



2011 ANNUAL REPORT

TABLE OF CONTENTS

Overview

2011 Summary of Programs	2
Total Active Rental Units Financed by Florida Housing since 1982	3
2011 Board of Directors	4
Letter from the Chairman and Executive Director	5

2011 Affordable Housing Programs

Rental	6
Low Income Housing Tax Credits (Housing Credits)	
Multifamily Mortgage Revenue Bonds (MMRB)	
Florida Affordable Housing Guarantee Program (Guarantee)	
State Apartment Incentive Loan (SAIL)	
HOME Investment Partnerships (HOME)	
Link to Permanent Housing Initiative (Link)	
Homeownership	7
First Time Homebuyer Program (FTHB)	
Down Payment Assistance (DPA)	
Homeownership Pool Program (HOP)	
National Foreclosure Mitigation Program (NFMCC)	
Florida Hardest-Hit Fund (HHF)	
Special Programs	9
State Housing Initiatives Partnership (SHIP)	
Predevelopment Loan Program (PLP)	
Affordable Housing Catalyst Program	
Preservation Bridge Loan Pilot (PBLoP)	
Hurricane Housing Recovery Program (HHRP)	
Tenant-Based Rental Assistance (TBRA)	
<i>FloridaHousingSearch.org</i>	11

2011 Demographics and Program Charts

2011 Program Demographics (SAIL and HAP)	12
State Apartment Incentive Loan	12
Multifamily Mortgage Revenue Bonds	12
Low Income Housing Tax Credit (4%)	12
First Time Homebuyer Program and Down Payment Assistance	13
Florida Hardest-Hit Fund Program	14
Homeownership Pool Program	14
Hurricane Housing Recovery Program	15
Predevelopment Loan Program	15
Tenant-Based Rental Assistance	15
State Housing Initiatives Partnership	16
Predevelopment Loan Program Loan Summary	18
Rental Properties Awarded Funding in 2011	20

Florida Housing Finance Corporation Staff	22
--	----

2011 SUMMARY OF PROGRAMS

Homeownership Programs

Total Homeowners Assisted

Total Units Funded in 2011¹	22,956
First Time Homebuyer Program	3,449
Down Payment Assistance	3,369
<i>HAP Down Payment Assistance</i> ²	2,562
<i>HOME/Indenture</i>	105
<i>Homeownership Assistance for Moderate Income (HAMI)</i>	702
Homeownership Pool Program (HOP)	64
State Housing Initiatives Partnership (SHIP) ^{2,3}	7,560
Hurricane Housing Recovery Program (HHRP) ^{2,4}	1,507
National Foreclosure Mitigation Counseling Program (NFMC)	5,614
Hardest-Hit Fund Program (HHF)	4,762

Rental Programs

Total Units . . . Set-Aside Units

Total Units Funded in 2011^{1,5}	2,210	1,943
Multifamily Mortgage Revenue Bonds (MMRB)	1,521	1,328
Low Income Housing Tax Credits (4%)	2,986	2,828
State Apartment Incentive Loan (SAIL) ²	3,377	564
State Housing Initiatives Partnership (SHIP) ^{2,3}	2,805	2,805
Hurricane Housing Recovery Program (HHRP) ^{2,4}	1,530	1,530
Predevelopment Loan Program (PLP) ²	196	40

¹The number of units is equivalent to the number of households served. Total Units Funded does not include PLP units because these units typically have received only predevelopment funding and not construction financing. In order to serve lower income households, resources from more than one program are sometimes combined. Therefore, grand totals for rental and homeownership programs are less than the sum of the individual programs due to program overlap. If funding was provided this year for units already funded by Florida Housing in a prior year, these units were not counted in this year's grand totals.

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

³SHIP information is from the most recently closed year (2008-2009). Pursuant to Florida law, local governments have three years to expend funds. On the rental side, local governments often use SHIP funds as local contribution for rental developments financed with Florida Housing's programs. We estimate that all of the SHIP rental units during this period overlap other rental programs in this summary.

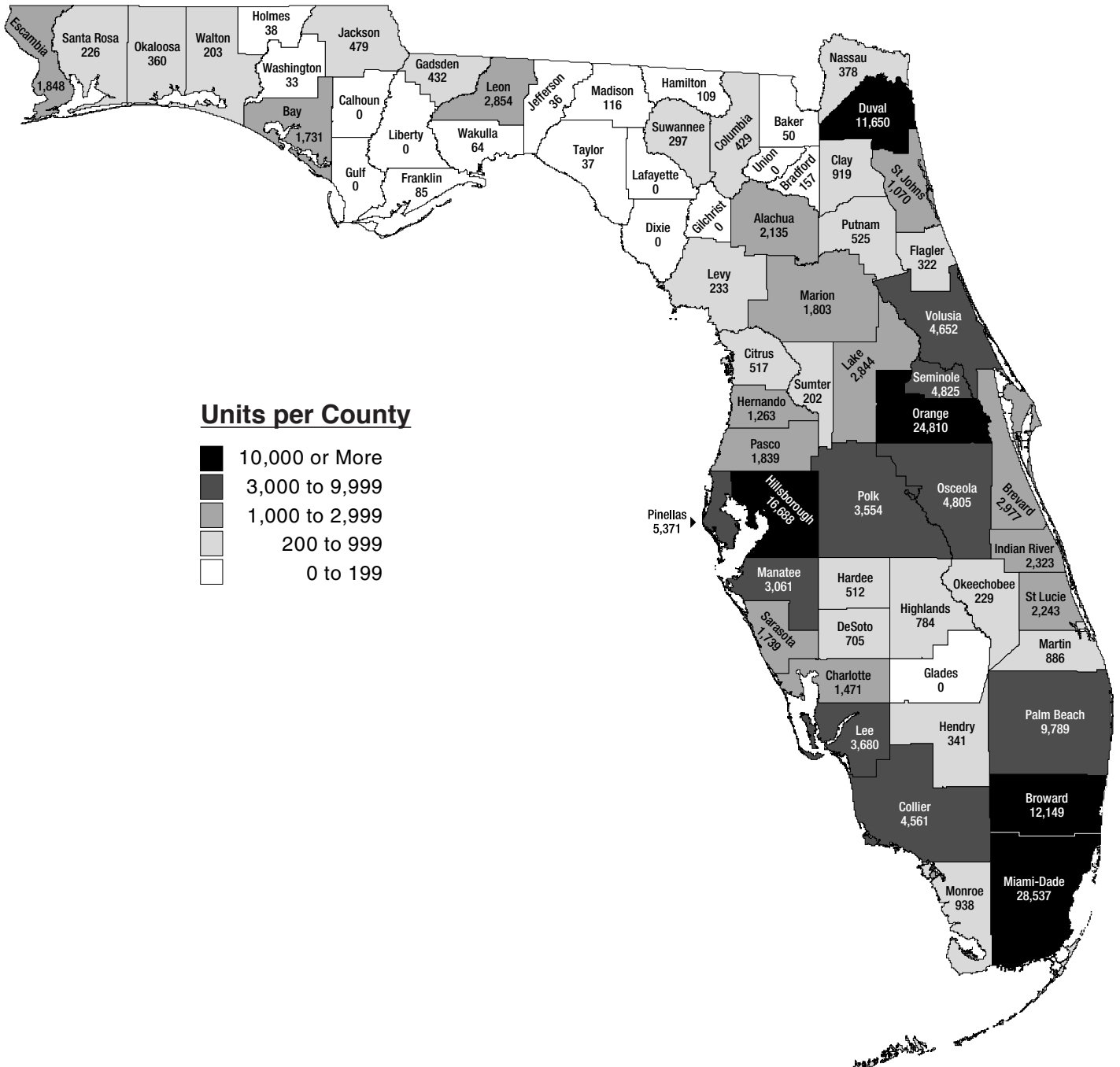
⁴HHRP information is from the most recent annual reports from participating local governments. Like SHIP, local governments are contributing HHRP funds to develop rental units financed with Florida Housing's programs. We estimate that all of the HHRP rental units overlap other rental programs in this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

⁵Of the 2,210 total rental units financed in 2011, 782 were new construction, and 1,428 were "preservation"—that is, they are existing affordable rental units that are being refinanced in order to provide funding for rehabilitation and recapitalization to ensure that they remain affordable and/or remain in good condition going forward. Of the preservation units financed, 635 are in older properties already in Florida Housing's portfolio, and 793 are in properties originally funded through US Department of Housing and Urban Development (HUD) or US Department of Agriculture (USDA) that, with this new financing, have become part of Florida Housing's portfolio.

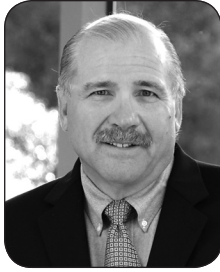
Note: While the Affordable Housing Guarantee Program continues to guarantee more than 19,000 units throughout Florida, no new units were guaranteed in 2011.

TOTAL ACTIVE RENTAL UNITS FINANCED BY FLORIDA HOUSING SINCE 1982

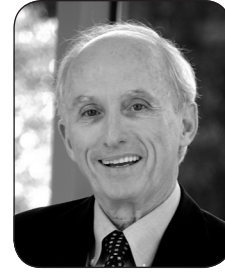
This map is shaded to display a by-county count of all the active rental units that have received an allocation of resources through Florida Housing’s rental programs since 1982. These 176,914 units currently provide affordable housing or are in the construction pipeline. A majority of these units serve households earning 60% of area median income (AMI) or less.



