<b>1,821</b>	<b>377</b>	<b>1,981</b>	<b>2,261</b>	<b>2,182</b>	<b>14</b>	<b>45</b>	<b>2,914</b>	<b>992</b>	<b>2,610</b>	<b>247</b>

SPECIAL PROGRAMS

<sup>3</sup>City of Coral Springs and Jackson County have approved expenditure extensions

\*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. 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.

\*\*Local governments are subject to periodic compliance monitoring in which a sample of the reported numbers are examined and verified for accuracy. FHFC is authorized by statute to expend 0.25 of one percent of the SHIP appropriation on compliance monitoring of local SHIP programs.

# RENTAL PORTFOLIO

## AVERAGE RENTS CHARGED AT RENTAL PROPERTIES IN FLORIDA HOUSING'S PORTFOLIO AS OF DECEMBER 31, 2019

COUNTY	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR
Alachua	-	\$472	\$581	\$726	\$741	-
Baker	-	\$286	\$256	\$626	\$1,093	-
Bay	-	\$494	\$652	\$677	\$612	-
Bradford	-	\$266	\$487	\$549	\$689	-
Brevard	\$317	\$523	\$651	\$829	\$925	\$702
Broward	\$556	\$765	\$982	\$1,119	\$923	\$1,028
Charlotte	-	\$491	\$687	\$830	\$944	-
Citrus	\$269	\$446	\$490	\$739	\$885	-
Clay	\$592	\$578	\$811	\$934	\$955	-
Collier	-	\$624	\$930	\$1,095	\$1,041	-
Columbia	\$285	\$492	\$605	\$602	-	-
DeSoto	-	\$406	\$640	\$731	\$684	-
Duval	\$238	\$466	\$647	\$787	\$771	-
Escambia	\$170	\$452	\$606	\$726	\$618	-
Flagler	-	\$414	\$638	\$833	\$919	-
Franklin	-	\$286	\$342	\$365	-	-
Gadsden	-	\$326	\$508	\$410	\$589	-
Glades	-	\$557	\$637	-	-	-
Gulf	-	\$339	\$436	\$712	\$837	-
Hamilton	-	\$320	\$298	\$411	-	-
Hardee	-	\$527	\$654	\$740	\$315	-
Hendry	-	\$373	\$563	\$688	\$807	-
Hernando	-	\$561	\$783	\$927	\$918	-
Highland	-	\$423	\$656	\$773	\$864	-
Hillsborough	\$391	\$525	\$743	\$882	\$990	\$404
Holmes	-	\$263	\$230	-	-	-
Indian River	\$469	\$574	\$729	\$872	\$906	-
Jackson	\$297	\$303	\$368	\$382	-	-
Jefferson	-	\$330	\$350	-	-	-
Lake	-	\$531	\$782	\$949	\$1,075	-
Lee	-	\$539	\$671	\$694	\$700	\$356
Leon	\$237	\$579	\$753	\$657	\$298	-
Levy	-	\$357	\$522	\$762	-	-



# RENTAL PORTFOLIO

COUNTY	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR
Madison	-	\$421	\$531	\$716	-	-
Manatee	\$474	\$601	\$821	\$918	\$993	\$236
Marion	-	\$388	\$412	\$542	\$707	-
Martin	-	\$649	\$772	\$916	\$688	-
Miami-Dade	\$343	\$588	\$920	\$1,100	\$1,116	-
Monroe	-	\$746	\$895	\$1,084	\$1,300	-
Nassau	-	\$443	\$643	\$699	\$1,126	-
Okaloosa	-	\$570	\$746	\$864	\$1,176	-
Okeechobee	-	\$376	\$569	\$647	-	-
Orange	\$464	\$648	\$822	\$965	\$1,065	-
Osceola	-	\$629	\$823	\$977	\$1,111	-
Palm Beach	\$289	\$614	\$909	\$1,134	\$1,282	-
Pasco	-	\$591	\$771	\$912	\$372	-
Pinellas	\$323	\$448	\$690	\$759	\$903	\$1,014
Polk	-	\$411	\$563	\$659	\$689	\$615
Putnam	-	\$414	\$577	\$645	\$933	-
Santa Rosa	\$706	\$663	\$746	\$716	-	-
Sarasota	\$388	\$573	\$743	\$926	\$900	-
Seminole	-	\$570	\$727	\$912	\$1,084	-
St. Johns	-	\$620	\$828	\$881	\$1,109	-
St. Lucie	-	\$541	\$683	\$830	\$971	-
Sumter	-	\$321	\$567	\$981	\$1,031	-
Suwannee	-	\$359	\$480	\$701	-	-
Taylor	-	\$298	\$174	\$178	\$201	-
Volusia	\$556	\$517	\$638	\$761	\$840	-
Wakulla	-	\$389	\$284	-	-	-
Walton	-	\$340	\$467	\$523	-	-
Washington	-	\$317	-	-	-	-

**Notes:**

Most properties are required to restrict the rents charged to those set by U.S. HUD. Beyond that, rents may then be based in part on the submarket in which they are located - that is, "what the market will bear." In some cases, rents may be set lower if a property has a mission to serve certain demographics, such as formerly homeless people, who cannot afford to pay much rent. As a result, in some cases, average rents for units with more bedrooms in a county may be lower than rents charged for smaller units.

# RENTAL PORTFOLIO

## 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.

<b>RESIDENTS SERVED BY AGE</b>	0-17	150,228	
	18-54	176,799	
	55-61	22,162	
	62+	51,638	
<b>RESIDENTS SERVED BY ETHNICITY</b>	Hispanic	118,173	
	Non-Hispanic	227,675	
<b>RESIDENTS SERVED BY RACE</b>	Black/African American	106,377	
	American Indian or Alaskan Native	3,611	
	Asian	3,909	
	White	152,631	
	White and Black/African American	4,209	
	Other	75,111	
<b>ACTIVE TOTAL UNITS BY DEMOGRAPHIC TARGET</b>	Elderly	35,132	
	Farmworker or Commercial Fishing Worker	3,067	
	Homeless	4,032	
	Special Needs	1,793	
	Family	166,299	
<b>ACTIVE TOTAL UNITS BY AMI</b>	< 35% AMI	11,331	
	36-50% AMI	18,314	
	51-60% AMI	154,704	
	61-80% AMI	1,883	
	> 80% AMI	3,259	
<b>ELI UNITS</b>		15,148	
<b>AVERAGE HOUSEHOLD SIZE</b>		2.30	
<b>AVERAGE HOUSEHOLD INCOME</b>		\$25,370	
<b>GEOGRAPHIC DISTRIBUTION</b>	<b>Large</b>	<b>Medium</b>	<b>Small</b>
<b>NUMBER OF UNITS</b>	130,280	71,233	8,810
<b>PERCENTAGE</b>	61.9%	33.9%	4.2%

**Note:**

\*Resident information is for individuals, not households.

## GUARANTEE PROGRAM - STATUS OF LOANS FOR MULTIFAMILY DEVELOPMENTS AS OF DECEMBER 31, 2019

DEVELOPMENT	CITY	COUNTY	OWNER	TOTAL UNITS	ORIGINAL ISSUER/LENDER	MORTGAGE MATURITY DATE	ORIGINAL MORTGAGE AMOUNT GUARANTEED	PARTICIPATION IN HUD FHA RISK SHARING PROGRAM	AMOUNT
Vista Palms	Lehigh Acres	Lee	Creative Choice Homes	229	Lee County	06/01/41	\$10,700,000	No	\$5,212,264
<b>TOTAL</b>				<b>229</b>			<b>\$10,700,000</b>		<b>\$5,212,264</b>

# RENTAL PORTFOLIO

## OCCUPANCY RATES FOR ACTIVE, REPORTING UNITS IN FLORIDA HOUSING'S PORTFOLIO, FOURTH QUARTER OF 2018 AND 2019

Out of a total of 210,323 active, leasing-up and pipeline units, 181,488 are actively operating and reported information for this survey covering October through December of 2019. For comparison, the occupancy rate is provided for the fourth quarter of 2018. The occupancy rate is a weighted average (by unit).

COUNTY	2019		2018
	TOTAL UNITS REPORTING	OCCUPANCY RATE	OCCUPANCY RATE
Alachua	2,288	96.0%	94.8%
Baker	80	96.3%	100.0%
Bay	1,750	85.9%	89.1%
Bradford	150	92.2%	94.3%
Brevard	3,683	97.4%	98.3%
Broward	13,363	97.9%	98.1%
Charlotte	1,591	97.5%	97.0%
Citrus	554	97.1%	96.1%
Clay	1,030	98.1%	98.6%
Collier	3,697	96.7%	97.0%
Columbia	465	90.0%	86.8%
DeSoto	587	94.3%	96.5%
Duval	11,131	96.5%	96.3%
Escambia	2,043	95.2%	96.0%
Flagler	383	99.4%	99.3%
Franklin	53	99.4%	95.1%
Gadsden	351	95.9%	96.2%
Gulf	101	83.5%	94.1%
Hamilton	109	93.0%	95.7%
Hardee	412	93.1%	92.7%
Hendry	329	95.0%	94.2%
Hernando	1,660	94.9%	96.7%
Highlands	791	94.7%	93.4%
Hillsborough	16,065	97.7%	97.8%
Holmes	38	96.5%	90.4%
Indian River	2,269	97.5%	96.3%
Jackson	522	88.8%	95.5%
Jefferson	75	96.9%	99.5%
Lake	3,297	96.8%	97.9%
Lee	3,374	96.2%	97.1%
Leon	2,553	79.8%	88.1%
Levy	233	96.6%	95.1%
Madison	116	93.5%	91.7%
Manatee	3,074	96.9%	97.4%
Marion	1,480	96.3%	96.3%
Martin	858	98.3%	98.1%
Miami-Dade	31,413	97.7%	97.7%
Monroe	1,061	98.9%	98.6%

COUNTY	2019		2018
	TOTAL UNITS REPORTING	OCCUPANCY RATE	OCCUPANCY RATE
Nassau	460	89.2%	90.1%
Okaloosa	522	95.2%	96.8%
Okeechobee	195	93.0%	93.9%
Orange	23,917	98.1%	98.2%
Osceola	5,849	98.5%	98.4%
Palm Beach	8,980	97.7%	97.9%
Pasco	2,577	97.5%	98.1%
Pinellas	6,507	95.3%	95.4%
Polk	3,378	97.6%	97.7%
Putnam	514	96.2%	97.8%
Santa Rosa	319	98.1%	98.0%
Sarasota	1,149	98.7%	98.4%
Seminole	4,515	97.5%	97.6%
St. Johns	1,140	97.3%	96.9%
St. Lucie	2,432	97.9%	98.5%
Sumter	203	89.3%	97.3%
Suwannee	110	96.1%	95.4%
Taylor	100	98.0%	93.2%
Volusia	5,287	96.4%	97.8%
Wakulla	64	100.0%	100.0%
Walton	203	98.9%	97.0%
Washington	38	95.2%	89.9%
<b>Statewide</b>	<b>181,488</b>	<b>96.9%</b>	<b>97.1%</b>

### Note :

For comparison, the rental vacancy rate reported by the US Census was 8.7 percent for Florida and 6.4 percent for the US during the fourth quarter of 2019. This equals a 91.3 percent occupancy rate for Florida and a 93.6 occupancy rate for the U.S. Note that this is for all residential rental units serving all income levels, not just affordable apartments.

In comparison, the overall occupancy rate for Florida Housing's rental portfolio was 96.9 percent at the end of 2019, higher than the state occupancy rate for all rental properties in Florida noted above. While 4.8 percent of all Florida Housing properties had an occupancy rate of less than 90 percent, only 3.8 percent of the total units are in properties that had an occupancy rate of less than 90 percent. The average size of properties reporting is 136 units. Although properties with less than 75 units account for 50 percent of those properties with an occupancy rate below 90 percent, they only represent 0.6 percent of all units in the Florida Housing portfolio. Therefore, when looking at this measure strictly from the property level, the smaller properties skew the results negatively.

# RENTAL PORTFOLIO

## PREDEVELOPMENT LOAN PROGRAM LOAN SUMMARY AS OF DECEMBER 31, 2019

	DEVELOPMENT	DEVELOPER	COUNTY	HOMEOWNERSHIP/ RENTAL	NUMBER OF UNITS	DEMOGRAPHIC TARGET
<b>ACTIVE LOANS</b>	350 East Sixth	Hannibal Square CLT, Inc.	Orange	Homeownership	24	Family
	Boulevard Art Lofts	MFK/REVA Development LLC	Broward	Rental	45	Workforce
	Carr Landing	Contemporary Housing Alternatives of Florida, Inc.	Manatee	Rental	88	Family
	Casa Familia	Casa Familia, Inc.	Broward	Rental	50	Persons with Disabilities
	Deer Creek Senior Housing	Neighborhood Housing Development Corporation	Alachua	Rental	64	Elderly
	Cervantes	St. Johns Housing Partnership	St. Johns	Homeownership	30	Family
	CM II	POAH	Miami-Dade	Rental	120	Family
	Coleman Park Renaissance	CP Renaissance, LLC	Palm Beach	Rental	30	Family
	Cypress Street Senior Housing	Arcadia Housing Authority/Judd K. Roth	DeSoto	Rental	50	Elderly
	Gardens	Manatee County Habitat for Humanity	Manatee	Homeownership	12	Family
	Harlem Heights	Habitat for Humanity of Lee and Hendry	Lee	Homeownership	82	Family
	Hialeah Residence	Volunteers of America (National Services)	Miami-Dade	Rental	123	Elderly
	Hope Village	Community of Hope	Brevard	Rental	9	Family
	Independence Landing	Independence Landing, LLC	Leon	Rental	50	Persons with Disabilities
	Los Robles	Volunteers of America (National Services)	Miami-Dade	Rental	98	Elderly
	Phoenix Crossings	Abundant Life Ministries-Hope House, Inc.	Flagler	Rental	30	Youth
	Puerta Del Sol	Volunteers of America (National Services)	Miami-Dade	Rental	98	Elderly
	Quiet Meadows	McCurdy Senior Housing Corporation	Palm Beach	Rental	120	Elderly
	Saving Mercy	Saving Mercy Corporation	Marion	Rental	70	Homeless
	SMASH	Struggle for Miami's Affordable and Sustainable Housing	Miami-Dade	Homeownership	3	Family
	Sweetwater Apartments	Greater Lake City CDC	Columbia	Rental	56	Family
	Sweetwater Towers	Volunteers of America (National Services)	Miami-Dade	Rental	98	Elderly
	Promenade at Westlake	Hannibal Square CLT, Inc.	Orange	Rental	28	Family
Townhomes at Westlake	Hannibal Square CLT, Inc.	Orange	Homeownership	30	Family	
Uptown Sky	University Area CDC	Hillsborough	Rental	119	Family	
Villages of New Augustine	West Augustine Historical CDC	St. Johns	Rental	60	Family	
<b>PENDING LOANS</b>	City of Hollywood Workforce	Adopt a Hurricane Family, Inc. (Crisis Housing Solutions)	Broward	Homeownership	3	Workforce
	Clermont Ridge II	Provident Housing Solutions, Inc.	Orange	Rental	93	Elderly
	Lake Bell Townhomes	Eatonville CRA	Orange	Homeownership	46	Family
<b>LOANS REPAID IN 2019</b>	Clermont Ridge	New Beginnings Housing, Inc.	Lake	Rental	70	Elderly
	Palms at University	Melbourne Housing Authority	Brevard	Rental	60	Persons with Disabilities
	Turner Senior Apartments	N Vision Communities, Inc.	DeSoto	Rental	26	Family
<b>PAST DUE LOANS</b>	Coleman Estates	Goldenrule Housing and CDC, Inc.	Seminole	Homeownership	6	Family
	Grace Manor Apartments	Grace & Truth Community Development Corporation	Duval	Rental	80	Elderly
	Liberty City	Neighborhood Housing Foundation	Miami-Dade	Rental	103	Family
	Ridgewood Apartments	Ridgewood Apartments of Winter Haven, LLC.	Polk	Rental	33	Family

**Notes:**

EHCL = Elderly Housing Community Loan; HUD = U.S. Housing and Urban Development; SHIP = State Housing Initiatives Partnership; USDA = U.S. Dept. of Agriculture; FHLB = Federal Home Loan Bank; CDBG = Community Development Block Grant.

# RENTAL PORTFOLIO

PLP LOAN AMOUNT	BOARD APPROVAL DATE	CONSTRUCTION FINANCING STATUS <sup>1</sup>	FUNDING SOURCE <sup>2</sup>	CONSTRUCTION AMOUNT	OUTSTANDING PLP LOAN BALANCE
\$614,000	11/2/2018	Seeking funding	County funds	\$6,933,150	\$560,764
\$500,000	9/19/2014	Seeking funding	To Be Determined	\$12,049,071	\$360,315
\$468,076	12/14/2018	Seeking funding	HUD 221 Loan	\$11,027,250	\$84,512
\$500,000	1/26/2018	Funding Awarded	RFA 2019-107	\$13,950,000	Not Yet Drawn
\$500,000	10/27/2017	Funding Awarded	RFA 2018-110	\$13,841,398	\$29,801
\$500,000	6/24/2016	Funding Awarded	USDA Self-Help Program	\$2,220,193	Not yet closed
\$750,000	5/10/2019	Seeking funding	MMRB, 4% LIHTC, FHLB	\$29,900,000	Not Closed
\$750,000	10/31/2019	Seeking funding	SAIL, HC	\$8,160,778	Not Closed
\$350,000	12/9/2005	Withdrawn	Withdrawn	N/A	\$325,118
\$402,002	3/24/2017	Seeking funding	To Be Determined	\$2,693,902	\$230,245
\$750,000	3/18/2016	Funding Awarded	SHIP, Private funding	\$24,000,000	\$750,000
\$125,000	10/31/2019	Seeking funding	County Bonds	\$26,569,548	Not Closed
\$163,000	5/10/2019	Seeking funding	FHLB, CDBG, SAIL, HOME	\$1,331,500	Not Closed
\$500,000	12/14/2018	Seeking funding	RFA 2019-107	\$14,800,000	Not yet closed
\$125,000	10/31/2019	Seeking funding	County Bonds	\$21,306,637	Not Closed
\$464,500	10/31/2019	Seeking funding	SAIL	\$5,102,000	Not Closed
\$125,000	10/31/2019	Seeking funding	County Bonds	\$20,674,947	Not Closed
\$650,000	7/27/2018	Seeking funding	To Be Determined	\$35,469,478	\$74,247
\$500,000	7/27/2018	Seeking funding	To Be Determined	\$5,800,000	\$54,771
\$75,000	5/10/2019	N/A	To Be Determined	\$455,500	Not Yet Drawn
\$500,000	5/10/2019	N/A	To Be Determined	\$9,134,782	Not Yet Drawn
\$125,000	10/31/2019	Seeking funding	County Bonds	\$20,268,756	Not Closed
\$750,000	12/13/2019	Seeking funding	FHLB, Local funds	\$5,543,983	Not Closed
\$750,000	12/13/2019	Seeking funding	FHLB, Local funds	\$7,394,644	Not Closed
\$250,000	5/10/2019	Seeking funding	HOME, HC	\$27,000,000	Not Closed
\$750,000	9/22/2017	Seeking funding	To Be Determined	\$14,432,733	\$325,739
\$178,820	N/A	N/A	To Be Determined	\$490,136	Not Closed
\$750,000	N/A	N/A	To Be Determined	\$19,853,000	Not Closed
\$558,650	N/A	N/A	To Be Determined	\$9,358,700	Not Closed
\$550,000	9/22/2017	Funding Awarded	RFA 2017-111	N/A	\$0
\$500,000	8/5/2016	Funding Awarded	HUD 221 Loan	\$7,921,928	\$0
\$71,129	12/9/2016	Withdrawn	N/A	N/A	\$0
\$93,700	1/25/2008	Withdrawn	N/A	N/A	\$36,477
\$750,000	8/8/2008	No Construction	No Construction	N/A	\$649,989
\$8,879	12/12/2014	Withdrawn	N/A	\$29,805,674	\$8,879
\$131,075	8/8/2008	No Construction	No Construction	N/A	\$76,359

**Notes Continued:**

<sup>1</sup>In a couple of cases, the status is shown as "withdrawn" because these loans were unable to proceed, but the PLP loans have not yet matured.

<sup>2</sup>Known construction funding sources, which may or may not include private financing, secured as of December 31, 2019.

# RENTAL PORTFOLIO

## STATE APARTMENT INCENTIVE LOAN PROGRAM LOANS OUTSTANDING AS OF DECEMBER 31, 2019

COUNTY	DEVELOPMENT NAME	CITY	OWNER	TOTAL UNITS	SET-ASIDE UNITS <sup>1</sup>	DEMOGRAPHIC POPULATION SERVED <sup>2</sup>
Alachua	Brookside	Newberry	CED Companies	176	176	Family
	Eden Park at Ironwood	Gainesville	H.K.W. Enterprises, Inc.	104	102	Family
	Grove at Sweetwater Preserve	Gainesville	Pinnacle Housing Group LLC	96	96	Family
	Harbor Cove	Gainesville	Waypoint Residential LLC	208	207	Family
	Horizon House Sunset	Gainesville	Community Housing Partners Corporation	80	80	Family
	Lewis Place at Ironwood	Gainesville	Partnership Inc.	112	112	Family
	Oak Park - Gainesville	Gainesville	Housing Authority City of Gainesville	101	101	Elderly
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
	Pelican Pointe	Panama City	Royal American Development Inc.	78	78	Family
	Pelican Pointe	Panama City	Royal American Development Inc.	78	78	Family
	Pinnacle at Hammock Crossings	Lynn Haven	Pinnacle Housing Group LLC	92	92	Family
	Siena Gardens	Panama City	Gatehouse Group, Inc.	150	150	Elderly
	Stone Harbor	Panama City Beach	CED Companies	160	160	Family
Brevard	Clear Pond Estates	Cocoa	Evergreen Partners LLC	100	100	Family
	Clear Pond Estates	Cocoa	Evergreen Partners LLC	100	100	Family
	Heritage Park at Crane Creek	Melbourne	Carrfour Supportive Housing Inc	108	108	Homeless   Special Needs
	Malabar Cove I	Palm Bay	Atlantic Housing Partners, LLLP	76	54	Family
	Malabar Cove I	Palm Bay	Atlantic Housing Partners, LLLP	76	54	Family
	Malabar Cove II	Palm Bay	Atlantic Housing Partners, LLLP	72	50	Family
	Manatee Cove	Melbourne	Richman Group	192	192	Family
	Promise in Brevard	West Melbourne	Promise Inc.	117	115	Special Needs
	Timber Trace - Titusville	Titusville	Richman Group	204	204	Family
	Timber Trace - Titusville	Titusville	Richman Group	204	204	Family
	Trinity Towers East	Melbourne	Preservation of Affordable Housing, Inc.	156	32	Elderly
	Trinity Towers East	Melbourne	Preservation of Affordable Housing, Inc.	156	133	Elderly
	Trinity Towers East	Melbourne	Preservation of Affordable Housing, Inc.	156	133	Elderly
	Trinity Towers South	Melbourne	Preservation of Affordable Housing, Inc.	162	33	Elderly
	Wickham Club	Melbourne	CED Companies	132	132	Family
Willow Brook Village	Melbourne	Community Housing Initiative, 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	110	Family
	Caravel Arms	Lauderdale Lakes	Southport Financial Services, Inc	110	110	Family
	Chaves Lake	Hallandale Beach	RS Development Corporation	238	238	Family
	Colonial Park	Margate	Related Companies of New York	160	159	Elderly
	Cypress Grove	Lauderhill	Housing Preservation Trust Inc.	814	814	Family
	Dixie Court	Ft. Lauderdale	Housing Enterprises of Fort Lauderdale Inc.	122	122	Family
	Dixie Court III	Ft. Lauderdale	Housing Enterprises of Fort Lauderdale Inc.	100	10	Family
	Douglas Gardens V	Pembroke Pines	Miami Jewish Health Systems, Inc.	110	110	Elderly

# RENTAL PORTFOLIO

ORIGINAL LOAN AMOUNT	MATURITY DATE	INTEREST RATE	LOAN BALANCE AS OF 12/31/2019	INTEREST PAID IN 2019	AFFORDABILITY PERIOD	LOAN STATUS <sup>3, 4</sup>	FUNDING TYPE <sup>5</sup>
\$1,500,000	12/15/2035	3.00%	\$1,500,000	\$90,000	50	Active	SAIL
\$1,025,000	9/2/2045	9.00%	\$1,025,000	\$0	50	Past Due	SAIL
\$3,840,000	4/30/2037	1.00%	\$1,326,639	\$0	50	Pipeline	SAIL
\$1,500,000	6/15/2034	0.00%	\$0	\$0	50	Paid Off	SAIL
\$2,000,000	10/29/2019	9.00%	\$2,000,000	\$0	51	Past Due	SAIL
\$900,000	12/1/2051	3.00%	\$686,521	\$20,596	61	Active	SAIL
\$630,000	10/17/2033	1.00%	\$630,000	\$0	15	Active	EHCL
\$1,230,000	12/1/2022	1.00%	\$342,439	\$4,041	59	Active	SAIL
\$1,000,000	11/1/2050	3.00%	\$905,513	\$21,360	54	Active	SAIL
\$1,691,745	8/3/2026	1.00%	\$1,691,745	\$0	50	Active	SAIL
\$1,892,544	2/1/2051	1.00%	\$1,743,105	\$0	55	Active	SAIL
\$4,047,210	9/21/2038	1.00%	\$4,047,210	\$0	50	Active	SAIL
\$408,200	9/21/2038	0.00%	\$408,200	\$0	50	Active	ELI
\$3,003,800	6/20/2034	1.00%	\$2,290,000	\$38,782	50	Active	SAIL
\$1,061,700	7/1/2024	3.00%	\$0	\$63,615	50	Paid Off	SAIL
\$1,225,000	7/21/2036	3.00%	\$1,225,000	\$73,500	50	Active	SAIL
\$3,329,900	8/1/2058	1.00%	\$3,329,900	\$0	50	Active	SAIL
\$652,000	8/1/2058	0.00%	\$652,000	\$0	50	Active	ELI
\$4,228,900	5/26/2037	0.00%	\$0	\$0	50	Pipeline	SAIL
\$4,000,000	11/1/2048	1.00%	\$4,000,000	\$40,000	50	Active	SAIL
\$680,000	9/29/2024	0.00%	\$680,000	\$0	50	Active	SAIL
\$2,000,000	11/1/2048	1.00%	\$2,000,000	\$20,000	50	Active	SAIL
\$4,000,000	11/15/2037	3.00%	\$4,000,000	\$0	50	Active	SAIL
\$2,000,000	3/31/2046	0.00%	\$1,978,315	\$0	50	Active	SAIL
\$4,000,000	3/15/2045	3.00%	\$4,000,000	\$0	50	Active	SAIL
\$1,000,000	3/15/2045	1.00%	\$1,000,000	\$0	50	Active	SAIL
\$750,000	11/29/2048	1.00%	\$750,000	\$0	15	Active	EHCL
\$4,018,404	11/29/2048	1.00%	\$4,018,404	\$0	50	Active	SAIL
\$889,600	11/29/2048	0.00%	\$889,600	\$0	50	Active	ELI
\$750,000	12/9/2048	1.00%	\$750,000	\$0	15	Active	EHCL
\$3,000,000	8/15/2037	3.00%	\$3,000,000	\$0	50	Active	SAIL
\$4,348,848	4/1/2057	1.00%	\$4,305,103	\$117,075	50	Active	SAIL
\$2,500,000	7/1/2040	3.00%	\$1,250,000	\$37,500	50	Active	SAIL
\$825,000	9/22/2029	0.00%	\$825,000	\$0	35	Active	ELI
\$250,000	10/1/2049	1.00%	\$249,798	\$4,996	35	Active	SAIL
\$2,000,000	5/1/2050	3.00%	\$1,056,466	\$31,694	60	Active	SAIL
\$2,000,000	6/1/2044	3.00%	\$2,000,000	\$3,854	50	Active	SAIL
\$2,000,000	9/1/2037	3.00%	\$2,000,000	\$0	50	Active	SAIL
\$1,025,000	12/1/2024	3.00%	\$1,025,000	\$30,750	50	Active	SAIL
\$850,000	12/31/2023	0.00%	\$850,000	\$0	15	Active	ELI
\$5,000,000	7/22/2036	1.00%	\$5,000,000	\$0	50	Active	SAIL

# RENTAL PORTFOLIO

## STATE APARTMENT INCENTIVE LOAN PROGRAM LOANS OUTSTANDING AS OF DECEMBER 31, 2019

COUNTY	DEVELOPMENT NAME	CITY	OWNER	TOTAL UNITS	SET-ASIDE UNITS <sup>1</sup>	DEMOGRAPHIC POPULATION SERVED <sup>2</sup>
Broward	Douglas Gardens V	Pembroke Pines	Miami Jewish Health Systems, Inc.	110	110	Elderly
	Eagle Pointe	Pompano Beach	Cornerstone Group Development LLC	192	192	Family
	Emerald Palms	Ft. Lauderdale	MRK Partners Inc.	318	318	Family
	Golf View Gardens	Sunrise	Carlisle Development Group LLC	160	160	Elderly
	Harbour Cove	Hallandale Beach	Cornerstone Group Development LLC	212	212	Family
	Heron Pointe	Miramar	Cornerstone Group Development LLC	200	180	Family
	Laguna Pointe	Pompano Beach	Cornerstone Group Development LLC	188	188	Family
	Meridian - Hollywood	Hollywood	Related Companies of New York	160	159	Elderly
	Northwest Gardens V	Ft. Lauderdale	Housing Authority City of Fort Lauderdale	200	200	Elderly
	Northwest Gardens V	Ft. Lauderdale	Housing Authority City of Fort Lauderdale	200	200	Elderly
	Pembroke Tower	Pembroke Pines	Southport Development, Inc.	100	100	Elderly
	Pembroke Tower	Pembroke Pines	Southport Development, Inc.	100	100	Elderly
	Residences at Crystal Lake	Pompano Beach	NuRock Development Group, Inc.	92	92	Family
	Residences at Crystal Lake	Pompano Beach	NuRock Development Group, Inc.	92	92	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	Starwood Capital Group	108	108	Family
	Suncrest Court	Ft. Lauderdale	Pinnacle Housing Group LLC	116	116	Family
	Suncrest Court	Ft. Lauderdale	Pinnacle Housing Group LLC	116	116	Family
	Venice Cove	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	34	Family
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	SPT Dolphin Madison	160	158	Family
	Middletowne	Orange Park	Preservation of Affordable Housing, Inc.	100	100	Family
Collier	Eden Gardens II	Immokalee	Everglades Housing Group Incorporated	37	26	FW   FW
	Esperanza Place	Immokalee	Florida Nonprofit Services, Inc.	48	48	FW   FW
	Noah's Landing	Naples	Starwood Capital Group	264	66	Family
	Noah's Landing	Naples	Starwood Capital Group	264	14	Family
	Summer Lakes	Naples	Richman Group	140	140	Family
	Summer Lakes II	Naples	Richman Group	276	276	Family
	Timber Ridge of Immokalee	Immokalee	Everglades Housing Group Incorporated	34	34	FW   FW
	Timber Ridge of Immokalee	Immokalee	Everglades Housing Group Incorporated	34	34	FW   FW
	Tuscan Isle	Naples	Starwood Capital Group	298	53	Family
Columbia	Cedar Park	Lake City	Southport Financial Services, Inc	72	72	Family
	Cedar Park	Lake City	Southport Financial Services, Inc	72	72	Family
	Lake City Cabins for Veterans	Lake City	Volunteers of America of Florida Inc.	32	32	Homeless
	Thornwood Terrace	Lake City	Hallmark Companies, Inc.	29	29	Elderly
	Windsong I - Lake City	Lake City	Starwood Capital Group	180	180	Family
DeSoto	McPines	Arcadia	Hallmark Companies, Inc.	64	64	Family