2011 BOARD OF DIRECTORS



Len Tylka, Jr.
Chairman
Residential Builder Representative



Cliff Hardy
Vice Chairman
Low-Income Advocate



Marilyn Carl
Banking or Mortgage Banking Industry Representative



Lynn Hanfman
One of Two Citizen Representatives



Natacha Munilla
Commercial Building Representative



Jose "Joe" Sanchez
Former Local Government Elected Official



Bernard "Barney" Smith
One of Two Citizen Representatives



Stephen P. Auger
Florida Housing Finance Corporation
Executive Director

Not Pictured

Doug Darling
Former Florida Department of Economic Opportunity Executive Director
Ex officio voting member

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

LETTER FROM THE BOARD CHAIRMAN & EXECUTIVE DIRECTOR

Florida's economy began to show signs of recovery during 2011; the unemployment rate lowered by more than 2 percent and more than 100,000 jobs were created in the private sector. During the year, Florida Housing supported the emerging recovery by promoting housing opportunities in markets throughout the state that are struggling to meet the needs of Florida's working families.

With credit markets still hard to access in 2011, Florida Housing's First Time Homebuyer Program provided an important financing strategy for homebuyers. Working with our private-sector lender partners in this program, nearly 3,500 families were able to purchase their first homes in 2011 using low-interest, fixed-rate mortgages. Approximately 90 percent of homes purchased through this program were existing homes, helping to lower the oversupply of for-sale homes on the market. More than 3,350 borrowers in the program also received critically needed state-funded down payment assistance. Florida Housing's conservative approach to affordable homeownership still requires purchasers to provide documentation of income and credit, and to complete mandatory homebuyer education because we believe this helps create responsible homeowners who understand what it means to own and maintain a home.


Last year, we continued our efforts to allocate rental program resources in a predictable, fair way, with an emphasis on need. Florida Housing's allocation process is informed by a needs study prepared by the Shimberg Center for Housing Studies at the University of Florida every three years. Our data show that some markets in Florida continue to have a strong need for new affordable apartments; but, not all areas need new rental housing – unsold single family homes and condos compete with apartments for rent in several areas in the state. To ascertain market conditions, Florida Housing regularly evaluates occupancy levels, rent concessions, debt service coverage ratios and other information across the properties in our portfolio, and we seek comments from private-sector banks, investors and others. As a result of our most recent evaluation, we marked all or part of 37 counties as “off limits” to financing for new rental development in our most recent competitive application cycle.

Florida Housing provided financing to preserve 1,428 existing, older affordable rental units to maintain their affordability and improve the condition of the units going forward. We financed another 782 new rental units in high-need areas of the state, and provided State Apartment Incentive Loan funding to 13 existing Guarantee program properties, thereby lowering rents on 555 units to better match the current need for extremely low-income families.

We continue to offer assistance to troubled homeowners in our state. We do this through federal funding from two sources: the National Foreclosure Mitigation Counseling program and the Florida Hardest-Hit Fund. Since 2008, Florida Housing has been awarded four rounds of National Foreclosure Mitigation Counseling funding totaling \$6.9 million. This grant money has been disbursed to support more than 20,000 counseling events statewide, including legal aid to homeowners. In 2011, we received \$1.85 million in fifth-round funding, which will support more than 5,500 additional events.

Florida Housing also launched the statewide Hardest-Hit Fund in April 2011, targeting responsible unemployed/underemployed homeowners to help pay a portion of their mortgages and/or arrearages to help bring them current. As of December 31, 2011, we had reserved more than \$76.1 million in assistance on behalf of homeowners. Florida Housing is looking at additional programs that may further help homeowners facing foreclosure.

Closing out last year, Florida Housing began working with the Department of Economic Opportunity, the Florida Chamber Foundation and other public/private stakeholders to develop Florida's five-year economic development strategic plan. Once the plan is finalized in 2012, our Board of Directors looks forward to evaluating how Florida Housing can work with its partners to support targeted business formation, recruitment and retention throughout the state.



Leonard A. Tylka, Jr.
Board Chairman



Stephen P. Auger
Executive Director

2011 AFFORDABLE HOUSING PROGRAMS

RENTAL

■ LOW INCOME HOUSING TAX CREDIT

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

Program Summary

- ▶ *There were no competitive (9%) Housing Credits allocated in 2011.*
- ▶ *Non-competitive (4%) Housing Credits allocated were \$13,689,109; a total of 2,986 units were funded (2,828 units will be set aside as affordable).*

■ MULTIFAMILY MORTGAGE REVENUE BONDS

The Multifamily Mortgage Revenue Bond (MMRB) program uses both taxable and tax-exempt bonds to provide below market rate loans to non-profit and for-profit developers who set aside a certain percentage of their apartment units for low-income families. Proceeds from the sale of these bonds are used to construct or acquire and rehabilitate multifamily rental properties. The MMRB program's application scoring and ranking criteria encourage increased set-asides for low-income households.

In 2011, Florida Housing issued multifamily mortgage revenue bonds through the federal New Issue Bond Program (NIBP). This program has provided a short-term response to the credit and liquidity crisis experienced during the last few years that created extremely high interest rates on tax-exempt bonds, making them difficult to use for affordable housing programs. To maintain the viability of state and local housing finance agency lending programs, the program lowered debt service costs on tax-exempt bonds. For multifamily

tax-exempt bond sales, 100 percent of the bonds are purchased by the federal government through this program at lower than market interest rates, allowing Florida Housing to maintain the flow of mortgage financing to support affordable housing transactions, providing economic benefit to the State of Florida. The authority for this program was scheduled to terminate on December 31, 2011; however, this past November, the US Department of Treasury extended the program through the end of 2012, adding new criteria and fees to the transactions, but retaining the better-than-market-rate conditions.

Program Summary

- ▶ *\$66,110,492 was provided toward affordable rental housing development; 1,164 total units were awarded funding (1,024 will be set aside as affordable).*

■ FLORIDA AFFORDABLE HOUSING GUARANTEE PROGRAM

The Florida Affordable Housing Guarantee program issued guarantees between 1993 and 2005 on mortgages of bond-financed affordable rental housing, thereby creating a security mechanism that allowed issuers of mortgage revenue bonds to sell affordable housing bonds in the primary and secondary markets. Most of the transactions in this portfolio are 50 percent guaranteed by the HUD Risk Sharing Program. In light of market conditions, Florida Housing suspended the issuance of additional guarantees in 2005. The guarantees that remain in force are summarized below.

Program Summary

- ▶ *Total units in the Guarantee Program portfolio as of December 31, 2011, were 19,184 comprised as follows:*
 - ▶▶ *Risk Sharing with HUD: 13,256*
 - ▶▶ *Non-Risk Sharing: 5,928*

■ STATE APARTMENT INCENTIVE LOAN

The State Apartment Incentive Loan (SAIL) program provides low-interest loans on a competitive basis as gap financing to leverage mortgage revenue bonds or competitive Low Income Housing Tax Credit resources, and obtain the full financing needed to construct or rehabilitate affordable rental units for very low-income

2011 AFFORDABLE HOUSING PROGRAMS

families. In some cases, SAIL is used to reduce the debt on new or existing properties to make a small portion of units in each development affordable to extremely low-income residents.

Program Summary

▶ \$41,625,000 in SAIL funding was provided to 13 existing Guarantee Program properties, thereby better matching available units to current rental housing needs, which resulted in a redemption of bond debt and a reduction in Guarantee Program risk. Of the 13 properties awarded this financing, there are a total of 3,287 units. This new financing ensures that rents on 555 of the existing affordable units are lowered to be affordable to extremely low-income (ELI) households.

▶ An additional \$2,603,198 in SAIL was provided as gap financing to 90 new units (all of which will be set aside as affordable).

■ HOME INVESTMENT PARTNERSHIPS

On the rental side, the HOME Investment Partnerships (HOME) program provides non-amortizing, low-interest rate loans to developers of affordable housing who acquire, rehabilitate or construct housing for low-income families. Loans are offered at the simple interest rate of 0 percent to non-profit applicants and 1.5 percent to for-profit applicants.

Program Summary

▶ No HOME financing was allocated to rental developments in 2011.

■ LINK TO PERMANENT HOUSING INITIATIVE

In 2009, Florida Housing implemented the Link to Permanent Housing Initiative (Link) to enhance the ability of extremely low-income (ELI) households with special needs to access and retain affordable rental housing in their communities. These populations include persons with disabilities, homeless families, youth aging out of foster care, frail elders and survivors of domestic violence. Link targets those who require affordable, permanent housing, plus short- or long-term community-based services to maintain optimal stability and self-sufficiency. Through Link, Florida Housing

offers scoring incentives to developers who commit to set aside a determined number of a development's ELI units for special needs households receiving community-based supportive services who are referred by a recognized supportive services lead agency in the community where the property is located. Each participating development executes a memorandum of understanding 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 2011, Florida Housing funded 225 Link units for a total of 766 units since the initiative started in 2009.