# RENTAL PORTFOLIO

ORIGINAL LOAN AMOUNT	MATURITY DATE	INTEREST RATE	LOAN BALANCE AS OF 12/31/2019	INTEREST PAID IN 2019	AFFORDABILITY PERIOD	LOAN STATUS <sup>3, 4</sup>	FUNDING TYPE <sup>5</sup>
\$781,900	7/22/2036	0.00%	\$781,900	\$0	50	Active	ELI
\$1,295,000	4/1/2049	3.00%	\$1,287,918	\$38,638	50	Active	SAIL
\$2,500,000	4/1/2035	3.00%	\$1,250,000	\$0	50	Active	SAIL
\$2,000,000	11/1/2043	3.00%	\$2,000,000	\$80,489	50	Active	SAIL
\$2,000,000	7/1/2049	3.00%	\$2,000,000	\$0	50	Active	SAIL
\$2,000,000	11/30/2029	9.00%	\$2,000,000	\$5,570	50	Active	SAIL
\$2,000,000	6/1/2044	3.00%	\$2,000,000	\$33,413	50	Active	SAIL
\$2,000,000	4/1/2044	3.00%	\$2,000,000	\$170,097	50	Active	SAIL
\$4,960,000	8/8/2033	1.00%	\$4,960,000	\$0	30	Active	SAIL
\$1,500,000	8/8/2033	0.00%	\$1,500,000	\$0	30	Active	ELI
\$3,200,000	10/1/2054	1.00%	\$1,550,000	\$0	50	Pipeline	SAIL
\$600,000	10/1/2054	0.00%	\$0	\$0	50	Pipeline	ELI
\$5,000,000	11/7/2036	1.00%	\$5,000,000	\$0	50	Active	SAIL
\$457,600	11/7/2036	0.00%	\$457,600	\$0	50	Active	ELI
\$2,000,000	4/1/2049	3.00%	\$2,000,000	\$0	56	Active	SAIL
\$2,000,000	5/15/2037	3.00%	\$2,000,000	\$60,000	50	Active	SAIL
\$1,100,000	7/6/2019	3.00%	\$0	\$56,507	53	Paid Off	SAIL
\$6,500,000	6/1/2052	0.00%	\$0	\$0	50	Pipeline	SAIL
\$600,000	5/1/2052	0.00%	\$0	\$0	50	Pipeline	ELI
\$1,548,000	3/31/2042	3.00%	\$0	\$285,588	51	Paid Off	SAIL
\$1,125,000	5/1/2049	0.00%	\$524,700	\$0	15	Active	ELI
\$2,500,000	5/1/2049	0.00%	\$1,499,500	\$0	15	Active	ELI
\$1,100,000	6/11/2024	3.00%	\$1,100,000	\$20,874	50	Active	SAIL
\$3,100,000	4/30/2042	3.00%	\$3,100,000	\$0	50	Active	SAIL
\$2,417,000	1/1/2027	3.00%	\$1,672,989	\$50,190	65	Active	SAIL
\$1,925,625	7/1/2040	3.00%	\$702,251	\$0	50	Active	SAIL
\$627,101	12/31/2026	1.00%	\$0	\$19,958	50	Paid Off	SAIL
\$3,500,000	1/1/2040	1.00%	\$3,500,000	\$0	50	Active	SAIL
\$3,187,764	2/11/2043	0.00%	\$3,187,764	\$0	50	Active	SAIL
\$4,950,000	4/25/2027	0.00%	\$2,638,845	\$0	15	Active	ELI
\$2,490,000	12/11/2027	0.00%	\$1,327,419	\$0	15	Active	ELI
\$1,500,000	2/15/2036	3.00%	\$1,500,000	\$0	50	Active	SAIL
\$3,000,000	7/15/2038	3.00%	\$3,000,000	\$10,879	50	Active	SAIL
\$2,215,000	10/25/2033	1.00%	\$2,215,000	\$31,049	30	Active	SAIL
\$526,648	10/25/2033	1.00%	\$526,648	\$11,511	50	Active	SAIL
\$3,975,000	11/6/2029	0.00%	\$2,649,338	\$0	15	Active	ELI
\$3,200,000	6/19/2034	1.00%	\$3,200,000	\$20,438	50	Active	SAIL
\$272,300	6/19/2034	0.00%	\$272,300	\$0	50	Active	ELI
\$1,600,000	10/29/2024	0.00%	\$1,600,000	\$0	50	Active	SAIL
\$455,000	12/1/2048	1.00%	\$443,023	\$30,435	81	Active	SAIL
\$643,200	3/1/2026	3.00%	\$0	\$35,790	58	Paid Off	SAIL
\$1,000,000	6/1/2033	3.00%	\$1,000,000	\$8,798	50	Active	SAIL

# RENTAL PORTFOLIO

## STATE APARTMENT INCENTIVE LOAN PROGRAM LOANS OUTSTANDING AS OF DECEMBER 31, 2019

COUNTY	DEVELOPMENT NAME	CITY	OWNER	TOTAL UNITS	SET-ASIDE UNITS <sup>1</sup>	DEMOGRAPHIC POPULATION SERVED <sup>2</sup>
Duval	Arc Village	Jacksonville	Arc of Jacksonville Inc.	122	122	Special Needs
	Arc Village	Jacksonville	Arc of Jacksonville Inc.	122	122	Special Needs
	Brookwood Forest	Jacksonville	CED Companies	168	118	Family
	Brookwood Forest	Jacksonville	CED Companies	168	118	Family
	Caroline Oaks	Jacksonville	Vestcor Development Corporation, Inc.	82	82	Elderly
	Caroline Oaks	Jacksonville	Vestcor Development Corporation, Inc.	82	82	Elderly
	Cathedral Terrace	Jacksonville	Cathedral Terrace Inc.	240	240	Elderly
	Cathedral Terrace	Jacksonville	Cathedral Terrace Inc.	240	240	Elderly
	Christine Cove	Jacksonville	Carlisle Development Group LLC	96	96	Elderly
	Edge at Town Center	Jacksonville	Cornerstone Group Development LLC	248	12	Family
	Edge at Town Center	Jacksonville	Cornerstone Group Development LLC	248	25	Family
	Hampton Villa	Jacksonville	Southport Financial Services, Inc	60	60	Family
	Hampton Villa	Jacksonville	Southport Financial Services, Inc	60	60	Family
	Hilltop Village	Jacksonville	Southport Financial Services, Inc	200	200	Family
	Leigh Meadows	Jacksonville	Vestcor Development Corporation, Inc.	304	304	Family
	Leigh Meadows	Jacksonville	Vestcor Development Corporation, Inc.	304	44	Family
	Liberty Center	Jacksonville	Harris Group, Inc.	100	100	Homeless
	Liberty Center I	Jacksonville	Harris Group, Inc.	109	109	Family
	Liberty Center II	Jacksonville	Harris Group, Inc.	134	134	Homeless
	Liberty Center IV	Jacksonville	Harris Group, Inc.	100	100	Homeless
	Lindsey Terrace	Jacksonville	Starwood Capital Group	336	317	Family
	Meetinghouse at Collins Cove	Jacksonville	Finlay Holdings, Inc.	160	160	Elderly
	Mount Carmel Gardens	Jacksonville	East Lake Community Development, Inc.	207	207	Elderly
	Mount Carmel Gardens	Jacksonville	East Lake Community Development, Inc.	207	207	Elderly
	San Juan Village	Jacksonville	R&R Loving Hands, Inc. dba Genesis Horizon	22	22	Homeless
	San Juan Village	Jacksonville	R&R Loving Hands, Inc. dba Genesis Horizon	22	22	Homeless
	Savannah Springs	Jacksonville	Richman Group	234	234	Family
	Savannah Springs	Jacksonville	Richman Group	234	234	Family
	Stevens Duval	Jacksonville	Southport Financial Services, Inc	52	52	Elderly
	Stevens Duval	Jacksonville	Southport Financial Services, Inc	52	52	Elderly
	Sulzbacher Village	Jacksonville	Sulzbacher Center for Women and Children, Ltd.	97	70	Homeless
	Sundance Pointe	Jacksonville	Peak Capital Partners LLC	288	58	Family
	Sundance Pointe	Jacksonville	Peak Capital Partners LLC	288	58	Family
	Thomas Chase	Jacksonville	Vestcor Development Corporation, Inc.	268	268	Family
Village at Hyde Park	Jacksonville	Ability Housing Inc.	80	80	Homeless   Special Needs	
Village on Wiley	Jacksonville	Ability Housing Inc.	43	13	Homeless	
Waves	Jacksonville Beach	Jacksonville Housing Authority	127	127	Family	
Waves	Jacksonville Beach	Jacksonville Housing Authority	127	127	Family	
Escambia	Alabaster Gardens	Pensacola	Circle, Inc.	147	147	Elderly
	Belmont Duplexes	Pensacola	AMR at Pensacola, Inc.	26	8	Family
	Pensacola Veteran Housing	Pensacola	Volunteers of America of Florida Inc.	31	31	Homeless

# RENTAL PORTFOLIO

ORIGINAL LOAN AMOUNT	MATURITY DATE	INTEREST RATE	LOAN BALANCE AS OF 12/31/2019	INTEREST PAID IN 2019	AFFORDABILITY PERIOD	LOAN STATUS <sup>3, 4</sup>	FUNDING TYPE <sup>5</sup>
\$1,230,000	4/28/2045	0.00%	\$1,230,000	\$0	50	Active	SAIL
\$1,790,000	4/28/2065	0.00%	\$1,790,000	\$0	50	Active	ELI
\$3,000,000	9/15/2038	3.00%	\$3,000,000	\$137,419	50	Active	SAIL
\$1,000,000	9/15/2038	3.00%	\$1,000,000	\$0	50	Active	SAIL
\$1,200,000	4/22/2045	1.00%	\$1,200,000	\$16,411	30	Active	SAIL
\$600,000	4/22/2045	0.00%	\$600,000	\$0	30	Active	ELI
\$3,200,000	1/22/2033	1.00%	\$3,200,000	\$0	50	Active	SAIL
\$734,400	1/22/2033	0.00%	\$734,400	\$0	50	Active	ELI
\$4,000,000	9/15/2038	3.00%	\$4,000,000	\$0	50	Active	SAIL
\$1,875,000	3/1/2048	0.00%	\$874,500	\$0	30	Active	ELI
\$900,000	3/1/2048	0.00%	\$479,790	\$0	15	Active	ELI
\$2,000,000	4/1/2033	1.00%	\$2,000,000	\$20,000	50	Active	SAIL
\$340,800	4/1/2033	0.00%	\$340,800	\$0	50	Active	ELI
\$1,503,237	7/1/2042	3.00%	\$1,503,237	\$45,097	65	Active	SAIL
\$3,157,000	2/1/2027	3.00%	\$1,317,000	\$75,664	58	Active	SAIL
\$3,300,000	3/28/2026	0.00%	\$1,539,120	\$0	15	Active	ELI
\$1,800,000	5/31/2037	0.00%	\$1,040,000	\$0	75	Active	SAIL
\$719,899	3/31/2019	1.00%	\$0	\$22	50	Paid Off	SAIL
\$1,429,329	7/1/2038	0.00%	\$913,209	\$0	65	Active	SAIL
\$2,000,000	6/4/2034	1.00%	\$2,000,000	\$20,000	50	Active	SAIL
\$2,500,000	1/1/2034	3.00%	\$923,000	\$0	50	Active	SAIL
\$2,000,000	2/1/2036	3.00%	\$0	\$670,561	50	Paid Off	SAIL
\$4,010,087	1/1/2058	0.80%	\$4,010,087	\$0	50	Active	SAIL
\$1,968,900	1/1/2058	0.00%	\$1,968,900	\$0	50	Active	ELI
\$4,397,490	8/29/2035	0.00%	\$636,327	\$0	30	Pipeline	SAIL
\$312,500	8/29/2035	0.00%	\$0	\$0	30	Pipeline	ELI
\$4,000,000	12/15/2044	3.00%	\$4,000,000	\$0	50	Active	SAIL
\$1,000,000	12/15/2044	1.00%	\$1,000,000	\$0	50	Active	SAIL
\$1,800,000	3/15/2032	1.00%	\$1,800,000	\$11,190	50	Active	SAIL
\$183,600	3/15/2032	0.00%	\$183,600	\$0	50	Active	ELI
\$3,500,000	5/5/2057	0.00%	\$3,500,000	\$0	50	Active	SAIL
\$4,200,000	3/28/2026	0.00%	\$1,958,880	\$0	15	Active	ELI
\$2,100,000	6/19/2028	0.00%	\$1,259,580	\$0	15	Active	ELI
\$2,000,000	9/1/2036	3.00%	\$2,000,000	\$60,000	50	Active	SAIL
\$2,865,000	11/20/2048	1.00%	\$1,162,626	\$0	50	Pipeline	SAIL
\$975,000	12/18/2034	0.00%	\$647,360	\$0	20	Active	ELI
\$600,000	9/26/2061	0.00%	\$48,341	\$0	50	Pipeline	ELI
\$7,000,000	9/26/2061	1.00%	\$564,015	\$0	50	Pipeline	SAIL
\$4,000,000	11/15/2038	3.00%	\$4,000,000	\$29,758	50	Active	SAIL
\$328,500	11/10/2036	1.00%	\$280,762	\$3,138	70	Active	SAIL
\$850,000	12/30/2030	0.00%	\$850,000	\$0	50	Active	SAIL

# RENTAL PORTFOLIO

## STATE APARTMENT INCENTIVE LOAN PROGRAM LOANS OUTSTANDING AS OF DECEMBER 31, 2019

COUNTY	DEVELOPMENT NAME	CITY	OWNER	TOTAL UNITS	SET-ASIDE UNITS <sup>1</sup>	DEMOGRAPHIC POPULATION SERVED <sup>2</sup>
Escambia	Vista 17 at Cervantes	Pensacola	Southport Development, Inc.	72	72	Family
	Vista 17 at Cervantes	Pensacola	Southport Development, Inc.	72	72	Family
Flagler	Palms at Town Center	Palm Coast	Housing Trust Group LLC	88	88	Family
Gadsden	Lanier Oaks	Gretna	North Florida Educational Development Corporation	22	22	Family
	Omega Villas	Quincy	CEDO Housing Development Corp. (CEDO-HDC)	56	46	Family
Hardee	Hannah House	Wauchula	Alpha and Omega Freedom Ministries Inc.	17	17	Homeless
Hendry	Pollywog Creek Commons	Labelle	Everglades Housing Group Incorporated	40	29	FW   FW
	Pollywog Creek Commons II	Labelle	Everglades Housing Group Incorporated	24	5	FW   FW
	Tall Pines	Labelle	National Development Foundation, Inc.	39	39	FW   FW
Hernando	Brook Haven	Brooksville	Richman Group	160	160	Family
	Freedom Gardens II	Brooksville	Housing Trust Group LLC	94	94	Family
	Freedom Gardens II	Brooksville	Housing Trust Group LLC	94	94	Family
	Madison Reserve	Spring Hill	TLB of Central Florida LLC	90	90	Elderly
	Mariner's Cay	Spring Hill	Richman Group	160	160	Family
	Mariner's Cay	Spring Hill	Richman Group	160	160	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	Harmony Housing Advisors, Inc.	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	Equity Management Partners Inc.	100	100	Family
Hillsborough	Arbor Place	Tampa	Volunteers of America of Florida Inc.	32	32	Special Needs
	Autumn Place	Temple Terrace	Richman Group	120	120	Family
	Autumn Place	Temple Terrace	Richman Group	120	120	Family
	Brandywine	Tampa	Richman Group	144	144	Family
	Bristol Bay	Tampa	Cornerstone Group Development LLC	300	300	Family
	Bristol Bay	Tampa	Cornerstone Group Development LLC	300	300	Family
	Bristol Bay	Tampa	Cornerstone Group Development LLC	300	15	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 Bay	Tampa	Cornerstone Group Development LLC	276	14	Family
	Clipper Cove - Tampa	Tampa	Cornerstone Group Development LLC	176	176	Family
	Columbus Court	Tampa	Southport Financial Services, Inc	160	160	Family
	Columbus Court	Tampa	Southport Financial Services, Inc	160	160	Family
	Fairview Cove I	Tampa	Atlantic Housing Partners, LLLP	88	62	Family
	Fairview Cove I	Tampa	Atlantic Housing Partners, LLLP	88	62	Family
	Gardens at Rose Harbor	Tampa	Gatehouse Group, Inc.	160	160	Elderly
	Graham at Gracepoint	Tampa	DDA Development Company, Inc	90	90	Homeless
	Grande Oaks	Tampa	Richman Group	168	168	Family