HOMEOWNERSHIP

■ FIRST TIME HOMEBUYER PROGRAM

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

As with multifamily bonds, during 2011 Florida Housing worked through the New Issue Bond Program (NIBP) to issue single family mortgage revenue bonds to maintain the capacity of the FTHB Program. For single-family transactions, the NIBP provided for the federal purchase of 60 percent of tax-exempt bond sales at lower than market interest rates, while the other 40 percent of each tax-exempt bond sale was sold into the general market at market rates. In 2011, 100 percent of Florida Housing's authorized NIBP issuance was sold.

The FTHB program provides an important strategy to lower the oversupply of for-sale homes on the market as a result of current economic conditions. The average FTHB purchase price during 2011 was \$105,097, and the average loan amount was \$99,908.

Program Summary

▶ 3,449 first time homebuyers purchased homes using \$333,411,568 of tax-exempt bond proceeds.

2011 AFFORDABLE HOUSING PROGRAMS

■ DOWN PAYMENT ASSISTANCE (DPA)

In an effort to assist low- to moderate-income individuals achieve homeownership, the FTHB program offered borrowers several down payment assistance options in 2011. The assistance was either a 0-percent interest or low, fixed-rate interest second mortgage. Only one Florida Housing down payment program can be used by a borrower and only in conjunction with a FTHB program first mortgage.

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

In 2011, up to \$7,500 was available through the Homeownership Assistance Program (HAP), HOME and Single Family Homeowner Mortgage Revenue Bond indenture funds to assist first-time homebuyers with down payment and closing costs. These loans are 0-percent interest, non-amortizing second mortgage loans, which means the homebuyer does not make any monthly payments. Instead, the loan is repaid when the homebuyer sells the home, transfers ownership, satisfies or refinances the first mortgage, or ceases to occupy the home. These loans are for applicants whose incomes are at or below 100% of AMI, adjusted for family size.

Program Summary

- ▶ 2,562 households received a total of \$18,943,335 in assistance through HAP funds.
- ▶ 49 households received a total of \$360,390 in assistance through HOME funds.
- ▶ 56 households received a total of \$411,249 in assistance through indenture funds.

▣ *Homeownership Assistance for Moderate Income*

In 2011, up to \$5,000 was available to assist a first-time homebuyer with down payment and closing costs through the Homeownership Assistance for Moderate Income (HAMI) program. This program enables borrowers with moderate incomes to receive down payment and closing cost assistance. Unlike the HAP, HAMI is an amortized loan that is offered at a low, fixed interest rate with level monthly payments for a 10-year term. First time homebuyers may be eligible for this loan if their incomes exceed the limits of the HAP loans, but do not exceed the maximum annual income limit of 140% of AMI for the FTHB program.

Program Summary

- ▶ 702 homebuyers received a total of \$3,493,639 in assistance through the HAMI program.

■ HOMEOWNERSHIP POOL PROGRAM

Florida Housing's Homeownership Pool (HOP) program is designed to be a non-competitive, ongoing program, with builders reserving funds for eligible homebuyers to provide down payment assistance on a first-come, first-served basis. In 2011, Florida Housing allocated all HOP funding for Self-Help housing, which uses sweat equity from the prospective homebuyers during construction. Typically, Self-Help housing is carried out by Habitat for Humanity groups and those operating through the US Department of Agriculture Rural Development program.

In 2011, the average HOP assistance per homebuyer was \$29,061. Eligible homebuyers are those whose adjusted income does not exceed 80% AMI. Through this program, they can receive a 0-percent deferred second mortgage loan for the amount necessary to meet underwriting criteria (program limits specify the lesser of 25 percent of the purchase price of the home or \$70,000, with the exception of eligible homebuyers with disabilities or those at 50% AMI or below, who may receive up to 35 percent of the purchase price or \$80,000).

Program Summary

- ▶ 64 households were assisted.
- ▶ \$1,859,923 in loans were closed.

■ NATIONAL FORECLOSURE MITIGATION PROGRAM

Florida Housing continued efforts to assist troubled homeowners during 2011 by using funds awarded from the National Foreclosure Mitigation Counseling (NFMC) program. Through this program, troubled homeowners statewide access federally approved housing counseling agencies and legal assistance to help them determine available options regarding their homes. Through four rounds of funding since 2008, Florida Housing has received \$6.9 million, supporting 32 counseling agencies and legal aid to fund more than 20,000 counseling events for homeowners. During 2011, Florida Housing was awarded \$1.85 million in a fifth round of funding, which funded 34 counseling agencies to carry out more than 4,500 counseling events, with an additional 2,217 events yet to be completed.

Program Summary

- ▶ In 2011 alone, Florida Housing disbursed \$1,246,800 to fund 5,614 counseling events.

2011 AFFORDABLE HOUSING PROGRAMS

■ FLORIDA HARDEST-HIT FUND

In 2010, the federal government announced funding to states with housing markets that have been hardest hit with foreclosures, housing price declines and unemployment. There are 18 states and the District of Columbia participating in the \$7.6 billion Hardest-Hit Fund (HHF) program. From this funding, Florida's final share totals more than \$1 billion. Florida and the other participating states worked with US Treasury, major loan servicers and other stakeholders to standardize plans for two programs. Florida Housing launched a pilot program in Lee County in late October 2010, and the program was implemented statewide in April 2011.

▣ **The Unemployment Mortgage Assistance Program (UMAP)** provides assistance with payments to the mortgage lender (for six months or a maximum of \$12,000, whichever comes first) to assist unemployed/underemployed borrowers with their first mortgage until they can resume payments on their own.

▣ **Mortgage Loan Reinstatement Program (MLRP)** provides up to \$6,000 to bring a delinquent mortgage current for a homeowner who has returned to work or recovered from unemployment/underemployment.

Program Summary

- As of December 31, 2011, \$12,463,029 in UMAP and MLRP funds had been reserved to assist 3,672 homeowners.

SPECIAL PROGRAMS

■ STATE HOUSING INITIATIVES PARTNERSHIP

The State Housing Initiatives Partnership (SHIP) program provides funds to local governments on a population-based formula as an incentive to produce and preserve affordable housing for very low-, low-, and moderate-income families. When SHIP funds are appropriated, they are distributed on an entitlement basis to all 67 counties and 53 Community Development Block Grant (CDBG) entitlement cities in Florida. SHIP funds may be used to fund emergency repairs, rehabilitation, down payment and closing cost assistance, impact fees, construction and gap financing, mortgage buy-downs, acquisition of property for affordable housing, matching dollars for federal housing grants and programs, and homeownership counseling. Each participating local government may use up to 10 percent of its SHIP funds for administrative expenses. Local governments have

three years to expend funds. As a result of state budget deficits, the Legislature has appropriated extremely limited funding to the SHIP program since the 2008-2009 appropriation. In June 2011, with legislative support, Florida Housing's Board allocated \$30 million in program income to the SHIP program, to be expended by June 30, 2014.

Program Summary

- \$189,109,831 was distributed to local governments for FY 2008-2009.*
- \$166,082,276** was expended toward homeownership activities by local governments, with 7,560 homeowners assisted.
- \$25,544,331** was expended toward rental housing activities by local governments, with 2,805 rental housing units assisted.

*SHIP information is from the most recently closed year (2008-2009). Pursuant to Florida law, local governments have three years to expend funds.

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

■ PREDEVELOPMENT LOAN PROGRAM

The Predevelopment Loan Program (PLP) assists non-profit and community-based organizations, local governments, and public housing authorities with planning, financing and developing affordable housing. Eligible organizations may apply for a loan of up to \$750,000 for predevelopment activities such as rezoning, title searches, legal fees, administrative costs, soil tests, engineering fees, appraisals, feasibility analyses, audit fees, earnest money deposits, insurance fees, commitment fees, administrative costs, marketing expenses, and acquisition expenses. In addition, technical assistance is provided at no charge to the organization.

Program Summary

- \$1,000,000 was provided for predevelopment activities for rental housing, equaling 196 rental units (40 units are to be set aside as affordable).

2011 AFFORDABLE HOUSING PROGRAMS

■ AFFORDABLE HOUSING CATALYST PROGRAM

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

■ PRESERVATION BRIDGE LOAN PILOT

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

Under contract with Florida Housing, the Florida Community Loan Fund (FCLF) administers the pilot. As of December 31, 2011, the total loan pool, including private investments, was capitalized at \$11.2 million, and FCLF had made a conditional financing commitment of \$3.3 million for a property in Palm Beach County.

■ HURRICANE HOUSING RECOVERY PROGRAM

The Hurricane Housing Recovery Program (HHRP) was established by the Legislature to enable 28 counties impacted by the 2004 hurricanes to develop and implement long-term affordable housing strategies for their communities. Local governments developed and submitted hurricane housing assistance plans to Florida Housing outlining how their funding would be expended. The program has operated much like the SHIP program,

assisting households earning incomes up to 120% of AMI, with 15 percent of program funds reserved for extremely low-income households. In 2011, local governments completed expenditures in this program.

Program Summary

- ▶ *Over the life of the program, a total of \$207,480,000 was allocated to 43 local governments (28 counties and 15 cities), assisting more than 10,150 homeowners and rental units.*
- ▶ *A total of \$138,271,136 funded assistance to 5,558 homeowners.*
- ▶ *A total of \$56,091,960 funded assistance for 4,592 rental units.*

■ TENANT-BASED RENTAL ASSISTANCE

Florida Housing set aside nearly \$22 million from its federal HOME program toward temporary rental assistance for emergency housing in response to the devastation caused by the 2004-2005 hurricanes. HOME Tenant-Based Rental Assistance (TBRA) funds were granted to qualifying public housing authorities that administer the HUD Section 8 Housing Choice Voucher Program. TBRA has been a critical resource to provide decent, safe and sanitary housing to eligible families with preference given to those who were displaced by the hurricanes.

Eligible households included those who had incomes at or below 80% of AMI, adjusted for family size, as established by HUD. In each fiscal year, at least 90 percent of the eligible households assisted through HOME TBRA had incomes at or below 60% of AMI. Rental assistance was available for up to two years. Public housing authorities completed expenditures in this program in 2011.

Program Summary

- ▶ *\$18,276,829 was disbursed as of December 31, 2011, to assist a total of 1,986 renter households.*

2011 AFFORDABLE HOUSING PROGRAMS

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 a number of different search criteria, including rent amount, city, county, and zip code. Map links also are offered to allow users to search for housing near schools, transportation and employment. Properties listed on *FloridaHousingSearch.org* are affordable for people who earn up to 120% of an area's AMI. The website is available in English and Spanish, and can be translated into 30-plus more languages, including Haitian-Creole, by using the embedded Google language translator tool.

As well as being free to those searching for housing, *FloridaHousingSearch.org* is free to property owners and managers who list their properties. Landlords can list information about their property including number of bedrooms, move-in costs, amenities, accessibility options, voucher acceptance and photographs. The system is continually updated, ensuring that property listings are accurate and up to date. At the end of 2011, 158,940 rental units were registered in the search database.

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

More than 1.1 million affordable rental searches were conducted on *FloridaHousingSearch.org* during 2011. Surveys of landlords of registered properties in 2011 found that 1 of 3 new tenants of registered properties found the listing through *FloridaHousingSearch.org*. Call center staff handled more than 39,600 affordable rental-related telephone inquiries over this period.

2011 DEMOGRAPHICS & PROGRAM CHARTS

PROGRAM DEMOGRAPHICS

State Apartment Incentive Loan (SAIL)*

Number of people served in 2011 (all existing units)..... **108,881**

By Age

0-17.....	43,359
18-54.....	52,838
55-61.....	4,495
62+.....	8,189

By Ethnicity**

Caucasian.....	27,448
African-American.....	32,030
Hispanic.....	25,123
Other.....	7,667
Persons Electing Not to Report.....	11,824

By Specific Target

Number of homeless households served.....	693
Number of farmworker/commercial fishing worker households served.....	874
Number of units in rural communities.....	1,559
Elderly households served in set-aside units.....	4,544

Average Amount of Rent Charged Based on Unit Size

Efficiency.....	\$263
1 Bedroom.....	\$497
2 Bedrooms.....	\$600
3 Bedrooms.....	\$692
4 Bedrooms.....	\$679
Average household size.....	2.4
Average household income.....	\$21,864

*SAIL demographic information is based on reports from 309 out of 333 currently leasing SAIL developments. This is a snapshot of residents as of November 30, 2011.

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

SAIL for 2011 Only

Number of units funded in 2011.....	90
Set-aside units.....	90
Average estimated funding per unit.....	\$152,968

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

Number of units funded in 2011.....	555
Average estimated funding per unit.....	\$75,000

Geographic Distribution for All Set-Aside Units Funded

County Size	Allocation Amount	Set-Aside Units
Large.....	\$13,350,000	178
Medium.....	\$30,878,198	467
Small.....	0	0

***In 2011, SAIL ELI Supplemental funding was provided to these existing Guarantee Program developments to reduce the debt, making a portion of vacant units in each development affordable to extremely low-income residents.

Homeownership Assistance Program (HAP)

Number of loans closed and households served in 2011..... **2,562**

By Household Size

1-2 persons.....	1,605
3-4 persons.....	776
5+ persons.....	181

By Age

15-54.....	2,358
55-61.....	109
62+.....	95

By Income

0-30% Area Median Income (AMI) ...	23
31-50% AMI.....	329
51-80% AMI.....	1,310
81-100% AMI.....	900
Over 100% AMI.....	0
Average sales price.....	\$100,972
Average HAP loan amount.....	\$7,394

By Ethnicity

African American.....	551
African American & Hispanic.....	19
Asian.....	29
Asian & Caucasian.....	3
Caucasian.....	1,293
Caucasian & African American.....	13
Caucasian & Hispanic.....	607
Other.....	47

RENTAL

State Apartment Incentive Loan (SAIL)

County	Development	Funding Amount	Total Units	Extremely Low-Income (ELI) Units
Collier	Noah's Landing.....	\$4,950,000	264	66
Duval	Logan's Pointe *.....	\$900,000	248	12
Hernando	Madison Reserve.....	\$2,603,198	90	9
Indian River	Preserve at Oslo *.....	\$2,625,000	176	35
Lake	Spring Harbor *.....	\$1,875,000	248	25
Lee	Vista Palms *.....	\$900,000	229	12
	Westwood - Fort Myers.....	\$5,400,000	288	72
Orange	Wentworth II.....	\$3,750,000	264	50
Palm Beach	Indian Trace.....	\$2,475,000	330	33
	Venetian Isles II.....	\$2,100,000	112	28
Polk	Villas at Lake Smart.....	\$4,125,000	220	55
Seminole	Stratford Point *.....	\$5,700,000	384	76
	Wyndham Place *.....	\$2,925,000	260	39
St. Lucie	Peacock Run *.....	\$3,900,000	264	52
TOTALS		\$44,228,198	3,377	564

Note: In early 2011, Madison Reserve (above) received this funding as a result of litigation from the 2010 application cycle. The rest of the developments are existing Guarantee Program properties that received SAIL funding to reduce debt, making a portion of vacant units in each development affordable to extremely low-income residents, and thereby better matching available units to current rental housing needs while reducing Guarantee Program risk.

*These developments also received SAIL ELI Supplemental Funding in 2010. Only the ELI units that were added as a result of 2011 funding are reported in this table.

Multifamily Mortgage Revenue Bonds (MMRB)

County	Development	Funding Amount	Total Units	Set-Aside Units
Bay	Foxwood.....	\$5,600,000	100	85
Duval	Hilltop Village.....	\$7,000,000	200	170
Miami-Dade	Hainlin Mills.....	\$9,250,000	144	123
	Lincoln Fields.....	\$12,950,000	213	182
	Royal Coast.....	\$9,250,000	174	148
	Winchester Gardens.....	\$6,500,000	117	100
Palm Beach	Stonybrook.....	\$15,560,492	216	216
TOTALS		\$66,110,492	1,164	1,024

Low Income Housing Tax Credits - 4%

County	Development	Funding Amount	Total Units	Set-Aside Units
Alachua	Pine Meadow - Gainesville.....	\$253,736	78	78
Broward	Monterra.....	\$1,651,026	300	300
	Sorrento at Miramar.....	\$1,265,926	320	320
Duval	Bennett Creek.....	\$909,540	264	106
Leon	Griffin Heights.....	\$368,575	100	100
Miami-Dade	Georgia Ayers.....	\$542,020	72	72
	Hainlin Mills.....	\$536,499	144	144
	Kings Terrace.....	\$1,855,755	300	300
	Lincoln Fields.....	\$896,445	213	213
	Royal Coast.....	\$417,009	174	174
	Winchester Gardens.....	\$409,333	117	117
Orange	Lake Sherwood.....	\$705,537	90	90
	River Ridge.....	\$958,150	160	160
	Seville Place.....	\$689,379	264	264
Palm Beach	Colonial Lakes.....	\$516,142	120	120
	Preserve at Boynton Beach I.....	\$578,783	122	122
	Westgate Plaza.....	\$551,171	80	80
Sarasota	Janie's Garden II.....	\$584,083	68	68
TOTALS		\$13,689,109	2,986	2,828

2011 DEMOGRAPHICS & PROGRAM CHARTS**HOMEOWNERSHIP** ▼**Homes Funded Through the First Time Homebuyer Program & Down Payment Assistance in 2011**