# RENTAL PORTFOLIO

ORIGINAL LOAN AMOUNT	MATURITY DATE	INTEREST RATE	LOAN BALANCE AS OF 12/31/2019	INTEREST PAID IN 2019	AFFORDABILITY PERIOD	LOAN STATUS <sup>3, 4</sup>	FUNDING TYPE <sup>5</sup>
\$400,000	6/1/2051	0.00%	\$0	\$0	50	Pipeline	ELI
\$4,180,000	6/1/2051	1.00%	\$1,820,915	\$0	50	Active	SAIL
\$8,500,000	3/27/2049	1.00%	\$2,790,737	\$0	50	Pipeline	SAIL
\$1,430,000	12/15/2015	9.00%	\$1,430,000	\$0	50	Matured/In Renegotiation	SAIL
\$2,490,000	12/31/2017	9.00%	\$2,490,000	\$0	50	Matured/In Renegotiation	SAIL
\$1,577,186	4/28/2026	0.00%	\$1,577,186	\$0	50	Past Due	SAIL
\$3,855,304	1/1/2042	1.00%	\$3,855,304	\$0	50	Active	SAIL
\$1,140,282	1/1/2042	0.00%	\$1,140,282	\$0	50	Active	SAIL
\$2,535,000	10/31/2033	3.00%	\$2,535,000	\$244	50	Active	SAIL
\$2,900,000	7/21/2039	3.00%	\$2,900,000	\$8,873	50	Active	SAIL
\$5,500,000	5/22/2051	1.00%	\$4,946,785	\$0	50	Active	SAIL
\$493,400	5/22/2051	0.00%	\$440,287	\$0	50	Active	ELI
\$2,603,198	7/1/2028	1.00%	\$2,603,198	\$26,032	50	Active	SAIL
\$4,700,000	12/15/2041	1.00%	\$4,700,000	\$0	50	Active	SAIL
\$1,360,000	11/14/2023	0.00%	\$1,360,000	\$0	50	Active	SAIL
\$1,500,000	3/21/2037	3.00%	\$1,500,000	\$4,876	50	Active	SAIL
\$2,750,000	6/15/2039	3.00%	\$2,750,000	\$0	50	Active	SAIL
\$970,000	7/16/2021	0.00%	\$0	\$0	50	Paid Off	SAIL
\$2,640,000	6/11/2026	1.00%	\$2,640,000	\$21,235	50	Active	SAIL
\$425,000	6/11/2026	0.00%	\$425,000	\$0	50	Active	SAIL
\$760,000	8/29/2026	0.00%	\$494,000	\$0	50	Active	SAIL
\$800,000	8/1/2031	9.00%	\$0	\$472,810	50	Paid Off	SAIL
\$185,000	6/1/2044	1.00%	\$154,169	\$1,572	68	Active	SAIL
\$5,000,000	7/15/2041	1.00%	\$5,000,000	\$5,161	50	Active	SAIL
\$1,020,000	7/31/2023	0.00%	\$1,020,000	\$0	50	Active	ELI
\$4,000,000	6/15/2039	3.00%	\$4,000,000	\$349	50	Active	SAIL
\$2,000,000	4/1/2050	3.00%	\$2,000,000	\$65,837	55	Active	SAIL
\$1,000,000	4/1/2050	3.00%	\$1,000,000	\$30,000	55	Active	SAIL
\$1,125,000	4/1/2050	0.00%	\$749,813	\$0	15	Active	ELI
\$2,075,000	3/17/2029	9.00%	\$2,075,000	\$62,250	50	Active	SAIL
\$4,000,000	11/15/2038	3.00%	\$4,000,000	\$0	50	Active	SAIL
\$2,000,000	3/1/2050	3.00%	\$2,000,000	\$0	50	Active	SAIL
\$1,050,000	3/1/2050	0.00%	\$699,825	\$0	15	Active	ELI
\$1,828,112	3/1/2053	3.00%	\$1,821,112	\$112,594	62	Active	SAIL
\$3,175,000	12/29/2032	1.00%	\$3,175,000	\$0	50	Active	SAIL
\$789,900	12/29/2032	0.00%	\$789,900	\$0	50	Active	ELI
\$5,000,000	6/1/2043	1.00%	\$5,000,000	\$50,000	50	Active	SAIL
\$510,000	12/18/2023	0.00%	\$510,000	\$0	50	Active	SAIL
\$2,000,000	5/15/2036	3.00%	\$2,000,000	\$60,000	50	Active	SAIL
\$4,500,000	1/26/2033	0.50%	\$4,500,000	\$22,500	50	Active	SAIL
\$2,000,000	6/15/2037	3.00%	\$2,000,000	\$0	50	Active	SAIL

# RENTAL PORTFOLIO

## STATE APARTMENT INCENTIVE LOAN PROGRAM LOANS OUTSTANDING AS OF DECEMBER 31, 2019

COUNTY	DEVELOPMENT NAME	CITY	OWNER	TOTAL UNITS	SET-ASIDE UNITS <sup>1</sup>	DEMOGRAPHIC POPULATION SERVED <sup>2</sup>
Hillsborough	Grande Oaks	Tampa	Richman Group	168	168	Family
	Grove Pointe	Ruskin	Cornerstone Group Development LLC	80	80	FW   FW
	Grove Pointe	Ruskin	Cornerstone Group Development LLC	80	80	FW   FW
	Haley Park	Tampa	Wendover Housing Partners LLC	80	80	Elderly
	Haley Park	Tampa	Wendover Housing Partners LLC	80	80	Elderly
	Heights at Gracepoint	Tampa	DDA Development Company, Inc	64	64	Homeless   Special Needs
	Heights at Gracepoint	Tampa	DDA Development Company, Inc	64	64	Homeless   Special Needs
	Hunt Club	Tampa	Richman Group	96	96	Family
	Hunters Run I	Tampa	CED Companies	216	216	Family
	Hunters Run II	Tampa	CED Companies	192	191	Family
	La Estancia	Wimauma	Affordable Housing Development Fund, Inc.	84	84	FW   FW
	La Vista Oaks	Tampa	Southport Financial Services, Inc	126	126	Family
	La Vista Oaks	Tampa	Southport Financial Services, Inc	126	126	Family
	Lake Kathy	Brandon	Richman Group	360	360	Family
	Lakewood Shores	Brandon	CED Companies	184	184	Family
	Manatee Village IV	Ruskin	Everglades Housing Group Incorporated	27	6	FW   FW
	Mariner's Cove - Tampa	Tampa	Cornerstone Group Development LLC	208	208	Family
	Mariner's Cove - Tampa	Tampa	Cornerstone Group Development LLC	208	12	Family
	Mariner's Cove - Tampa	Tampa	Cornerstone Group Development LLC	208	33	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	Equity Management Partners Inc.	84	84	FW   FW
	Renaissance at West River	Tampa	Tampa Housing Authority Development Corp.	160	160	Elderly
	Renaissance at West River	Tampa	Tampa Housing Authority Development Corp.	160	160	Elderly
	SabalPlace	Brandon	Blue Sky Communities, LLC	112	112	Homeless   Special Needs
	SabalPlace	Brandon	Blue Sky Communities, LLC	112	112	Homeless   Special Needs
	Spanish Trace	Tampa	Richman Group	120	120	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	Starwood Capital Group	376	376	Family
	Wexford	Tampa	Starwood Capital Group	324	324	Family
	Williams Landing	Tampa	Gatehouse Group, Inc.	144	130	Elderly
Woodbridge at Walden Lake	Plant City	Starwood Capital Group	236	189	Family	
Woodbridge at Walden Lake	Plant City	Starwood Capital Group	236	24	Family	
Indian River	Heritage Villas - Indian River	Vero Beach	Dimension One Realty, Inc.	116	116	Family
	Preserve at Oslo	Vero Beach	NB Holdings Management LLC	176	9	Family
	Sonrise Villas	Fellsmere	Equity Management Partners Inc.	160	160	FW   FW
	Sunset	Vero Beach	Flynn Development Corporation	36	25	Elderly

# RENTAL PORTFOLIO

ORIGINAL LOAN AMOUNT	MATURITY DATE	INTEREST RATE	LOAN BALANCE AS OF 12/31/2019	INTEREST PAID IN 2019	AFFORDABILITY PERIOD	LOAN STATUS <sup>3,4</sup>	FUNDING TYPE <sup>5</sup>
\$1,000,000	6/15/2037	3.00%	\$1,000,000	\$0	50	Active	SAIL
\$1,438,936	6/29/2033	1.00%	\$1,438,936	\$43,757	55	Active	SAIL
\$2,250,000	6/29/2033	1.00%	\$1,985,877	\$16,655	50	Active	SAIL
\$2,300,000	5/13/2045	1.00%	\$2,300,000	\$15,157	30	Active	SAIL
\$600,000	5/13/2045	0.00%	\$600,000	\$0	30	Active	ELI
\$3,243,000	6/27/2037	0.30%	\$760,186	\$0	50	Pipeline	SAIL
\$135,000	6/27/2037	0.00%	\$31,644	\$0	50	Pipeline	ELI
\$5,000,000	8/15/2041	1.00%	\$5,000,000	\$3,293	50	Active	SAIL
\$2,000,000	12/15/2035	3.00%	\$2,000,000	\$60,000	50	Active	SAIL
\$2,000,000	6/20/2036	3.00%	\$2,000,000	\$60,000	50	Active	SAIL
\$1,092,207	6/30/2022	3.00%	\$1,092,207	\$179,773	50	Past Due	SAIL
\$5,000,000	5/8/2038	1.00%	\$5,000,000	\$36,758	50	Active	SAIL
\$1,105,000	5/8/2023	0.00%	\$1,105,000	\$0	50	Active	SAIL
\$4,000,000	12/15/2039	3.00%	\$4,000,000	\$4,328	50	Active	SAIL
\$1,900,000	6/1/2027	1.00%	\$1,490,745	\$16,689	61	Active	SAIL
\$1,250,000	11/30/2042	1.00%	\$1,250,000	\$0	50	Active	SAIL
\$2,000,000	5/1/2049	3.00%	\$2,000,000	\$0	57	Active	SAIL
\$900,000	5/1/2049	0.00%	\$539,820	\$0	15	Active	ELI
\$2,475,000	5/1/2049	0.00%	\$1,484,505	\$0	15	Active	ELI
\$4,000,000	8/15/2037	3.00%	\$4,000,000	\$0	50	Past Due	SAIL
\$2,000,000	6/15/2036	3.00%	\$2,000,000	\$0	50	Active	SAIL
\$1,850,000	8/1/2030	9.00%	\$1,850,000	\$55,500	65	Active	SAIL
\$870,000	6/1/2018	0.00%	\$0	\$0	51	Paid Off	SAIL
\$7,000,000	11/8/2048	1.00%	\$3,552,000	\$0	50	Pipeline	SAIL
\$600,000	11/8/2048	0.00%	\$296,000	\$0	50	Pipeline	ELI
\$4,214,500	9/11/2036	0.30%	\$405,792	\$0	50	Pipeline	SAIL
\$285,500	9/11/2036	0.00%	\$27,489	\$0	50	Pipeline	ELI
\$4,000,000	1/15/2041	3.00%	\$4,000,000	\$0	50	Active	SAIL
\$120,000	10/24/2018	0.00%	\$0	\$0	15	Paid Off	EHCL
\$1,505,000	10/31/2033	3.00%	\$1,505,000	\$78,796	50	Active	SAIL
\$2,500,000	1/1/2027	3.00%	\$0	\$95,982	60	Paid Off	SAIL
\$2,000,000	8/1/2035	3.00%	\$1,533,945	\$46,018	50	Active	SAIL
\$1,495,000	12/1/2029	9.00%	\$1,495,000	\$44,850	50	Active	SAIL
\$3,000,000	1/1/2047	3.00%	\$3,000,000	\$90,000	50	Active	SAIL
\$1,800,000	1/1/2047	0.00%	\$839,520	\$0	15	Active	ELI
\$4,000,000	10/30/2037	3.00%	\$4,000,000	\$23,331	50	Active	SAIL
\$675,000	10/26/2026	0.00%	\$314,820	\$0	15	Active	ELI
\$1,500,000	10/1/2020	3.00%	\$1,437,000	\$26,017	50	Active	SAIL
\$315,000	4/9/2033	1.00%	\$217,236	\$2,718	60	Active	SAIL

# RENTAL PORTFOLIO

## STATE APARTMENT INCENTIVE LOAN PROGRAM LOANS OUTSTANDING AS OF DECEMBER 31, 2019

COUNTY	DEVELOPMENT NAME	CITY	OWNER	TOTAL UNITS	SET-ASIDE UNITS <sup>1</sup>	DEMOGRAPHIC POPULATION SERVED <sup>2</sup>
Jackson	Holly Hill	Marianna	Sanchez Planning Development Inc.	53	53	Family
	Three Rivers	Marianna	Royal American Development Inc.	100	100	Family
	Three Rivers	Marianna	Royal American Development Inc.	100	100	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
	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
	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	35	Elderly
	Rolling Acres II	Lady Lake	Atlantic Housing Partners, LLLP	35	35	Elderly
	Southwinds Cove	Leesburg	Atlantic Housing Partners, LLLP	112	90	Family
	Southwinds Cove	Leesburg	Atlantic Housing Partners, LLLP	112	90	Family
	Spring Harbor	Mount Dora	Starwood Capital Group	248	25	Family
	Spring Harbor	Mount Dora	Starwood Capital Group	248	13	Family
	Spring Lake Cove I	Fruitland Park	Atlantic Housing Partners, LLLP	96	68	Family
	Valencia Grove	Eustis	Housing Trust Group LLC	144	144	Family
	Valencia Grove	Eustis	Housing Trust Group LLC	144	144	Family
	Woodwinds	Clermont	Blue Sky Communities, LLC	96	96	Homeless
	Lee	Bernwood Trace	Ft. Myers	Cornerstone Group Development LLC	340	65
Brookside Village		Ft. Myers	Southport Financial Services, Inc	50	50	Family
Brookside Village		Ft. Myers	Southport Financial Services, Inc	50	50	Family
Cypress Village		Ft. Myers	Blue Sky Communities, LLC	95	95	Homeless   Special Needs
Cypress Village		Ft. Myers	Blue Sky Communities, LLC	95	95	Homeless   Special Needs
Hawk's Landing		Ft. Myers	Cornerstone Group Development LLC	204	204	Family
Heron Pond		Lehigh Acres	Affordable Housing Institute, Inc.	156	156	Elderly
Mariner's Landing		Ft. Myers	Creative Choice Homes, Inc.	112	112	Elderly
Palm City Gardens		Ft. Myers	Dunbar Improvement Association, Inc.	100	100	Elderly
Palm City Gardens		Ft. Myers	Dunbar Improvement Association, Inc.	100	100	Elderly
Renaissance Preserve Senior		Ft. Myers	Housing Authority City of Fort Myers	120	120	Elderly
Renaissance Preserve Senior		Ft. Myers	Housing Authority City of Fort Myers	120	120	Elderly
Vista Palms		Lehigh Acres	Creative Choice Homes, Inc.	229	229	Family
Vista Palms		Lehigh Acres	Creative Choice Homes, Inc.	229	46	Family
Westwood - Fort Myers		Ft. Myers	Starwood Capital Group	288	72	Family
Leon	Brookestone Senior Residences	Tallahassee	Southport Financial Services, Inc	108	108	Elderly
	Brookestone Senior Residences	Tallahassee	Southport Financial Services, Inc	108	108	Elderly