Overall Program Performance ¹				HAP ²			HOME/Indenture ³				HAMI ⁴		
County	Number of Loans	First Mortgage	DP Assistance	Number of Loans	First Mortgage	DP Assistance	Number of Loans	First Mortgage	DP Assistance	Number of Loans	First Mortgage	DP Assistance	
Alachua	24	\$2,287,207	\$161,629	17	\$1,465,344	\$126,629	0	\$0	\$0	7	\$821,863	\$35,000	
Baker	1	\$121,831	\$5,000	0	\$0	\$0	0	\$0	\$0	1	\$121,831	\$5,000	
Bay	72	\$6,435,594	\$436,288	53	\$4,373,812	\$370,783	1	\$97,465	\$7,500	12	\$1,287,244	\$58,005	
Bradford	2	\$178,930	\$10,000	0	\$0	\$0	0	\$0	\$0	2	\$178,930	\$10,000	
Brevard	237	\$19,438,204	\$1,667,653	193	\$14,726,194	\$1,435,153	5	\$673,578	\$37,500	39	\$4,038,432	\$195,000	
Broward	174	\$22,846,156	\$1,220,285	141	\$17,770,343	\$1,052,785	3	\$535,661	\$22,500	29	\$4,402,186	\$145,000	
Charlotte	6	\$310,876	\$45,000	6	\$310,876	\$45,000	0	\$0	\$0	0	\$0	\$0	
Citrus	2	\$106,377	\$15,000	2	\$106,377	\$15,000	0	\$0	\$0	0	\$0	\$0	
Clay	80	\$8,038,834	\$538,216	61	\$5,884,572	\$445,716	1	\$108,034	\$7,500	17	\$1,979,952	\$85,000	
Collier	47	\$4,612,271	\$324,000	39	\$3,731,197	\$291,500	1	\$114,130	\$7,500	5	\$564,822	\$25,000	
Columbia	2	\$119,608	\$15,000	2	\$119,608	\$15,000	0	\$0	\$0	0	\$0	\$0	
Duval	643	\$62,321,598	\$4,336,641	479	\$43,036,404	\$3,530,629	26	\$3,385,147	\$185,014	125	\$14,569,721	\$620,998	
Escambia	148	\$13,244,499	\$939,483	96	\$8,067,354	\$709,483	2	\$259,900	\$15,000	43	\$4,152,631	\$215,000	
Flagler	15	\$1,307,918	\$101,047	13	\$1,176,846	\$96,047	0	\$0	\$0	1	\$67,720	\$5,000	
Gadsden	15	\$1,806,429	\$87,500	10	\$1,127,023	\$75,000	1	\$111,302	\$7,500	1	\$153,940	\$5,000	
Gilchrist	1	\$62,721	\$7,500	1	\$62,721	\$7,500	0	\$0	\$0	0	\$0	\$0	
Gulf	1	\$106,050	\$7,500	1	\$106,050	\$7,500	0	\$0	\$0	0	\$0	\$0	
Hamilton	1	\$78,365	\$7,500	1	\$78,365	\$7,500	0	\$0	\$0	0	\$0	\$0	
Hernando	8	\$717,702	\$57,500	7	\$624,136	\$52,500	0	\$0	\$0	1	\$93,566	\$5,000	
Highlands	1	\$73,098	\$5,000	0	\$0	\$0	0	\$0	\$0	1	\$73,098	\$5,000	
Hillsborough	223	\$22,710,795	\$1,475,669	147	\$13,653,797	\$1,085,754	12	\$1,471,700	\$89,665	61	\$7,295,956	\$300,250	
Indian River	25	\$2,000,951	\$167,500	17	\$1,222,977	\$127,500	0	\$0	\$0	8	\$777,974	\$40,000	
Jefferson	1	\$115,804	\$7,500	1	\$115,804	\$7,500	0	\$0	\$0	0	\$0	\$0	
Lake	20	\$2,084,962	\$140,000	15	\$1,456,641	\$112,500	1	\$161,891	\$7,500	4	\$466,430	\$20,000	
Lee	218	\$16,260,219	\$1,451,980	170	\$12,306,619	\$1,255,020	1	\$32,158	\$1,960	39	\$3,352,180	\$195,000	
Leon	137	\$13,924,019	\$931,650	110	\$10,582,621	\$822,650	0	\$0	\$0	22	\$2,674,483	\$109,000	
Levy	2	\$164,976	\$11,500	2	\$164,976	\$11,500	0	\$0	\$0	0	\$0	\$0	
Liberty	1	\$95,336	\$5,000	0	\$0	\$0	0	\$0	\$0	1	\$95,336	\$5,000	
Manatee	82	\$8,198,348	\$573,400	64	\$5,826,649	\$475,900	5	\$750,560	\$37,500	12	\$1,550,439	\$60,000	
Marion	4	\$240,631	\$30,000	4	\$240,631	\$30,000	0	\$0	\$0	0	\$0	\$0	
Martin	4	\$523,057	\$27,500	3	\$314,775	\$22,500	0	\$0	\$0	1	\$208,282	\$5,000	
Miami-Dade	86	\$11,185,786	\$603,500	59	\$7,105,654	\$441,000	11	\$1,702,626	\$82,500	16	\$2,377,506	\$80,000	
Monroe	4	\$735,858	\$22,500	3	\$438,590	\$22,500	0	\$0	\$0	0	\$0	\$0	
Nassau	9	\$925,550	\$63,615	8	\$769,704	\$58,615	0	\$0	\$0	1	\$155,846	\$5,000	
Okaloosa	27	\$3,050,673	\$160,899	20	\$2,226,030	\$142,660	0	\$0	\$0	4	\$439,770	\$18,239	
Okeechobee	5	\$332,042	\$35,000	4	\$256,994	\$30,000	0	\$0	\$0	1	\$75,048	\$5,000	
Orange	218	\$21,380,076	\$1,508,994	169	\$15,675,130	\$1,251,494	7	\$1,041,540	\$52,500	41	\$4,492,853	\$205,000	
Osceola	103	\$10,437,525	\$706,381	84	\$8,402,975	\$608,881	3	\$445,041	\$22,500	15	\$1,528,909	\$75,000	
Palm Beach	82	\$8,828,596	\$532,300	58	\$5,563,496	\$424,800	3	\$468,034	\$22,500	17	\$2,467,357	\$85,000	
Pasco	52	\$5,305,997	\$345,000	34	\$3,217,094	\$255,000	4	\$523,414	\$30,000	12	\$1,342,972	\$60,000	
Pinellas	91	\$8,054,879	\$615,700	65	\$5,227,228	\$486,300	0	\$0	\$0	26	\$2,827,651	\$129,400	
Polk	122	\$11,353,494	\$809,765	75	\$6,421,836	\$556,265	12	\$1,431,823	\$90,000	33	\$3,286,533	\$163,500	
Putnam	4	\$306,636	\$27,500	3	\$179,932	\$22,500	0	\$0	\$0	1	\$126,704	\$5,000	
Santa Rosa	33	\$3,058,092	\$193,130	22	\$1,972,854	\$163,130	0	\$0	\$0	6	\$616,055	\$30,000	
Sarasota	78	\$7,058,585	\$555,402	67	\$5,811,636	\$500,402	0	\$0	\$0	11	\$1,246,949	\$55,000	
Seminole	94	\$9,040,825	\$644,743	71	\$6,362,708	\$524,743	4	\$493,148	\$30,000	18	\$2,033,979	\$90,000	
St. Johns	31	\$3,491,129	\$210,000	24	\$2,616,723	\$180,000	2	\$218,665	\$15,000	3	\$450,774	\$15,000	
St. Lucie	55	\$4,997,757	\$360,157	38	\$3,189,756	\$280,157	0	\$0	\$0	16	\$1,705,663	\$80,000	
Suwannee	1	\$112,084	\$5,000	0	\$0	\$0	0	\$0	\$0	1	\$112,084	\$5,000	
Taylor	1	\$63,630	\$5,000	0	\$0	\$0	0	\$0	\$0	1	\$63,630	\$5,000	
Union	1	\$51,005	\$7,500	1	\$51,005	\$7,500	0	\$0	\$0	0	\$0	\$0	
Volusia	135	\$11,010,595	\$889,581	92	\$6,943,823	\$680,044	0	\$0	\$0	42	\$4,002,132	\$209,537	
Wakulla	13	\$1,333,589	\$77,295	9	\$909,182	\$67,295	0	\$0	\$0	2	\$187,102	\$10,000	
Walton	5	\$594,601	\$10,000	0	\$0	\$0	0	\$0	\$0	2	\$258,954	\$10,000	
Washington	2	\$169,199	\$10,210	1	\$89,081	\$5,500	0	\$0	\$0	1	\$80,118	\$4,710	
TOTALS	3,449	\$333,411,568	\$23,208,613	2,562	\$232,084,142	\$18,943,335	105	\$14,025,817	\$771,639	702	\$78,805,605	\$3,493,639	

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

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

³ These three columns show the performance of HOME and the Single Family Homeowner Mortgage indenture funds by number of loans closed, the total amount of the first mortgages associated with the HOME and indenture funding and the total amount of HOME and indenture funding used for down payment assistance in each county. Of these down payment assistance loans, 49 were assisted with HOME and 56 were assisted with indenture funds.