# RENTAL PORTFOLIO

ORIGINAL LOAN AMOUNT	MATURITY DATE	INTEREST RATE	LOAN BALANCE AS OF 12/31/2019	INTEREST PAID IN 2019	AFFORDABILITY PERIOD	LOAN STATUS <sup>3, 4</sup>	FUNDING TYPE <sup>5</sup>
\$1,087,000	5/31/2033	9.00%	\$1,087,000	\$32,610	50	Active	SAIL
\$350,000	3/6/2045	1.00%	\$350,000	\$10,659	30	Active	SAIL
\$750,000	3/6/2045	0.00%	\$750,000	\$0	30	Active	ELI
\$3,700,000	5/25/2022	3.00%	\$3,700,000	\$24,082	15	Active	SAIL
\$1,500,000	8/15/2038	3.00%	\$1,500,000	\$45,000	50	Active	SAIL
\$1,500,000	8/15/2038	3.00%	\$1,500,000	\$45,000	50	Active	SAIL
\$4,000,000	10/1/2038	3.00%	\$4,000,000	\$220,599	50	Active	SAIL
\$1,500,000	8/15/2038	3.00%	\$1,500,000	\$44,083	50	Active	SAIL
\$1,500,000	8/15/2038	3.00%	\$1,500,000	\$0	50	Active	SAIL
\$5,000,000	8/15/2042	1.00%	\$5,000,000	\$50,000	50	Active	SAIL
\$1,808,000	6/30/2032	3.00%	\$876,380	\$23,683	50	Active	SAIL
\$5,000,000	11/1/2042	1.00%	\$5,000,000	\$50,000	50	Active	SAIL
\$2,289,000	11/1/2042	1.00%	\$2,289,000	\$22,890	35	Active	SAIL
\$340,000	12/1/2023	0.00%	\$340,000	\$0	35	Active	SAIL
\$5,000,000	12/1/2042	1.00%	\$5,000,000	\$50,000	50	Active	SAIL
\$510,000	12/1/2023	0.00%	\$510,000	\$0	50	Active	ELI
\$975,000	5/1/2028	0.00%	\$975,000	\$0	15	Active	ELI
\$1,875,000	5/1/2028	0.00%	\$999,563	\$0	15	Active	ELI
\$5,000,000	12/15/2042	1.00%	\$5,000,000	\$50,000	50	Active	SAIL
\$5,000,000	11/20/2032	1.00%	\$5,000,000	\$50,000	50	Active	SAIL
\$383,600	11/20/2032	0.00%	\$383,600	\$0	50	Active	ELI
\$4,000,000	12/27/2033	1.00%	\$4,000,000	\$25,294	50	Active	SAIL
\$4,875,000	2/1/2048	0.00%	\$2,273,700	\$0	15	Active	ELI
\$1,989,000	1/25/2032	1.00%	\$1,989,000	\$29,547	50	Active	SAIL
\$145,300	1/25/2032	0.00%	\$145,300	\$0	50	Active	ELI
\$5,000,000	2/12/2037	0.00%	\$0	\$0	50	Pipeline	SAIL
\$286,000	2/12/2037	0.00%	\$0	\$0	50	Pipeline	ELI
\$1,500,000	6/1/2053	3.00%	\$1,349,316	\$0	58	Active	SAIL
\$1,500,000	12/1/2043	3.00%	\$1,181,000	\$715,973	50	Active	SAIL
\$860,000	11/12/2024	3.00%	\$817,225	\$9,296	50	Active	SAIL
\$750,000	4/29/2041	1.00%	\$750,000	\$0	15	Pipeline	EHCL
\$750,000	4/29/2041	1.00%	\$617,041	\$0	15	Pipeline	EHCL
\$6,150,000	4/10/2058	1.00%	\$6,150,000	\$61,500	50	Active	SAIL
\$1,020,000	4/10/2023	0.00%	\$1,020,000	\$0	50	Active	SAIL
\$2,000,000	12/18/2018	9.00%	\$2,000,000	\$0	50	Matured/In Renegotiation	SAIL
\$3,450,000	10/26/2026	0.00%	\$1,609,080	\$0	15	Active	ELI
\$5,400,000	4/30/2027	0.00%	\$2,878,740	\$0	15	Active	ELI
\$3,050,000	10/14/2034	1.00%	\$3,050,000	\$0	30	Active	SAIL
\$750,000	10/14/2034	0.00%	\$750,000	\$0	30	Active	ELI

# RENTAL PORTFOLIO

## STATE APARTMENT INCENTIVE LOAN PROGRAM LOANS OUTSTANDING AS OF DECEMBER 31, 2019

COUNTY	DEVELOPMENT NAME	CITY	OWNER	TOTAL UNITS	SET-ASIDE UNITS <sup>1</sup>	DEMOGRAPHIC POPULATION SERVED <sup>2</sup>
Leon	Casanas Village at Frenchtown Square	Tallahassee	Pinnacle Housing Group LLC	88	80	Family
	Jamestown Woods	Tallahassee	CDT SP Jamestown Woods LLC	150	150	Elderly
	Sunrise Place	Tallahassee	Southport Financial Services, Inc	99	99	Family
Madison	Springhill	Madison	AMCS Development, LLC	76	76	Family
	Springhill	Madison	AMCS Development, LLC	76	76	Family
Manatee	Addison	Bradenton	Housing Trust Group LLC	90	77	Family
	Parrish Oaks	Parrish	Southport Development, Inc.	120	120	Family
	Parrish Oaks	Parrish	Southport Development, Inc.	120	120	Family
Marion	Berkeley Pointe	Ocala	Southport Financial Services, Inc	160	160	Family
	Berkeley Pointe	Ocala	Southport Financial Services, Inc	160	160	Family
	Hickory Knoll	Ocala	Southport Financial Services, Inc	96	94	Family
	Hickory Knoll	Ocala	Southport Financial Services, Inc	96	94	Family
	Magnolia Walk II	Ocala	Ocala Leased Housing Corporation, Inc.	144	144	Elderly
	Ritz Reserve II	Ocala	Volunteers of America of Florida Inc.	27	27	Homeless
	Ritz Reserve II	Ocala	Volunteers of America of Florida Inc.	27	27	Homeless
Martin	Crossings at Indian Run	Stuart	Southport Financial Services, Inc	344	344	Family
	Crossings at Indian Run	Stuart	Southport Financial Services, Inc	344	344	Family
Miami-Dade	Alhambra Cove	Miami	Cornerstone Group Development LLC	240	240	Family
	Alhambra Cove	Miami	Cornerstone Group Development LLC	240	240	Family
	Allapattah Gardens	Miami	Lincoln Avenue Capital LLC	128	128	Family
	Allen	Miami Beach	Miami Beach Community Development Corporation	39	39	Elderly
	Ambar Key	Florida City	Vestcor Development Corporation, Inc.	94	94	Family
	Ambar Key Homes	Florida City	Ambar Key Homes, Ltd.	155	155	Family
	Aswan Village	Opa Locka	Hallkeen LLC	216	216	Family
	Biscayne Court	Miami	Royal American Development Inc.	60	6	Elderly
	Bonita Pointe	Florida City	Cornerstone Group Development LLC	164	164	Family
	Calusa Cove	Miami	Banyan Realty Advisors	144	144	Family
	Caribbean Village	Miami	Pinnacle Housing Group LLC	123	123	Elderly
	Caribbean Village	Miami	Pinnacle Housing Group LLC	123	123	Elderly
	Coalition Lift	Miami	Carrfour Supportive Housing Inc	34	11	Homeless
	Coquina Place	Miami	Cornerstone Group Development LLC	96	96	Family
	Coquina Place	Miami	Cornerstone Group Development LLC	96	96	Family
	Coral Bay Cove	Miami	Landmark Development Corporation	224	224	Family
	Coral Bay Cove	Miami	Landmark Development Corporation	224	224	Family
	Coral Gardens	Homestead	New Vision Housing Foundation 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	
Dr. Barbara Carey-Shuler Manor	Miami	Carrfour Supportive Housing Inc	100	100	Homeless	

# RENTAL PORTFOLIO

ORIGINAL LOAN AMOUNT	MATURITY DATE	INTEREST RATE	LOAN BALANCE AS OF 12/31/2019	INTEREST PAID IN 2019	AFFORDABILITY PERIOD	LOAN STATUS <sup>3, 4</sup>	FUNDING TYPE <sup>5</sup>
\$2,000,000	5/10/2034	1.00%	\$2,000,000	\$0	50	Active	SAIL
\$1,125,000	5/1/2020	3.00%	\$0	\$67,408	50	Paid Off	SAIL
\$900,000	10/1/2029	3.00%	\$883,203	\$40,457	50	Active	SAIL
\$251,600	7/1/2061	0.00%	\$96,182	\$0	50	Pipeline	ELI
\$3,064,400	7/1/2061	1.00%	\$483,317	\$0	50	Pipeline	SAIL
\$2,000,000	11/16/2035	1.00%	\$2,000,000	\$0	50	Active	SAIL
\$600,000	11/1/2061	0.00%	\$0	\$0	50	Pipeline	ELI
\$6,000,000	11/1/2061	0.00%	\$0	\$0	50	Pipeline	SAIL
\$4,398,240	11/20/2031	1.00%	\$4,398,240	\$5,686	50	Active	SAIL
\$233,600	11/20/2031	0.00%	\$233,600	\$0	50	Active	ELI
\$3,150,000	5/1/2033	1.00%	\$3,150,000	\$0	50	Active	SAIL
\$304,800	5/1/2033	0.00%	\$304,800	\$0	50	Active	ELI
\$1,000,000	6/5/2020	3.00%	\$1,000,000	\$3,665	50	Past Due	SAIL
\$3,649,554	5/14/2036	0.00%	\$351,258	\$0	30	Pipeline	SAIL
\$177,400	5/14/2036	0.00%	\$19,665	\$0	30	Pipeline	ELI
\$4,947,342	6/1/2031	3.00%	\$4,947,342	\$114,354	55	Active	SAIL
\$5,123,238	6/1/2031	0.00%	\$5,123,238	\$0	55	Active	SAIL
\$2,000,000	7/15/2045	3.00%	\$1,772,367	\$83,171	50	Active	SAIL
\$1,000,000	7/15/2045	3.00%	\$1,000,000	\$0	50	Active	SAIL
\$1,500,000	9/1/2021	3.00%	\$0	\$35,517	50	Paid Off	SAIL
\$750,000	11/10/2039	1.00%	\$750,000	\$0	15	Past Due	EHCL
\$8,465,000	1/12/2036	1.00%	\$7,788,365	\$0	50	Active	SAIL
\$8,500,000	12/12/2060	1.00%	\$8,082,667	\$0	50	Active	SAIL
\$2,000,000	7/1/2036	3.00%	\$2,000,000	\$60,000	50	Active	SAIL
\$510,000	7/31/2024	0.00%	\$510,000	\$0	15	Active	ELI
\$2,000,000	2/15/2045	3.00%	\$2,000,000	\$60,000	50	Active	SAIL
\$1,449,387	1/31/2033	1.00%	\$1,241,015	\$12,939	61	Active	SAIL
\$362,400	7/27/2036	0.00%	\$362,400	\$0	50	Active	ELI
\$5,000,000	7/27/2036	1.00%	\$2,897,736	\$0	50	Active	SAIL
\$825,000	5/25/2036	0.00%	\$668,551	\$0	20	Active	ELI
\$2,592,000	10/30/2045	1.00%	\$2,592,000	\$0	30	Active	SAIL
\$750,000	10/30/2045	0.00%	\$750,000	\$0	30	Active	ELI
\$600,000	9/21/2048	0.00%	\$449,580	\$0	50	Pipeline	ELI
\$6,500,000	9/21/2048	1.00%	\$4,870,445	\$0	50	Pipeline	SAIL
\$1,330,000	9/1/2017	0.00%	\$0	\$0	39	Paid Off	SAIL
\$411,106	12/31/2026	1.00%	\$0	\$15,750	15	Paid Off	EHCL
\$2,900,000	8/1/2048	3.00%	\$2,376,171	\$72,090	58	Active	SAIL
\$2,661,095	12/31/2026	1.00%	\$2,661,095	\$47,988	50	Active	SAIL
\$2,500,000	10/1/2042	3.00%	\$1,863,633	\$56,822	52	Active	SAIL
\$332,592	6/30/2019	3.00%	\$0	\$25,888	55	Paid Off	SAIL
\$2,500,000	8/1/2030	3.00%	\$1,250,000	\$37,500	50	Active	SAIL
\$1,267,637	4/23/2025	1.00%	\$1,267,637	\$12,676	50	Active	SAIL

# RENTAL PORTFOLIO

## STATE APARTMENT INCENTIVE LOAN PROGRAM LOANS OUTSTANDING AS OF DECEMBER 31, 2019

COUNTY	DEVELOPMENT NAME	CITY	OWNER	TOTAL UNITS	SET-ASIDE UNITS <sup>1</sup>	DEMOGRAPHIC POPULATION SERVED <sup>2</sup>
Miami-Dade	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	Lincoln Avenue Capital LLC	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 Group of Florida	144	144	Elderly
	Hamlet at Walden Pond	Miami	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	Naranja	Related Companies of New York	222	222	Family
	Karis Village	Miami	Carrfour Supportive Housing Inc	88	88	Homeless
	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	76	Homeless
	Le Jeune Gardens	Hialeah	Spinal Cord Living-Assistance Development, Inc.	18	18	Family
	Le Jeune Gardens	Hialeah	Spinal Cord Living-Assistance Development, Inc.	18	18	Family
	Liberty Village	Miami	Carrfour Supportive Housing Inc	60	60	Homeless   Special Needs
	Liberty Village	Miami	Carrfour Supportive Housing Inc	60	60	Homeless   Special Needs
	Little Haiti Gateway	Miami	Carrfour Supportive Housing Inc	80	57	Family
	M & M Maison II	Miami	Urban League of Greater Miami Inc.	21	21	Family
	Marbrisa	Hialeah	Cornerstone Group Development LLC	368	368	Family
	Merritt Place Estates	Florida City	Hunt Companies Inc.	159	159	FW   FW
	Monterey Pointe	Homestead	Cornerstone Group Development LLC	336	336	Family
	Northside Commons	Miami	Carrfour Supportive Housing Inc	80	72	Homeless   Special Needs
	Northside Commons	Miami	Carrfour Supportive Housing Inc	80	72	Homeless   Special Needs
	Orchid Estates	Naranja	RS Development Corporation	74	74	Family
	Orchid Estates	Naranja	RS Development Corporation	74	74	Family
	Pinnacle Park	Miami	Pinnacle Housing Group LLC	135	135	Family
	Rayos Del Sol	Miami	Pinnacle Housing Group LLC	199	199	Family
	Regatta Place	Miami	Cornerstone Group Development LLC	108	108	Family
	Regatta Place	Miami	Cornerstone Group Development LLC	108	108	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 LLC	100	100	Homeless
San Sherri Villas	Homestead	Richman Group	80	80	Family	
Smathers II	Miami	Related Group of Florida	133	133	Elderly	
Smathers II	Miami	Related Group of Florida	133	133	Elderly	
Southpoint Crossing	Florida City	NHT Communities	123	123	Family	