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

2011 DEMOGRAPHICS & PROGRAM CHARTS

HOMEOWNERSHIP (continued) ▼

Florida Hardest-Hit Fund¹

County	Households Served	Total Funds Reserved ²	Funds Disbursed		
			Total	UMAP ³	MLRP ⁴
Alachua	16	\$288,000	\$28,443	\$28,443	\$0
Baker	1	\$18,000	\$978	\$978	\$0
Bay	19	\$342,000	\$35,080	\$35,080	\$0
Bradford	1	\$18,000	\$3,549	\$3,549	\$0
Brevard	162	\$2,916,000	\$435,830	\$403,690	\$32,140
Broward	462	\$8,316,000	\$1,515,159	\$1,436,714	\$78,445
Charlotte	42	\$756,000	\$110,961	\$109,759	\$1,202
Citrus	27	\$486,000	\$46,414	\$41,806	\$4,608
Clay	33	\$594,000	\$85,054	\$55,116	\$29,938
Collier	51	\$918,000	\$150,094	\$144,094	\$6,000
Columbia	8	\$144,000	\$15,296	\$11,544	\$3,752
DeSoto	7	\$126,000	\$13,329	\$13,329	\$0
Dixie	3	\$54,000	\$2,592	\$2,592	\$0
Duval	285	\$5,130,000	\$662,784	\$566,526	\$96,258
Escambia	35	\$630,000	\$66,091	\$54,702	\$11,388
Flagler	43	\$774,000	\$104,066	\$95,530	\$8,536
Franklin	2	\$36,000	\$972	\$972	\$0
Gadsden	10	\$180,000	\$21,928	\$21,928	\$0
Gilchrist	2	\$36,000	\$4,066	\$1,388	\$2,678
Glades	2	\$36,000	\$3,033	\$3,033	\$0
Gulf	1	\$18,000	\$0	\$0	\$0
Hardee	6	\$108,000	\$4,714	\$4,714	\$0
Hendry	2	\$36,000	\$2,928	\$2,928	\$0
Hernando	36	\$648,000	\$78,209	\$73,949	\$4,260
Highlands	8	\$144,000	\$17,407	\$17,407	\$0
Hillsborough	144	\$2,592,000	\$457,936	\$417,729	\$40,207
Holmes	4	\$72,000	\$3,758	\$3,758	\$0
Indian River	30	\$540,000	\$92,637	\$85,428	\$7,209
Jackson	2	\$36,000	\$6,061	\$6,061	\$0
Jefferson	1	\$18,000	\$545	\$545	\$0
Lafayette	1	\$18,000	\$1,553	\$1,553	\$0
Lake	67	\$1,206,000	\$166,273	\$151,568	\$14,705
Lee	345	\$16,233,000	\$3,007,772	\$2,966,096	\$41,676
Leon	36	\$648,000	\$68,646	\$62,646	\$6,000
Levy	7	\$126,000	\$14,258	\$14,258	\$0
Liberty	1	\$18,000	\$3,298	\$3,298	\$0
Madison	1	\$18,000	\$1,051	\$1,051	\$0
Manatee	47	\$846,000	\$140,955	\$121,892	\$19,063
Marion	68	\$1,224,000	\$159,182	\$153,182	\$6,000
Martin	23	\$414,000	\$66,162	\$66,162	\$0
Miami-Dade	274	\$4,932,000	\$866,346	\$801,603	\$64,743
Monroe	2	\$36,000	\$18,453	\$18,453	\$0
Nassau	10	\$180,000	\$28,910	\$26,075	\$2,836
Okaloosa	21	\$378,000	\$33,894	\$23,315	\$10,579
Okeechobee	7	\$126,000	\$9,663	\$9,663	\$0
Orange	237	\$4,266,000	\$610,821	\$560,843	\$49,978
Osceola	44	\$792,000	\$120,798	\$118,786	\$2,012
Palm Beach	336	\$6,048,000	\$1,216,312	\$1,178,811	\$37,501
Pasco	98	\$1,764,000	\$277,331	\$242,607	\$34,724
Pinellas	133	\$2,394,000	\$327,644	\$303,902	\$23,742
Polk	41	\$738,000	\$85,568	\$74,329	\$11,239
Putnam	9	\$162,000	\$9,754	\$9,754	\$0
St. Johns	35	\$630,000	\$96,642	\$90,642	\$6,000
St. Lucie	101	\$1,818,000	\$330,612	\$326,631	\$3,981
Santa Rosa	16	\$288,000	\$49,295	\$43,787	\$5,508
Sarasota	46	\$828,000	\$120,149	\$113,267	\$6,881
Seminole	97	\$1,746,000	\$315,814	\$293,815	\$21,999
Sumter	4	\$72,000	\$8,753	\$8,753	\$0
Suwannee	3	\$54,000	\$11,853	\$4,136	\$7,717
Volusia	104	\$1,872,000	\$287,701	\$249,466	\$38,235
Wakulla	7	\$126,000	\$26,628	\$20,628	\$6,000
Walton	3	\$54,000	\$5,567	\$5,567	\$0
Washington	3	\$54,000	\$5,458	\$568	\$4,890
TOTALS	3,672	\$76,119,000	\$12,463,029	\$11,710,399	\$752,630

Florida Hardest-Hit Fund (continued)

¹ Information provided is from program inception (October 2010) through December 31, 2011.

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

³ Unemployment Mortgage Assistance Program.

⁴ Mortgage Loan Reinstatement Program.

Homeownership Pool Program (HOP)

County	Closed Loans	Number of Homebuyers Served
Duval	\$338,123	10
Escambia	\$8,000	1
Gadsden	\$30,000	1
Hillsborough	\$961,135	32
Leon	\$274,239	11
Sarasota	\$202,950	7
St. Johns	\$45,476	2
TOTALS	\$1,859,923	64

Note: As of December 31, 2011, an additional \$1,844,640 of HOP funds was reserved in the name of 61 homebuyers. These loans will be closed in 2012 when construction is completed.

2011 DEMOGRAPHICS & PROGRAM CHARTS

SPECIAL PROGRAMS ▼

Hurricane Housing Recovery Program* (HHRP)

Local Governments that Closed Out HHRP Expenditures Prior to December 31, 2010:

Counties - Bradford, Brevard, DeSoto, Dixie, Glades, Hardee, Hendry, Indian River, Lake, Lee, Levy, Marion, Okaloosa, Okeechobee, Orange, Osceola, Palm Beach, Polk, Putnam, St. Lucie, Santa Rosa, Seminole, Sumter, Volusia

Cities - Cocoa, Titusville, Melbourne, Palm Bay, Ocala, Orlando, Boynton Beach, Delray, West Palm Beach, Lakeland, Port St. Lucie, Ft. Pierce, Daytona Beach, Deltona, Kissimmee, Winter Haven

Local Governments that Completed HHRP Expenditures by December 31, 2011

Local Government	Total Allocation	Expended Funds				Households Served with Expended Funds			
		Homeownership		Rental		Extremely Low Income	Very Low Income	Low Income	Moderate Income
		Funding	Total Units	Funding	Total Units				
Charlotte County	\$19,119,964	\$9,476,990	312	\$9,753,632	437	205	267	191	86
Escambia County	\$23,816,315	\$12,356,467	704	\$9,652,802	1,067	414	489	837	31
Highlands County	\$3,102,466	\$2,652,255	109	\$0	-	19	41	40	9
Martin County	\$8,806,758	\$6,637,897	382	\$2,086,415	26	140	99	133	36
Total	\$54,845,503	\$31,123,609	1,507	\$21,492,848	1,530	778	896	1,201	162

*Over the life of this short term program, all local governments assisted 5,558 homeowners and provided funding to develop, repair or otherwise assist 4,592 rental units.

Predevelopment Loan Program (PLP)

Rental Loans Approved for Funding in 2011*

County	Development	Loan Amount	Total Units	Set-Aside Units
Broward	Eclipse East	\$500,000	96	20
Polk	Twin Lakes of Lakeland	\$500,000	100	20
TOTALS		\$1,000,000	196	40

*No homeownership loans were approved in 2011.

Tenant-Based Rental Assistance (TBRA)

County	Encumbered	Disbursed through 2011
Alachua	\$499,928	\$499,928
Brevard	\$408,917	\$408,917
Broward	\$1,676,992	\$1,676,992
Charlotte	\$166,751	\$166,751
Escambia	\$32,917	\$32,917
Flagler	\$930,173	\$930,173
Indian River	\$229,629	\$229,629
Leon	\$1,000,000	\$1,000,000
Manatee	\$3,082,815	\$3,082,815
Marion	\$329,454	\$329,454
Miami-Dade	\$10,016	\$10,016
Palm Beach	\$8,316,985	\$8,316,985
Pasco	\$50,000	\$50,000
Sarasota	\$500,000	\$500,000
St. Lucie	\$338,302	\$338,302
Sumter	\$321,485	\$321,485
Volusia	\$382,465	\$382,465
TOTALS	\$18,276,829	\$18,276,829

Total Number of Households Served by Income Range

0-30% of AMI	31-50% of AMI	51-80% of AMI
1,367	547	72

Note: HOME funds were used to fund this temporary program. The program was started in 2005. This table shows activities from inception through 2011. The program was completed in August 2011, and this table shows final close-out information.