# RENTAL PORTFOLIO

ORIGINAL LOAN AMOUNT	MATURITY DATE	INTEREST RATE	LOAN BALANCE AS OF 12/31/2019	INTEREST PAID IN 2019	AFFORDABILITY PERIOD	LOAN STATUS <sup>3, 4</sup>	FUNDING TYPE <sup>5</sup>
\$765,000	4/23/2025	0.00%	\$765,000	\$0	15	Active	SAIL
\$1,267,637	4/23/2025	0.00%	\$1,267,637	\$0	50	Active	SAIL
\$765,000	5/21/2025	0.00%	\$765,000	\$0	15	Active	ELI
\$3,110,901	6/1/2051	3.00%	\$2,110,901	\$0	74	Active	SAIL
\$2,590,000	1/1/2039	3.00%	\$0	\$225,649	50	Paid Off	SAIL
\$1,564,000	5/1/2042	3.00%	\$1,564,000	\$46,920	46	Active	SAIL
\$3,740,200	4/1/2030	3.00%	\$3,740,200	\$245,772	68	Active	SAIL
\$2,000,000	5/18/2022	1.00%	\$2,000,000	\$20,000	50	Active	SAIL
\$2,000,000	11/1/2044	3.00%	\$0	\$74,472	50	Paid Off	SAIL
\$2,239,000	9/30/2042	3.00%	\$2,239,000	\$67,170	50	Active	SAIL
\$4,300,000	11/1/2046	0.50%	\$2,323,761	\$40,991	50	Active	SAIL
\$1,481,200	1/15/2037	9.00%	\$1,481,200	\$1,220	69	Past Due	SAIL
\$1,481,200	1/15/2037	9.00%	\$1,481,200	\$66,796	69	Past Due	SAIL
\$4,000,000	7/30/2025	0.44%	\$4,000,000	\$27,823	50	Active	SAIL
\$3,420,000	5/27/2035	0.00%	\$2,709,021	\$0	30	Active	SAIL
\$352,600	5/27/2035	0.00%	\$309,109	\$0	30	Active	ELI
\$1,100,000	9/29/2046	1.00%	\$656,719	\$8,210	50	Active	SAIL
\$225,000	9/29/2046	0.00%	\$138,360	\$0	50	Active	ELI
\$495,000	11/14/2028	3.00%	\$427,083	\$0	61	Active	SAIL
\$160,000	8/1/2025	1.00%	\$101,908	\$1,116	50	Active	SAIL
\$2,500,000	7/1/2049	3.00%	\$1,889,935	\$56,698	59	Active	SAIL
\$2,000,000	9/30/2021	0.00%	\$0	\$0	50	Paid Off	SAIL
\$2,500,000	2/1/2041	3.00%	\$2,500,000	\$75,000	50	Active	SAIL
\$361,400	12/11/2036	0.00%	\$0	\$0	50	Pipeline	ELI
\$3,638,600	12/11/2036	0.00%	\$0	\$0	50	Pipeline	SAIL
\$4,250,000	8/31/2033	1.00%	\$4,250,000	\$35,182	50	Active	SAIL
\$296,400	8/31/2033	0.00%	\$296,400	\$0	50	Active	ELI
\$1,040,000	8/31/2023	3.00%	\$1,040,000	\$31,200	50	Active	SAIL
\$2,000,000	8/23/2019	0.00%	\$0	\$0	50	Paid Off	SAIL
\$3,000,000	2/23/2036	1.00%	\$2,850,000	\$0	50	Active	SAIL
\$600,000	2/23/2036	0.00%	\$570,000	\$0	50	Active	ELI
\$800,000	7/23/2037	1.00%	\$497,684	\$5,117	66	Past Due	SAIL
\$843,000	3/1/2048	3.00%	\$0	\$21,235	40	Paid Off	SAIL
\$3,000,000	10/11/2021	1.00%	\$3,000,000	\$30,000	50	Active	SAIL
\$2,373,200	10/27/2021	3.00%	\$2,363,024	\$0	59	Active	SAIL
\$1,138,150	5/19/2045	1.00%	\$1,138,150	\$15,965	30	Active	SAIL
\$975,000	5/19/2045	0.00%	\$975,000	\$0	30	Active	ELI
\$3,850,025	5/31/2040	1.00%	\$3,850,025	\$0	65	Active	SAIL

# RENTAL PORTFOLIO

## STATE APARTMENT INCENTIVE LOAN PROGRAM LOANS OUTSTANDING AS OF DECEMBER 31, 2019

COUNTY	DEVELOPMENT NAME	CITY	OWNER	TOTAL UNITS	SET-ASIDE UNITS <sup>1</sup>	DEMOGRAPHIC POPULATION SERVED <sup>2</sup>
Miami-Dade	Sunrise Commons	Homestead	Landmark Companies Inc.	106	106	Family
	Sunset Bay	Cutler Bay	Partnership Inc.	308	308	Family
	Tuscany Cove I	Miami	Tacolcy Economic Development Corporation	160	160	Elderly
	Tuscany Cove I	Miami	Tacolcy Economic Development Corporation	160	160	Elderly
	Tuscany Place	Homestead	Cornerstone Group Development LLC	340	340	Family
	Valencia Pointe	Miami	Cornerstone Group Development LLC	148	95	Family
	Valencia Pointe	Miami	Cornerstone Group Development LLC	148	95	Family
	Villa Aurora	Miami	Carrfour Supportive Housing Inc	76	76	Homeless
	Village Carver II	Miami	Biscayne Housing Group, LLC	100	100	Elderly
	Villages I	Miami	Cornerstone Group Development LLC	150	150	Family
	Villages I	Miami	Cornerstone Group Development LLC	150	150	Family
	Water's Edge	Miami	Cornerstone Group Development LLC	128	128	Family
	Water's Edge	Miami	Cornerstone Group Development LLC	128	128	Family
	Woodland Grove	Miami	Lewis Swezy	190	190	Family
	Woodland Grove	Miami	Lewis Swezy	190	190	Family
Monroe	Atlantic Pines	Big Pine Key	Community Housing Partners Corporation	14	14	FW FW
	Caya Place	Marathon	Tri-Star Affordable Development, LLC	42	42	Family
	Cayo Del Mar	Key West	Creative Choice Homes, Inc.	130	130	Family
	Douglass Square	Key West	NB Holdings Management LLC	52	17	Family
	Marty's Place	Key West	AH Housing Services, LLC	47	47	Family
	Meridian West	Key West	Alden Torch Financial LLC	102	102	Family
	Meridian West	Key West	Alden Torch Financial LLC	102	102	Family
	Poinciana Royale	Key West	AH of Monroe County Inc.	50	50	Family
	Poinciana Royale	Key West	AH of Monroe County Inc.	50	50	Family
	Quarry	Key West	Vestcor Development Corporation, Inc.	96	96	Family
	Quarry II	Big Coppit Island	Vestcor Development Corporation, Inc.	112	112	Family
	Residences at Crystal Cove	Marathon	NuRock Development Group, Inc.	46	46	Family
	Residences at Marathon Key	Marathon	NuRock Development Group, Inc.	55	55	Family
	Sea Grape	Marathon	Wells Fargo Community Lending and Investment	56	56	Family
	Sea Grape II	Marathon	Wells Fargo Community Lending and Investment	28	28	Family
Sea Grape II	Marathon	Wells Fargo Community Lending and Investment	28	3	Family	
Nassau	Nassau Club	Fernandina Beach	CED Companies	192	134	Family
	Nassau Club	Fernandina Beach	CED Companies	192	134	Family
Okaloosa	Choctaw Village	Ft. Walton Beach	Southport Development, Inc.	48	48	Family
	Choctaw Village	Ft. Walton Beach	Southport Development, Inc.	48	48	Family
	Heather Glenn	Ft. Walton Beach	Sheltering Palms Foundation Inc.	168	167	Family
Orange	Ashley Place	Orlando	Leland Enterprises Inc.	96	39	Family
	Avalon Reserve	Orlando	Starwood Capital Group	300	300	Family
	Citrus Glen	Orlando	Leland Enterprises Inc.	176	176	Family
	Clarcona Groves	Orlando	Richman Group	264	264	Family
	Clarcona Groves	Orlando	Richman Group	264	264	Family
	Concord Court at Creative Village	Orlando	Southern Affordable Services Inc.	116	93	Family

# RENTAL PORTFOLIO

ORIGINAL LOAN AMOUNT	MATURITY DATE	INTEREST RATE	LOAN BALANCE AS OF 12/31/2019	INTEREST PAID IN 2019	AFFORDABILITY PERIOD	LOAN STATUS <sup>3,4</sup>	FUNDING TYPE <sup>5</sup>
\$935,000	11/25/2023	0.00%	\$935,000	\$0	15	Active	ELI
\$2,486,611	11/1/2051	3.00%	\$786,611	\$23,598	65	Active	SAIL
\$1,200,000	12/29/2046	0.00%	\$1,080,000	\$0	30	Active	ELI
\$2,524,999	12/29/2046	1.00%	\$2,332,152	\$0	30	Active	SAIL
\$2,000,000	12/1/2044	3.00%	\$2,000,000	\$60,000	50	Active	SAIL
\$5,000,000	7/9/2040	1.00%	\$5,000,000	\$50,000	50	Active	SAIL
\$510,000	7/9/2023	0.00%	\$510,000	\$0	50	Active	SAIL
\$3,000,000	12/4/2037	0.50%	\$3,000,000	\$15,000	50	Active	SAIL
\$765,000	12/8/2025	0.00%	\$765,000	\$0	15	Active	ELI
\$5,000,000	12/21/2045	1.00%	\$5,000,000	\$0	50	Active	SAIL
\$636,500	12/21/2045	0.00%	\$636,500	\$0	50	Active	ELI
\$600,000	6/13/2037	0.00%	\$0	\$0	50	Pipeline	ELI
\$3,000,000	6/13/2037	0.00%	\$0	\$0	50	Pipeline	SAIL
\$600,000	6/1/2040	0.00%	\$0	\$0	50	Pipeline	ELI
\$7,000,000	6/1/2040	0.00%	\$0	\$0	50	Pipeline	SAIL
\$612,882	5/1/2039	0.00%	\$394,968	\$0	65	Active	SAIL
\$3,500,000	1/30/2047	1.00%	\$3,500,000	\$0	50	Active	SAIL
\$2,000,000	10/1/2025	3.00%	\$1,875,918	\$56,278	50	Active	SAIL
\$1,290,000	2/28/2018	9.00%	\$1,289,707	\$0	28	Matured/In Renegotiation	SAIL
\$2,200,000	5/29/2036	1.00%	\$883,188	\$0	50	Pipeline	SAIL
\$1,000,000	2/3/2020	3.00%	\$1,000,000	\$30,000	50	Active	SAIL
\$1,000,000	2/3/2020	3.00%	\$1,000,000	\$30,000	50	Active	SAIL
\$2,078,686	4/22/2025	1.00%	\$1,726,827	\$17,268	50	Active	SAIL
\$425,000	4/22/2025	0.00%	\$425,000	\$0	50	Active	SAIL
\$3,000,000	7/20/2036	1.00%	\$2,726,150	\$0	50	Active	SAIL
\$6,608,000	7/20/2036	1.00%	\$4,922,368	\$0	50	Active	SAIL
\$4,600,000	11/30/2037	1.00%	\$562,982	\$0	50	Pipeline	SAIL
\$5,400,000	11/30/2037	1.00%	\$711,082	\$0	50	Pipeline	SAIL
\$1,854,549	12/18/2038	3.00%	\$1,854,549	\$111,273	50	Active	SAIL
\$991,033	2/4/2039	1.00%	\$664,782	\$7,483	30	Active	SAIL
\$255,000	2/4/2024	0.00%	\$254,788	\$0	15	Active	ELI
\$2,000,000	10/15/2037	3.00%	\$2,000,000	\$90,000	50	Active	SAIL
\$1,000,000	10/15/2037	3.00%	\$1,000,000	\$0	50	Active	SAIL
\$2,500,000	9/28/2035	1.00%	\$2,171,095	\$0	50	Pipeline	SAIL
\$396,300	9/28/2035	0.00%	\$90,841	\$0	50	Pipeline	ELI
\$1,500,000	6/20/2036	3.00%	\$750,000	\$31,068	50	Active	SAIL
\$1,100,000	7/1/2029	3.00%	\$0	\$40,956	40	Paid Off	SAIL
\$1,447,600	10/31/2036	3.00%	\$0	\$40,275	50	Paid Off	SAIL
\$1,670,000	6/28/2015	9.00%	\$1,670,000	\$0	56	Past Due	SAIL
\$2,000,000	8/15/2037	3.00%	\$2,000,000	\$0	50	Active	SAIL
\$1,000,000	8/15/2037	3.00%	\$1,000,000	\$0	50	Active	SAIL
\$2,000,000	9/24/2050	0.00%	\$0	\$0	50	Pipeline	SAIL

# RENTAL PORTFOLIO

## STATE APARTMENT INCENTIVE LOAN PROGRAM LOANS OUTSTANDING AS OF DECEMBER 31, 2019

COUNTY	DEVELOPMENT NAME	CITY	OWNER	TOTAL UNITS	SET-ASIDE UNITS <sup>1</sup>	DEMOGRAPHIC POPULATION SERVED <sup>2</sup>
Orange	Crescent Club	Orlando	TLB of Central Florida LLC	215	215	Elderly
	Emerald Villas II	Pine Hills	Related Group of Florida	96	96	Elderly
	Emerald Villas II	Pine Hills	Related Group of Florida	96	96	Elderly
	Fountains at Millenia III	Orlando	Atlantic Housing Partners, LLLP	82	58	Family
	Fountains at Millenia III	Orlando	Atlantic Housing Partners, LLLP	82	58	Family
	Fountains at Millenia IV	Orlando	Atlantic Housing Partners, LLLP	100	100	Family
	Fox Hollow	Orlando	Lincoln Avenue Capital LLC	155	155	Family
	Glenn on Millenia Boulevard	Orlando	CED Companies	192	173	Family
	Hidden Creek Villas	Orlando	Starwood Capital Group	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	Starwood Capital Group	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	Waterton Associates, LLC	396	80	Family
	Oak Harbor	Orlando	DRL Development LLC	176	176	Family
	Park Avenue Villas	Orlando	Banyan Realty Advisors	120	120	Family
	Pendana at West Lakes	Orlando	New Columbia Residential LLC	200	160	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	Starwood Capital Group	100	100	Family
	Quest Village	Orlando	Life Concepts, Inc. dba Quest, Inc.	48	48	Special Needs
	Sumerset Housing	Orlando	Richelson Enterprises	148	30	Family
	Village on Mercy	Orlando	Ability Housing Inc.	166	166	Homeless
	Wellesley	Orlando	Starwood Capital Group	312	312	Family
	Wentworth II	Orlando	Starwood Capital Group	264	50	Family
	West Pointe Villas	Winter Garden	Banyan Realty Advisors	288	286	Family
Willow Lake - Apopka	Apopka	Starwood Capital Group	428	65	Family	
Osceola	Cameron Preserve	Kissimmee	Leland Enterprises Inc.	100	100	Homeless
	Gannet Pointe	Kissimmee	DDER Development, LLC	80	80	Homeless   Special Needs
	Gannet Pointe	Kissimmee	DDER Development, LLC	80	80	Homeless   Special Needs
	Palos Verdes	Kissimmee	Titan Land Company	120	120	Elderly
	Palos Verdes	Kissimmee	Titan Land Company	120	120	Elderly
	Walden Park	Kissimmee	Starwood Capital Group	300	8	Family
Palm Beach	Banyan Court	Lake Worth	Banyan Development Group, LLC	85	85	Family
	Banyan Court	Lake Worth	Banyan Development Group, LLC	85	85	Family
	Brenton at Abbey Park	West Palm Beach	Fairfield Residential, LLC	160	160	Family
	Colony Park	West Palm Beach	Southport Financial Services, Inc	130	130	Family



# RENTAL PORTFOLIO

ORIGINAL LOAN AMOUNT	MATURITY DATE	INTEREST RATE	LOAN BALANCE AS OF 12/31/2019	INTEREST PAID IN 2019	AFFORDABILITY PERIOD	LOAN STATUS <sup>3, 4</sup>	FUNDING TYPE <sup>5</sup>
\$2,000,000	5/13/2034	3.00%	\$2,000,000	\$60,000	50	Active	SAIL
\$426,200	8/28/2036	0.00%	\$0	\$0	50	Pipeline	ELI
\$4,950,000	8/28/2036	1.00%	\$543,129	\$0	50	Pipeline	SAIL
\$5,000,000	12/1/2042	1.00%	\$5,000,000	\$50,000	50	Active	SAIL
\$765,000	12/1/2023	0.00%	\$765,000	\$0	50	Active	SAIL
\$4,414,365	12/1/2042	1.00%	\$4,414,365	\$44,144	50	Active	SAIL
\$2,110,000	9/1/2050	3.00%	\$1,787,482	\$54,194	50	Active	SAIL
\$1,798,000	7/15/2034	3.00%	\$1,798,000	\$53,940	50	Active	SAIL
\$3,100,000	12/29/2025	0.00%	\$0	\$0	63	Paid Off	SAIL
\$661,500	3/18/2024	1.00%	\$658,693	\$0	15	Active	EHCL
\$2,000,000	11/13/2035	3.00%	\$2,000,000	\$60,000	50	Active	SAIL
\$2,000,000	8/13/2037	3.00%	\$2,000,000	\$60,000	50	Active	SAIL
\$4,500,000	6/15/2042	1.00%	\$4,500,000	\$45,000	50	Active	SAIL
\$4,000,000	8/25/2023	3.00%	\$4,000,000	\$120,000	15	Active	SAIL
\$2,500,000	4/30/2031	0.00%	\$0	\$0	50	Paid Off	SAIL
\$3,825,000	3/10/2030	0.00%	\$1,783,980	\$0	30	Active	ELI
\$3,600,000	3/10/2030	0.00%	\$1,679,040	\$0	30	Active	ELI
\$2,000,000	2/21/2037	3.00%	\$0	\$99,452	40	Paid Off	SAIL
\$1,835,000	11/1/2044	3.00%	\$1,835,000	\$17,803	50	Active	SAIL
\$850,000	9/1/2031	1.00%	\$278,937	\$3,268	50	Active	SAIL
\$2,000,000	3/7/2047	1.00%	\$2,000,000	\$0	50	Active	SAIL
\$2,000,000	7/1/2035	3.00%	\$2,000,000	\$0	50	Active	SAIL
\$597,384	7/10/2023	1.00%	\$597,384	\$0	15	Active	EHCL
\$703,000	11/1/2025	0.00%	\$0	\$0	63	Paid Off	SAIL
\$1,000,000	1/1/2047	0.00%	\$1,000,000	\$0	50	Active	SAIL
\$2,000,000	6/1/2036	3.00%	\$2,000,000	\$0	50	Active	SAIL
\$5,000,000	4/10/2050	1.00%	\$3,004,525	\$0	50	Active	SAIL
\$2,000,000	8/1/2035	3.00%	\$0	\$95,261	50	Paid Off	SAIL
\$3,750,000	12/1/2047	0.00%	\$1,999,125	\$0	15	Active	ELI
\$2,500,000	10/15/2032	3.00%	\$653,899	\$0	50	Active	SAIL
\$4,875,000	6/1/2047	0.00%	\$2,273,700	\$0	15	Active	ELI
\$4,000,000	8/1/2037	1.00%	\$1,037,052	\$0	50	Active	SAIL
\$4,318,000	3/1/2040	0.30%	\$850,966	\$0	50	Pipeline	SAIL
\$182,000	3/1/2040	0.00%	\$35,867	\$0	50	Pipeline	ELI
\$5,200,000	4/15/2036	1.00%	\$508,014	\$0	50	Pipeline	SAIL
\$552,300	4/15/2036	0.00%	\$151,450	\$0	50	Pipeline	ELI
\$535,000	11/1/2048	0.00%	\$320,893	\$0	15	Active	ELI
\$600,000	11/9/2035	0.00%	\$600,000	\$0	50	Active	ELI
\$5,400,000	11/9/2035	1.00%	\$4,242,535	\$0	50	Active	SAIL
\$1,000,000	3/1/2049	3.00%	\$0	\$247,158	54	Paid Off	SAIL
\$1,340,000	12/1/2050	3.00%	\$1,340,000	\$0	59	Active	SAIL

# RENTAL PORTFOLIO

## STATE APARTMENT INCENTIVE LOAN PROGRAM LOANS OUTSTANDING AS OF DECEMBER 31, 2019

COUNTY	DEVELOPMENT NAME	CITY	OWNER	TOTAL UNITS	SET-ASIDE UNITS <sup>1</sup>	DEMOGRAPHIC POPULATION SERVED <sup>2</sup>
Palm Beach	Courtyard on Flagler	West Palm Beach	Complete Property Development Company	58	58	Family
	Green Cay Village	Boynton Beach	Housing Trust Group LLC	160	160	Family
	Groves of Delray	Delray Beach	Dominium LLC	158	158	Elderly
	Heron Estates Senior	Riviera Beach	Housing Trust Group LLC	101	101	Elderly
	Heron Estates Senior	Riviera Beach	Housing Trust Group LLC	101	101	Elderly
	In The Pines South	Delray Beach	In the Pines, Inc.	40	40	FW   FW
	Indian Trace	Riviera Beach	Cornerstone Group Development LLC	330	330	Family
	Indian Trace	Riviera Beach	Cornerstone Group Development LLC	330	33	Family
	Lake Mangonia	West Palm Beach	Southport Financial Services, Inc	150	135	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
	Paul Laurence Dunbar Senior Complex	West Palm Beach	West Palm Beach Housing Authority	99	99	Elderly
	Paul Laurence Dunbar Senior Complex	West Palm Beach	West Palm Beach Housing Authority	99	99	Elderly
	Pinnacle Palms	West Palm Beach	Pinnacle Housing Group LLC	152	152	Elderly
	Portofino	Palm Springs	Cornerstone Group Development LLC	270	270	Family
	Portofino	Palm Springs	Cornerstone Group Development LLC	270	270	Family
	Portofino	Palm Springs	Cornerstone Group Development LLC	270	15	Family
	Portofino	Palm Springs	Cornerstone Group Development LLC	270	33	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 Place	West Palm Beach	Landmark Companies Inc.	125	125	Family
	Royal Palm Place	West Palm Beach	Landmark Companies Inc.	125	125	Family
	San Marco Villas II	Lake Park	Southport Financial Services, Inc	112	112	Family
	Waverly	West Palm Beach	Starwood Capital Group	260	33	Family
	Windsor Park	West Palm Beach	Starwood Capital Group	240	24	Elderly
	Woodlake	West Palm Beach	Related Group of Florida	224	224	Family
Worthington	Lake Worth	Starwood Capital Group	300	300	Family	
Pasco	Banyan Senior	Port Richey	Beneficial Communities LLC	96	10	Elderly
	Hudson Ridge	Port Richey	Richman Group	168	168	Family
	Hudson Ridge	Port Richey	Richman Group	168	168	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	187	Elderly
	Landings of Saint Andrew	New Port Richey	National Church Residences	196	187	Elderly
	Osprey Pointe - Pasco	Dade City	Housing Trust Group LLC	110	110	Family
	Osprey Pointe - Pasco	Dade City	Housing Trust Group LLC	110	110	Family
	Ozanam Village	New Port Richey	Society of St. Vincent De Paul South Pinellas, Inc.	30	30	Special Needs
	Ozanam Village	New Port Richey	Society of St. Vincent De Paul South Pinellas, Inc.	30	30	Special Needs
	Ozanam Village II	New Port Richey	Society of St. Vincent De Paul South Pinellas, Inc.	30	30	Special Needs
	Ozanam Village II	New Port Richey	Society of St. Vincent De Paul South Pinellas, Inc.	30	30	Special Needs

# RENTAL PORTFOLIO

ORIGINAL LOAN AMOUNT	MATURITY DATE	INTEREST RATE	LOAN BALANCE AS OF 12/31/2019	INTEREST PAID IN 2019	AFFORDABILITY PERIOD	LOAN STATUS <sup>3, 4</sup>	FUNDING TYPE <sup>5</sup>
\$600,000	8/31/2045	1.00%	\$545,973	\$42,781	30	Active	SAIL
\$5,000,000	3/1/2049	1.00%	\$5,000,000	\$114,499	50	Active	SAIL
\$1,502,000	12/31/2026	3.00%	\$1,502,000	\$0	50	Past Due	SAIL
\$720,500	4/20/2035	0.00%	\$700,305	\$0	50	Active	ELI
\$4,971,218	4/20/2035	1.00%	\$4,836,205	\$0	50	Active	SAIL
\$1,346,710	8/31/2018	3.00%	\$1,346,710	\$0	50	Matured/In Renegotiation	SAIL
\$2,000,000	5/1/2048	3.00%	\$1,987,874	\$59,636	50	Active	SAIL
\$2,475,000	5/1/2048	0.00%	\$1,319,423	\$0	15	Active	ELI
\$600,000	12/1/2032	0.00%	\$0	\$0	50	Paid Off	SAIL
\$2,000,000	6/15/2037	3.00%	\$2,000,000	\$39,982	50	Active	SAIL
\$2,369,000	4/8/2046	3.00%	\$915,961	\$0	56	Active	SAIL
\$1,024,000	8/16/2027	3.00%	\$1,024,000	\$24,445	50	Active	SAIL
\$2,474,000	7/16/2057	1.00%	\$2,474,000	\$42,517	30	Active	SAIL
\$750,000	7/16/2057	0.00%	\$750,000	\$0	30	Active	ELI
\$1,579,000	6/1/2042	3.00%	\$1,300,566	\$271,566	50	Active	SAIL
\$2,000,000	6/1/2049	3.00%	\$2,000,000	\$0	50	Active	SAIL
\$1,000,000	6/1/2049	3.00%	\$1,000,000	\$0	50	Active	SAIL
\$1,125,000	6/1/2049	0.00%	\$674,775	\$0	15	Active	ELI
\$2,475,000	6/1/2049	0.00%	\$1,484,505	\$0	15	Active	ELI
\$1,750,000	6/11/2038	3.00%	\$1,750,000	\$52,500	50	Active	SAIL
\$2,000,000	5/15/2037	3.00%	\$2,000,000	\$60,000	50	Active	SAIL
\$1,662,960	9/30/2031	3.00%	\$722,960	\$0	68	Active	SAIL
\$4,750,000	8/4/2050	1.00%	\$3,823,693	\$0	50	Active	SAIL
\$495,900	8/4/2050	0.00%	\$10,162	\$0	50	Active	ELI
\$905,350	12/15/2043	3.00%	\$905,350	\$27,161	50	Active	SAIL
\$2,475,000	1/1/2049	0.00%	\$1,484,505	\$0	15	Active	ELI
\$1,800,000	6/1/2048	0.00%	\$839,520	\$0	15	Active	ELI
\$2,350,000	3/1/2030	3.00%	\$2,350,000	\$160,099	50	Active	SAIL
\$4,800,000	11/1/2035	3.00%	\$0	\$199,949	50	Paid Off	SAIL
\$850,000	2/13/2023	0.00%	\$850,000	\$0	15	Active	ELI
\$4,700,000	8/15/2041	1.00%	\$4,700,000	\$5,122	50	Active	SAIL
\$1,445,000	8/19/2023	0.00%	\$1,445,000	\$0	50	Active	SAIL
\$3,240,000	12/9/2046	1.00%	\$3,013,277	\$30,922	60	Active	SAIL
\$1,990,000	2/27/2035	1.00%	\$1,990,000	\$0	55	Active	SAIL
\$2,000,000	2/27/2035	0.80%	\$2,000,000	\$0	55	Active	SAIL
\$556,900	2/8/2037	0.00%	\$213,701	\$0	50	Pipeline	ELI
\$6,000,000	2/8/2037	1.00%	\$2,016,515	\$0	50	Pipeline	SAIL
\$4,683,000	6/22/2032	0.00%	\$4,053,644	\$0	30	Active	SAIL
\$309,360	6/22/2032	0.00%	\$267,895	\$0	30	Active	ELI
\$100,000	8/13/2035	0.00%	\$0	\$0	30	Pipeline	ELI
\$4,900,000	8/13/2035	0.00%	\$1,045,937	\$0	30	Active	SAIL

# RENTAL PORTFOLIO

## STATE APARTMENT INCENTIVE LOAN PROGRAM LOANS OUTSTANDING AS OF DECEMBER 31, 2019

COUNTY	DEVELOPMENT NAME	CITY	OWNER	TOTAL UNITS	SET-ASIDE UNITS <sup>1</sup>	DEMOGRAPHIC POPULATION SERVED <sup>2</sup>
Pasco	Park at Wellington II	Holiday	Housing Trust Group LLC	110	110	Family
	Park at Wellington II	Holiday	Housing Trust Group LLC	110	110	Family
	Regency Palms	Port Richey	Dominium LLC	200	198	Family
Pinellas	Brookside Square	St. Petersburg	Gulfcoast Housing Foundation Inc.	142	142	Family
	Brookside Square	St. Petersburg	Gulfcoast Housing Foundation Inc.	142	142	Family
	Clear Harbor	Clearwater	Richman Group	84	84	Family
	Clear Harbor	Clearwater	Richman Group	84	84	Family
	Duval Park	St. Petersburg	Blue Sky Communities, LLC	88	88	Special Needs
	Duval Park	St. Petersburg	Blue Sky Communities, LLC	88	88	Special Needs
	Evergreen Village	Pinellas Park	Boley Center for Behavioral Health Care, Inc.	21	21	Homeless
	Evergreen Village	Pinellas Park	Boley Center for Behavioral Health Care, Inc.	21	21	Homeless
	Garden Trail	Clearwater	Southport Financial Services, Inc	76	76	Family
	Garden Trail	Clearwater	Southport Financial Services, Inc	76	76	Family
	Lexington Club at Renaissance Square	Clearwater	Lincoln Avenue Capital LLC	240	240	Family
	Palmetto Pointe	Pinellas Park	Southport Development, Inc.	82	82	Family
	Palmetto Pointe	Pinellas Park	Southport Development, Inc.	82	82	Family
	Peterborough	St. Petersburg	Peterborough Apartments Inc.	150	148	Elderly
	Peterborough	St. Petersburg	Peterborough Apartments Inc.	150	148	Elderly
	Pinellas Hope II	Clearwater	Catholic Charities Housing Inc.	80	80	Homeless
	Pinellas Hope V	Clearwater	Catholic Charities Housing Inc.	45	45	Homeless
	Presbyterian Towers	St. Petersburg	Presbyterian Housing Foundation of Florida, Inc.	210	0	Elderly
	Ranch at Pinellas Park	Pinellas Park	Pinellas Affordable Living, Inc.	25	25	Special Needs
	Ranch at Pinellas Park	Pinellas Park	Pinellas Affordable Living, Inc.	25	25	Special Needs
	Salt Creek	St. Petersburg	Boley Center for Behavioral Health Care, Inc.	18	18	Homeless
	Savannah Cove	Tarpon Springs	Gatehouse Group, Inc.	160	160	Elderly
	Viridian	St. Petersburg	Sage Partners LLC	188	188	Elderly
	Viridian	St. Petersburg	Sage Partners LLC	188	188	Elderly
	Woodlawn Trail	Clearwater	Southport Financial Services, Inc	80	80	Family
	Woodlawn Trail	Clearwater	Southport Financial Services, Inc	80	80	Family
Polk	Cambridge Cove	Lakeland	CED Companies	200	160	Family
	Harbour Court	Haines City	Southport Financial Services, Inc	64	64	Family
	Harbour Court	Haines City	Southport Financial Services, Inc	64	64	Family
	Lake Wales Gardens	Lake Wales	Southport Development, Inc.	96	96	Family
	Lake Wales Gardens	Lake Wales	Southport Development, Inc.	96	96	Family
	Manor at West Bartow	Bartow	Lakeland Housing Authority	100	10	Elderly
	Providence Reserve Seniors	Lakeland	Banyan Development Group, LLC	139	139	Elderly
	Providence Reserve Seniors	Lakeland	Banyan Development Group, LLC	139	139	Elderly
	Twin Lakes Estates I	Lakeland	Housing Trust Group LLC	100	100	Elderly
	Twin Lakes Estates I	Lakeland	Housing Trust Group LLC	100	100	Elderly
	Twin Lakes Estates II	Lakeland	Housing Trust Group LLC	132	132	Family
	Twin Lakes Estates II	Lakeland	Housing Trust Group LLC	132	132	Family