2011 DEMOGRAPHICS & PROGRAM CHARTS

STATE HOUSING INITIATIVES PARTNERSHIP (SHIP) Allocation and Distribution of Funds for 2008-2009* ▼

Local Government	2008-2009 State Annual Distribution*	Homeownership		Rental		Income Level of Households Served			
		Total Expenditures	Total Units	Total Expenditures	Total Units	Extremely Low	Very Low	Low	Moderate
Alachua County	\$1,223,253	\$1,118,677	60	\$48,247	54	28	53	33	0
City of Gainesville	\$1,201,431	\$1,308,306	78	\$0	0	20	22	30	6
Baker County	\$350,000	\$327,034	10	\$0	0	2	2	5	1
Bay County	\$1,279,463	\$1,439,986	92	\$0	0	0	29	32	31
City of Panama City	\$370,392	\$449,266	25	\$0	0	0	7	14	4
Bradford County	\$350,000	\$361,749	14	\$0	0	3	4	5	2
Brevard County**	\$3,009,450	\$2,301,326	98	\$840,652	180	131	55	33	8
City of Cocoa	\$766,567	\$696,918	27	\$0	0	0	9	13	5
City of Melbourne	\$1,260,530	\$924,871	66	\$293,982	187	104	101	38	10
City of Palm Bay**	\$1,434,417	\$1,353,539	136	\$41,660	54	41	60	36	47
City of Titusville	\$431,681	\$431,498	18	\$0	0	0	10	8	0
Broward County/Coral Springs/Davie**	\$5,773,018	\$3,775,986	136	\$2,276,298	115	43	53	75	27
City of Coconut Creek	\$465,319	\$431,890	25	\$0	0	1	7	14	3
City of Deerfield Beach	\$731,215	\$582,603	23	\$0	0	1	6	10	6
City of Ft. Lauderdale**	\$1,736,848	\$1,162,317	41	\$626,430	2	0	32	9	0
City of Hollywood**	\$1,380,615	\$1,218,097	31	\$0	0	3	5	5	2
City of Lauderhill	\$620,425	\$612,050	45	\$0	0	0	25	14	6
City of Margate	\$536,907	\$493,384	41	\$0	0	7	16	17	1
City of Miramar	\$1,078,926	\$972,120	23	\$2,200	1	3	12	8	1
City of Pembroke Pines	\$1,476,066	\$1,373,343	37	\$4,726	3	3	19	15	3
City of Plantation	\$823,256	\$687,316	22	\$4,443	2	3	7	11	3
City of Pompano Beach	\$976,658	\$896,450	33	\$0	0	4	9	13	7
City of Sunrise	\$865,868	\$792,611	58	\$0	0	18	23	14	3
City of Tamarac	\$579,518	\$533,625	21	\$0	0	4	4	11	2
Calhoun County	\$716,074	\$692,584	59	\$0	0	14	14	18	13
Charlotte County/Punta Gorda	\$3,193,725	\$2,738,439	91	\$119,645	4	4	57	34	0
Citrus County	\$1,379,672	\$1,227,724	76	\$150,000	25	3	34	64	0
Clay County	\$1,812,972	\$1,723,390	103	\$0	0	13	34	42	14
Collier County/Naples	\$3,255,610	\$3,171,386	389	\$0	0	36	149	195	9
Columbia County	\$666,023	\$624,856	52	\$0	0	12	17	13	10
DeSoto County	\$865,250	\$1,870,548	73	\$0	0	18	20	18	17
Dixie County	\$350,000	\$329,796	7	\$0	0	1	3	3	0
Duval County/Jacksonville	\$8,684,588	\$8,415,408	452	\$190,744	316	197	313	175	83
Escambia County/Pensacola	\$5,036,396	\$4,674,222	306	\$382,145	108	27	87	255	45
Flagler County	\$945,033	\$870,230	29	\$0	0	4	13	12	0
Franklin County	\$700,000	\$679,003	30	\$0	0	5	7	13	5
Gadsden County	\$1,180,990	\$1,148,555	45	\$0	0	25	14	4	2
Gilchrist County	\$350,000	\$358,206	13	\$0	0	3	5	5	0
Glades County	\$350,000	\$331,476	12	\$0	0	0	4	6	2
Gulf County	\$350,000	\$326,746	29	\$1,033	1	0	17	11	2
Hamilton County	\$350,000	\$321,544	19	\$0	0	2	8	5	4
Hardee County	\$350,000	\$344,382	30	\$0	0	6	5	10	9
Hendry County	\$661,136	\$600,297	26	\$0	0	5	7	9	5
Hernando County**	\$1,603,969	\$1,451,451	68	\$150,000	120	3	23	25	17
Highlands County**	\$992,257	\$1,005,332	140	\$0	0	15	35	49	29
Hillsborough County**	\$8,282,670	\$5,400,654	198	\$2,974,000	25	0	72	95	53
City of Tampa**	\$3,251,476	\$2,515,404	71	\$809,000	30	0	73	28	0
Holmes County	\$350,000	\$320,490	15	\$0	0	2	3	4	6
Indian River County	\$1,379,672	\$1,372,046	60	\$0	0	10	24	26	0
Jackson County	\$523,284	\$471,138	25	\$0	0	0	17	3	5
Jefferson County	\$350,000	\$330,000	6	\$0	0	0	3	2	1
Lafayette County	\$350,000	\$346,186	12	\$0	0	1	3	3	5
Lake County**	\$2,796,804	\$4,070,362	79	\$0	0	9	42	22	4
Lee County	\$3,718,567	\$2,708,267	123	\$1,376,001	197	107	134	72	7
City of Cape Coral**	\$1,595,890	\$1,516,424	66	\$0	0	0	33	28	1
City of Ft. Myers	\$658,185	\$629,316	18	\$0	0	0	5	9	4
Leon County	\$1,858,396	\$1,910,880	209	\$0	0	15	36	105	53
City of Tallahassee	\$1,722,455	\$1,362,760	132	\$221,573	8	59	48	33	0
Levy County	\$416,219	\$391,873	25	\$0	0	2	8	8	7
Liberty County	\$350,000	\$314,696	12	\$0	0	0	6	6	0
Madison County	\$350,000	\$341,816	27	\$0	0	7	7	5	8

2011 DEMOGRAPHICS & PROGRAM CHARTS

STATE HOUSING INITIATIVES PARTNERSHIP (SHIP) (continued) ▼

Local Government	2008-2009 State Annual Distribution*	Homeownership		Rental		Income Level of Households Served			
		Total Expenditures	Total Units	Total Expenditures	Total Units	Extremely Low	Very Low	Low	Moderate
Manatee County	\$2,551,512	\$1,666,412	50	\$706,074	60	24	39	43	4
City of Bradenton	\$530,769	\$487,367	11	\$0	0	5	4	0	2
Marion County**	\$2,635,794	\$1,982,411	70	\$580,000	84	0	5	16	15
City of Ocala	\$528,045	\$500,418	35	\$0	0	1	15	19	0
Martin County	\$1,425,558	\$1,239,866	112	\$57,192	15	45	46	25	11
Miami-Dade County	\$9,641,033	\$5,884,640	101	\$4,844,762	184	0	77	184	24
City of Hialeah**	\$1,398,606	\$992,588	18	\$0	0	4	0	15	1
City of Miami**	\$2,420,431	\$2,373,215	79	\$240,007	7	15	13	16	2
City of Miami Beach**	\$574,211	\$420,460	9	\$156,146	4	0	6	2	3
City of Miami Gardens	\$667,653	\$609,737	25	\$0	0	3	5	14	3
City of North Miami	\$369,243	\$338,449	15	\$0	0	5	4	4	2
Monroe County	\$2,788,339	\$2,297,687	25	\$475,000	58	38	18	11	16
Nassau County	\$706,780	\$787,392	35	\$0	0	0	8	17	10
Okaloosa County/Ft. Walton Bch	\$1,925,120	\$1,283,302	53	\$560,000	4	9	23	23	2
Okeechobee County	\$411,136	\$380,544	16	\$0	0	0	7	6	3
Orange County	\$8,476,593	\$7,335,536	416	\$850,000	36	44	100	162	146
City of Orlando	\$2,211,331	\$2,089,345	79	\$75,000	1	8	33	27	12
Osceola County**	\$1,994,159	\$1,781,824	35	\$125,063	51	19	30	22	3
City of Kissimmee**	\$593,642	\$541,312	12	\$17,582	19	8	14	7	0
Palm Beach County	\$9,402,087	\$9,024,962	241	\$1,456,989	478	211	292	173	8
City of Boca Raton	\$824,262	\$754,048	15	\$0	0	0	5	6	4
City of Boynton Beach	\$645,401	\$608,498	24	\$0	0	2	9	9	4
City of Delray Beach	\$621,636	\$556,718	23	\$0	0	0	12	5	6
City of West Palm Beach	\$1,014,380	\$760,374	41	\$248,324	6	0	28	15	4
Pasco County	\$4,224,147	\$4,591,835	131	\$583,222	151	67	120	80	15
Pinellas County	\$4,877,119	\$3,489,908	77	\$1,731,567	11	9	30	38	11
City of Clearwater	\$1,067,983	\$992,500	44	\$200,006	3	6	12	29	0
City of Largo	\$733,896	\$677,823	8	\$97,933	11	4	5	10	0
City of St. Petersburg	\$2,449,057	\$2,103,651	131	\$428,540	36	14	33	102	18
Polk County	\$4,404,123	\$4,214,809	215	\$0	0	3	54	113	45
City of Lakeland	\$906,300	\$944,167	53	\$0	0	3	10	27	13
City of Winter Haven	\$325,772	\$317,238	16	\$3,000	6	7	5	8	2
Putnam County	\$952,665	\$929,981	31	\$0	0	3	7	13	4
Santa Rosa County	\$1,410,262	\$1,395,580	130	\$0	0	4	22	46	58
Sarasota County/Sarasota	\$3,760,257	\$3,500,681	94	\$689,511	22	19	42	55	0
Seminole County**	\$4,137,505	\$2,643,705	33	\$157,196	11	1	10	3	0
St. Johns County	\$1,711,035	\$1,883,390	109	\$100,000	5	3	58	44	9
St. Lucie County	\$731,610	\$477,290	27	\$217,300	1	4	6	11	7
City of Ft. Pierce	\$411,098	\$425,297	39	\$0	0	2	14	23	0
City of Port St. Lucie**	\$1,521,569	\$1,473,230	53	\$0	0	9	10	22	5
Sumter County	\$895,404	\$823,389	35	\$15,964	20	11	17	21	6
Suwannee County	\$411,136	\$403,681	39	\$0	0	7	16	7	9
Taylor County	\$350,000	\$276,710	12	\$0	0	0	6	3	3
Union County	\$350,000	\$326,120	23	\$0	0	9	6	4	4
Volusia County	\$3,622,579	\$3,438,013	121	\$150,000	4	22	34	42	27
City of Daytona Beach	\$1,624,331	\$1,482,956	119	\$127,172	2	31	28	41	21
City of Deltona	\$1,339,175	\$1,294,829	48	\$0	0	9	10	18	11
City of Port Orange	\$276,401	\$240,482	17	\$0	0	0	9	4	4
Wakulla County**	\$850,000	\$1,087,568	82	\$78,004	59	32	26	23	10
Walton County**	\$589,548	\$483,339	26	\$60,000	24	4	31	6	7
Washington County	\$350,000	\$314,148	20	\$0	0	0	11	5	4
TOTALS	\$189,109,831	\$166,082,276	7,560	\$25,544,331	2,805	1,748	3,375	3,497	1,176