# RENTAL PORTFOLIO

ORIGINAL LOAN AMOUNT	MATURITY DATE	INTEREST RATE	LOAN BALANCE AS OF 12/31/2019	INTEREST PAID IN 2019	AFFORDABILITY PERIOD	LOAN STATUS <sup>3, 4</sup>	FUNDING TYPE <sup>5</sup>
\$4,899,714	12/1/2033	1.00%	\$4,899,714	\$55,758	50	Active	SAIL
\$549,600	12/1/2033	0.00%	\$549,600	\$0	50	Active	ELI
\$2,000,000	12/1/2033	3.00%	\$2,000,000	\$0	52	Active	SAIL
\$4,400,000	12/14/2032	1.00%	\$4,400,000	\$64,281	50	Active	SAIL
\$383,600	12/14/2032	0.00%	\$383,600	\$0	50	Active	ELI
\$3,000,000	6/15/2042	3.00%	\$3,000,000	\$96	50	Active	SAIL
\$413,841	6/15/2042	1.00%	\$413,841	\$0	50	Active	SAIL
\$2,976,377	10/2/2031	0.00%	\$2,976,377	\$0	50	Active	SAIL
\$300,000	10/2/2029	0.00%	\$300,000	\$0	50	Active	ELI
\$4,305,000	11/14/2035	0.00%	\$422,958	\$0	30	Pipeline	SAIL
\$235,300	11/14/2035	0.00%	\$62,396	\$0	30	Pipeline	ELI
\$4,100,000	1/1/2034	1.00%	\$4,100,000	\$45,376	50	Active	SAIL
\$185,700	1/1/2034	0.00%	\$185,700	\$0	50	Active	ELI
\$2,400,000	1/1/2032	0.00%	\$0	\$0	50	Paid Off	SAIL
\$5,400,000	3/30/2038	1.00%	\$1,263,880	\$0	50	Pipeline	SAIL
\$463,900	3/30/2038	0.00%	\$104,473	\$0	50	Pipeline	ELI
\$3,939,840	1/27/2033	1.00%	\$3,939,840	\$105,474	30	Active	SAIL
\$1,125,000	1/27/2033	0.00%	\$1,125,000	\$0	30	Active	ELI
\$3,000,000	8/10/2024	0.00%	\$3,000,000	\$0	50	Active	SAIL
\$1,050,000	3/31/2035	0.00%	\$892,500	\$0	20	Active	ELI
\$132,720	10/24/2018	0.00%	\$0	\$0	15	Paid Off	EHCL
\$3,890,189	7/16/2035	1.00%	\$3,212,525	\$0	30	Active	SAIL
\$226,600	7/16/2035	0.00%	\$179,658	\$0	30	Active	ELI
\$245,583	9/1/2039	0.00%	\$196,466	\$0	50	Active	SAIL
\$1,149,903	9/17/2035	3.00%	\$1,149,903	\$34,497	50	Active	SAIL
\$4,320,000	12/10/2041	1.00%	\$4,320,000	\$43,200	50	Active	SAIL
\$1,615,000	6/30/2024	0.00%	\$1,615,000	\$0	50	Active	SAIL
\$4,100,000	11/24/2050	1.00%	\$2,267,494	\$0	50	Active	SAIL
\$410,400	11/24/2050	0.00%	\$410,400	\$0	50	Active	ELI
\$1,160,000	7/15/2034	3.00%	\$1,142,496	\$59,173	50	Active	SAIL
\$1,750,000	1/21/2032	1.00%	\$1,750,000	\$0	30	Active	SAIL
\$525,000	7/21/2030	0.00%	\$525,000	\$0	30	Active	ELI
\$3,860,000	6/18/2036	1.00%	\$2,250,000	\$0	50	Pipeline	SAIL
\$436,100	6/18/2036	0.00%	\$0	\$0	50	Pipeline	ELI
\$850,000	8/22/2023	0.00%	\$850,000	\$0	15	Active	ELI
\$429,800	6/1/2037	0.00%	\$71,807	\$0	50	Pipeline	ELI
\$6,000,000	6/1/2037	1.00%	\$646,261	\$0	50	Pipeline	SAIL
\$5,000,000	3/21/2048	1.00%	\$4,645,503	\$0	50	Active	SAIL
\$294,000	3/21/2047	0.00%	\$294,000	\$0	50	Active	ELI
\$6,000,000	4/30/2037	1.00%	\$320,600	\$0	50	Pipeline	SAIL
\$600,000	4/30/2037	0.00%	\$32,060	\$0	50	Pipeline	ELI

# RENTAL PORTFOLIO

## STATE APARTMENT INCENTIVE LOAN PROGRAM LOANS OUTSTANDING AS OF DECEMBER 31, 2019

COUNTY	DEVELOPMENT NAME	CITY	OWNER	TOTAL UNITS	SET-ASIDE UNITS <sup>1</sup>	DEMOGRAPHIC POPULATION SERVED <sup>2</sup>
	Villages at Noah's Landing	Lakeland	Noah's Ark of Central Florida, Inc.	126	126	Special Needs
	Villages at Noah's Landing	Lakeland	Noah's Ark of Central Florida, Inc.	126	126	Special Needs
	Villas at Lake Smart	Winter Haven	Lincoln Avenue Capital LLC	220	55	Family
	Whispering Pines - Bartow	Bartow	Hallmark Companies, Inc.	64	64	FW FW
	Wilmington	Lakeland	Starwood Capital Group	200	200	Family
	Wilmington	Lakeland	Starwood Capital Group	200	33	Family
	Winter Haven Baptist Manor	Winter Haven	Winter Haven Baptist Manor, Inc.	125	32	Elderly
Putnam	Grand Pines	Palatka	Campbell Housing Enterprises, Inc.	78	78	Elderly
	Kay Larkin	Palatka	Campbell Housing Enterprises, Inc.	60	60	Family
Sarasota	Arbor Village	Sarasota	Blue Sky Communities, LLC	80	80	Homeless   Special Needs
	Janie's Garden I	Sarasota	Michaels Development Company, Inc.	86	9	Family
	Jefferson Center	Sarasota	Jefferson Center, Inc.	209	0	Elderly
	Loveland Village	Venice	Loveland Center, Inc.	60	48	Special Needs
	Loveland Village	Venice	Loveland Center, Inc.	60	48	Special Needs
	University Club	Sarasota	CED Companies	192	192	Family
	Venetian Walk II	Venice	Norstar Development USA, L.P.	52	52	Family
	Venetian Walk II	Venice	Norstar Development USA, L.P.	52	52	Family
	Willow Creek	North Port	Starwood Capital Group	120	120	Elderly
	Willow Creek II	North Port	Starwood Capital Group	104	104	Elderly
Seminole	Charleston Club	Sanford	CED Companies	288	245	Family
	Georgia Arms	Sanford	Southport Financial Services, Inc	90	90	Family
	Georgia Arms	Sanford	Southport Financial Services, Inc	90	90	Family
	Hatteras Sound	Sanford	Lakeside Capital Advisors LP	184	138	Family
	Huntington Reserve	Sanford	Lincoln Avenue Capital LLC	168	168	Family
	Mystic Cove	Oviedo	CED Companies	184	184	Family
	Oviedo Town Centre I	Oviedo	Atlantic Housing Partners, LLLP	106	75	Family
	Oviedo Town Centre II	Oviedo	Atlantic Housing Partners, LLLP	34	25	Family
	Oviedo Town Centre II	Oviedo	Atlantic Housing Partners, LLLP	34	25	Family
	Oviedo Town Centre III	Oviedo	Atlantic Housing Partners, LLLP	72	51	Family
	Oviedo Town Centre III	Oviedo	Atlantic Housing Partners, LLLP	72	51	Family
	Seminole Gardens	Sanford	Southport Financial Services, Inc	108	108	Family
	Seminole Gardens	Sanford	Southport Financial Services, Inc	108	108	Family
	Stratford Point	Sanford	Picerne Affordable Development, LLC	384	76	Family
	Stratford Point	Sanford	Picerne Affordable Development, LLC	384	20	Family
	Warley Park	Sanford	Wendover Housing Partners LLC	81	81	Homeless   Special Needs
	Windchase	Sanford	Starwood Capital Group	352	65	Family
	Wyndham Place	Sanford	Starwood Capital Group	260	26	Family
Wyndham Place	Sanford	Starwood Capital Group	260	39	Family	
St. Johns	Whispering Woods	St. Augustine	Starwood Capital Group	200	33	Family
	Woodcrest	St. Augustine	Starwood Capital Group	90	90	Family
St. Lucie	Grove Park	Port St. Lucie	Southern Affordable Services Inc.	210	168	Family

# RENTAL PORTFOLIO

ORIGINAL LOAN AMOUNT	MATURITY DATE	INTEREST RATE	LOAN BALANCE AS OF 12/31/2019	INTEREST PAID IN 2019	AFFORDABILITY PERIOD	LOAN STATUS <sup>3,4</sup>	FUNDING TYPE <sup>5</sup>
\$1,320,000	4/16/2045	0.00%	\$1,320,000	\$0	50	Active	SAIL
\$1,000,000	4/16/2065	0.00%	\$1,000,000	\$0	50	Active	ELI
\$4,125,000	9/1/2049	0.00%	\$2,199,038	\$0	15	Active	ELI
\$1,282,000	6/1/2033	3.00%	\$1,282,000	\$0	50	Active	SAIL
\$1,500,000	12/15/2043	3.00%	\$0	\$83,466	50	Paid Off	SAIL
\$2,475,000	8/21/2028	0.00%	\$1,484,505	\$0	15	Active	ELI
\$265,306	9/30/2024	0.00%	\$63,472	\$0	34	Active	EHCL
\$810,000	12/1/2033	9.00%	\$810,000	\$0	50	Active	SAIL
\$1,175,000	7/1/2031	9.00%	\$1,175,000	\$0	50	Active	SAIL
\$3,500,000	9/12/2035	1.00%	\$1,847,648	\$0	50	Active	SAIL
\$765,000	8/22/2023	0.00%	\$765,000	\$0	15	Active	SAIL
\$72,797	3/7/2022	1.00%	\$0	\$8,833	15	Paid Off	EHCL
\$940,000	3/13/2030	0.00%	\$940,000	\$0	30	Active	SAIL
\$835,000	3/13/2045	0.00%	\$835,000	\$0	30	Active	ELI
\$1,500,000	11/13/2035	3.00%	\$1,500,000	\$45,000	50	Active	SAIL
\$2,290,000	2/5/2040	0.00%	\$0	\$0	50	Pipeline	SAIL
\$464,200	2/15/2040	0.00%	\$0	\$0	50	Pipeline	ELI
\$1,225,000	7/1/2019	9.00%	\$0	\$764,594	51	Paid Off	SAIL
\$800,000	6/1/2044	3.00%	\$0	\$221,547	50	Paid Off	SAIL
\$1,500,000	7/15/2034	3.00%	\$1,500,000	\$45,000	50	Active	SAIL
\$1,850,000	10/30/2031	1.00%	\$1,850,000	\$37,000	30	Active	SAIL
\$675,000	4/30/2030	0.00%	\$675,000	\$0	30	Active	ELI
\$1,420,000	6/1/2018	0.00%	\$0	\$0	52	Paid Off	SAIL
\$2,106,000	9/1/2050	3.00%	\$0	\$44,102	50	Paid Off	SAIL
\$1,500,000	8/15/2035	3.00%	\$1,500,000	\$45,000	50	Active	SAIL
\$2,650,000	9/1/2042	3.00%	\$2,650,000	\$79,500	50	Active	SAIL
\$1,200,000	9/1/2042	1.00%	\$1,200,000	\$12,000	50	Active	SAIL
\$340,000	12/1/2023	0.00%	\$340,000	\$0	50	Active	SAIL
\$4,630,000	9/1/2042	1.00%	\$4,630,000	\$46,300	50	Active	SAIL
\$680,000	12/1/2023	0.00%	\$680,000	\$0	50	Active	SAIL
\$2,800,000	4/3/2033	1.00%	\$2,800,000	\$37,873	50	Active	SAIL
\$536,500	4/3/2033	0.00%	\$536,500	\$0	50	Active	ELI
\$1,500,000	7/1/2048	0.00%	\$699,600	\$0	15	Active	ELI
\$5,700,000	7/1/2048	0.00%	\$3,038,670	\$0	15	Active	ELI
\$2,825,000	10/16/2051	1.00%	\$1,531,107	\$0	50	Pipeline	SAIL
\$4,875,000	3/28/2026	0.00%	\$2,273,700	\$0	15	Active	ELI
\$1,950,000	1/1/2048	0.00%	\$909,480	\$0	15	Active	ELI
\$2,925,000	1/1/2048	0.00%	\$1,559,318	\$0	15	Active	ELI
\$2,475,000	4/17/2028	0.00%	\$1,484,505	\$0	15	Active	ELI
\$1,061,605	1/1/2049	3.00%	\$459,615	\$13,788	67	Active	SAIL
\$4,200,000	1/1/2051	1.00%	\$4,200,000	\$100,295	30	Active	SAIL

# RENTAL PORTFOLIO

## STATE APARTMENT INCENTIVE LOAN PROGRAM LOANS OUTSTANDING AS OF DECEMBER 31, 2019

COUNTY	DEVELOPMENT NAME	CITY	OWNER	TOTAL UNITS	SET-ASIDE UNITS <sup>1</sup>	DEMOGRAPHIC POPULATION SERVED <sup>2</sup>
St. Lucie	Grove Park	Port St. Lucie	Southern Affordable Services Inc.	210	168	Family
	Orangewood Village	Ft. Pierce	Southport Financial Services, Inc	60	60	Family
	Orangewood Village	Ft. Pierce	Southport Financial Services, Inc	60	60	Family
	Peacock Run	Port St. Lucie	NB Holdings Management LLC	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
Taylor	Perrytown	Perry	AMCS Development, LLC	100	100	Family
	Perrytown	Perry	AMCS Development, LLC	100	100	Family
Volusia	Cape Morris Cove I	Daytona Beach	Atlantic Housing Partners, LLLP	130	91	Family
	Cape Morris Cove I	Daytona Beach	Atlantic Housing Partners, LLLP	130	91	Family
	Cape Morris Cove II	Daytona Beach	Atlantic Housing Partners, LLLP	47	34	Family
	Cape Morris Cove II	Daytona Beach	Atlantic Housing Partners, LLLP	47	34	Family
	Carolina Club	Daytona Beach	Cornerstone Group Development LLC	224	224	Family
	Carolina Club	Daytona Beach	Cornerstone Group Development LLC	224	33	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	Lakeside Capital Advisors LP	208	207	Family
Walton	Arbours at Shoemaker Place	Defuniak Springs	Arbour Valley Development, LLC	80	80	Family

**Notes:**

<sup>1</sup>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.

<sup>2</sup>FW/FW refers to properties targeting farmworkers and/or fishing workers.

<sup>3</sup>Past due amounts may include matured loans, loan interest, replacement reserves, and other payments required by the loan documents.



# RENTAL PORTFOLIO

ORIGINAL LOAN AMOUNT	MATURITY DATE	INTEREST RATE	LOAN BALANCE AS OF 12/31/2019	INTEREST PAID IN 2019	AFFORDABILITY PERIOD	LOAN STATUS <sup>3,4</sup>	FUNDING TYPE <sup>5</sup>
\$1,575,000	1/1/2051	0.00%	\$1,575,000	\$0	30	Active	ELI
\$1,739,000	5/20/2032	1.00%	\$1,739,000	\$8,465	50	Active	SAIL
\$143,400	5/20/2032	0.00%	\$143,400	\$0	50	Active	ELI
\$1,050,000	3/28/2026	0.00%	\$489,720	\$0	15	Active	ELI
\$4,725,000	5/1/2051	0.00%	\$2,203,740	\$0	15	Active	ELI
\$1,500,000	6/21/2036	3.00%	\$1,500,000	\$45,000	50	Active	SAIL
\$200,000	6/28/2020	1.00%	\$200,000	\$0	15	Past Due	EHCL
\$2,670,400	12/13/2059	1.00%	\$1,062,124	\$0	50	Active	SAIL
\$194,600	12/13/2059	0.00%	\$79,241	\$0	50	Active	ELI
\$5,000,000	10/15/2042	1.00%	\$5,000,000	\$50,000	50	Active	SAIL
\$1,105,000	12/1/2023	0.00%	\$1,105,000	\$0	50	Active	SAIL
\$1,500,000	10/15/2042	1.00%	\$1,500,000	\$15,000	50	Active	SAIL
\$425,000	12/1/2023	0.00%	\$425,000	\$0	50	Active	SAIL
\$2,325,000	10/1/2050	3.00%	\$2,325,000	\$69,750	59	Active	SAIL
\$2,475,000	9/22/2030	0.00%	\$1,814,670	\$0	15	Active	ELI
\$2,877,785	6/1/2033	3.00%	\$2,877,785	\$0	66	Active	SAIL
\$2,100,000	10/1/2048	0.00%	\$1,119,510	\$0	15	Active	ELI
\$1,500,000	6/15/2036	3.00%	\$1,500,000	\$114,112	50	Active	SAIL
\$2,000,000	2/1/2033	3.00%	\$0	\$67,397	50	Paid Off	SAIL
\$680,000	7/30/2025	0.00%	\$680,000	\$0	15	Active	ELI

**Notes continued:**

<sup>4</sup>Properties with a pipeline status have closed and no funds were drawn as of 12/31/2019.

<sup>5</sup>SAIL = State Apartment Incentive Loan. ELI refers to forgivable loans to finance units affordable to extremely low income households. These loans are typically provided in addition to other primary financing, such as SAIL and Low Income Housing Tax Credits. EHCL refers to the Elderly Housing Community Loan Program, a small program funded out of the SAIL program.

# CORPORATION CONTACTS

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Chief Financial Officer .....	Angie Sellers
General Counsel .....	Hugh Brown
Asset Management & Guarantee Program.....	Laura Cox
Comptroller .....	Kirstin Helms
Development Finance .....	Kevin Tatreau
External Affairs.....	Stephanie Sutton
Homeownership Programs .....	David Westcott
Information Technology Services .....	David Hearn
Inspector General.....	Chris Hirst
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