*These SHIP funds are from the most recent closed year (Fiscal Year 2008-2009). Pursuant to Florida Law, local governments have three years to expend funds. Annual distribution amount does not include program income, recaptured funds, carry forward funds or other funds which local governments also use to fund housing through the SHIP program. The homeownership and rental expenditures, when taken together, are higher for this reason.

**These local governments have been approved for expenditure extensions or have an annual report that has not been finalized by the local jurisdiction and approved by Florida Housing. To ensure that the best estimate of final expenditures and total units are provided for these local governments, the homeownership and rental expenditure columns show data on both expended and encumbered funds (i.e., what a local government has committed the funding for), and completed and projected total units. In the "Income Level of Households Served" columns, the total unit information only includes completed units, so these totals are lower than the overall homeownership and rental totals.

2011 DEMOGRAPHICS & PROGRAM CHARTS

PREDEVELOPMENT LOAN PROGRAM (PLP) LOAN SUMMARY as of December 31, 2011

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

*Known funding sources, not including private financing, secured as of December 31, 2011.

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

2011 DEMOGRAPHICS & PROGRAM CHARTS

PREDEVELOPMENT LOAN PROGRAM (PLP) LOAN SUMMARY as of December 31, 2011

Board Approved Loan Amount	Board Approval Date	Loan Commitments Received*	Amount	Development Status	Outstanding PLP Loan Balance
\$300,000	12/4/2009	Seeking Funding	-	PLP Closed	\$259,773
\$750,000	8/8/2008	Seeking Funding	-	PLP Closed	\$643,085
\$750,000	10/31/2008	Seeking Funding	-	PLP Closed	\$35,802
\$500,000	9/26/2008	Seeking Funding	-	PLP Closed	\$301,963
\$500,000	3/13/2009	Seeking Funding	-	PLP Closed	\$159,056
\$666,710	6/5/2009	No program funds being sought	-	PLP Closed	\$4,126
\$750,000	7/30/2010	Seeking Funding	-	Applied in 2011 UAC	\$83,060
\$231,000	4/30/2010	Seeking Funding	-	PLP Closed	\$108,845
\$615,452	8/8/2008	Seeking Funding	-	PLP Closed	\$76,359
\$750,000	5/2/2008	Seeking Funding	-	Applied in 2011 UAC	\$749,940
\$412,978	3/13/2009	Local HOME, City of Miami grant	\$1,296,000	PLP Closed	\$375,894
\$500,000	3/14/2008	Local HOME, CDBG, City of Miami Beach SHIP	\$1,587,162	PLP Closed	\$292,269
\$450,000	3/13/2009	FHFC MMRB, HC 4%	\$15,000,000	PLP Closed	\$272,236
\$500,000	12/9/2011	Seeking Funding	-	Applied in 2011 UAC	-
\$500,000	10/14/2011	Seeking Funding	-	Applied in 2011 UAC	-
\$443,500	6/22/2007	SHIP	-	PLP Repaid, construction completed	-
\$500,000	6/13/2008	Awarded HC 9% 2009 UAC	\$1,162,430	PLP Repaid, Under Construction	-
\$498,820	5/2/2003	Local HOME, SHIP	-	Past Due	\$374,115
\$93,700	1/25/2008	Unable to secure funding	-	Past Due	\$36,447
\$350,000	12/9/2005	HOME 2009, FHLB AHP, Local HOME	\$3,050,000	Past Due	\$325,118
\$376,000	9/26/2008	Unable to secure funding	-	Past Due	\$193,945
\$337,908	10/20/2006	Unable to secure funding	-	Past Due	\$337,908
\$112,010	12/3/2004	HLP (not funded)	-	Past Due	\$112,010
\$220,763	8/25/2005	HLP (not funded)	-	Past Due	\$220,763
\$218,526	3/3/2006	Unable to secure funding	-	Past Due	\$218,526
\$500,000	7/27/2007	CWHIP	-	Past Due	\$392,225

2011 DEMOGRAPHICS & PROGRAM CHARTS

RENTAL PROPERTIES AWARDED FUNDING IN 2011 ▶ ▶ ▶

County	Development	HC 9%	HC 4%	MMRB	ELI Supplemental	SAIL	HOME	Guarantee Program	PLP
Alachua	Pine Meadow - Gainesville		\$253,736	2010			2009		
Bay	Foxwood			\$5,600,000					
Broward	Eclipse East								\$500,000
	Monterra		\$1,651,026	2010			2010		
	Sorrento at Miramar		\$1,265,926	2010			2010		
Collier	Noah's Landing		2001	2001		\$4,950,000		2000	
Duval	Bennett Creek		\$909,540						
	Hilltop Village	1996		\$7,000,000		1995			
	Logan's Pointe		1999	1999	2010	\$900,000		1999	
Hernando	Madison Reserve	2010				\$2,603,198			
Indian River	Preserve at Oslo		2001	1999	2010	\$2,625,000		1998	
Lake	Spring Harbor		2000	1999	2010	\$1,875,000		1999	
Lee	Vista Palms ⁵		2001	2010	2010	\$900,000		1999	
	Westwood - Fort Myers		2001	2001		\$5,400,000		1998	
Leon	Griffin Heights		\$368,575	2010					
Miami-Dade	Georgia Ayers		\$542,020	2009					
	Hainlin Mills	1995	\$536,499	\$9,250,000		1993			
	Kings Terrace		\$1,855,755	2010			2010		
	Lincoln Fields		\$896,445	\$12,950,000					
	Royal Coast	1994	\$417,009	\$9,250,000					
	Winchester Gardens	1994	\$409,333	\$6,500,000			1994		
Orange	Lake Sherwood		\$705,537						
	River Ridge		\$958,150						
	Seville Place		\$689,379						
	Wentworth II		1999	1999		\$3,750,000		1998	
Palm Beach	Colonial Lakes		\$516,142						
	Indian Trace ⁵		2002			\$2,475,000		2001	
	Preserve at Boynton Beach I		\$578,783	2010					
	Stonybrook			\$15,560,492					
	Venetian Isles II ⁶		2002			\$2,100,000		2002	
	Westgate Plaza		\$551,171						
Polk	Twin Lakes of Lakeland								\$500,000
	Villas at Lake Smart		2002	2002		\$4,125,000		2000	
Sarasota	Janie's Garden II		\$584,083						
Seminole	Stratford Point		2000	2000	2010	\$5,700,000		1999	
	Wyndham Place		2002	2000	2010	\$2,925,000		1999	
St. Lucie	Peacock Run		2002	2002	2010	\$3,900,000		2001	
TOTALS		\$0	\$13,689,109	\$66,110,492	\$0	\$44,228,198	\$0	\$0	\$1,000,000

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

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

² The Link to Permanent Housing Initiative, or "Link," incentivizes developers to set aside a portion of a development's extremely low-income units for special needs households that are referred and served by community-based supportive services providers. Link units serve persons with physical, mental and/or developmental disabilities; youth aging out of foster care; homeless households; and survivors of domestic violence. Some of these developments received financing for Link units in a previous year, but only the Link units that were added as a result of 2011 funding are reported in this table.

³ NC = New construction; Preservation = Preservation of existing affordable properties; N/A = existing units that have no construction costs, because the funding is being used to reduce the debt to make a portion of the existing units affordable to extremely low-income residents.

⁴ In some cases, Total Development Costs are estimated based on the development application and are subject to change based on credit underwriting.

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

2011 DEMOGRAPHICS & PROGRAM CHARTS

RENTAL PROPERTIES AWARDED FUNDING IN 2011										
Local Bonds ¹	Total Units	Set-Aside Units	Link Units ²	Income Restrictions by AMI				Demographic Target	Construction Category ³	Estimated Total Development Cost ⁴
				< 35%	36-50%	51-60%	> 60%			
	78	78		16	51	11		Family	Preservation	\$9,086,296
	100	85				85		Family	Preservation	\$8,840,011
	96	20			20			Family	NC	\$26,493,727
	300	300			60	240		Family	NC	\$46,595,760
	320	320			64	256		Family	NC	\$47,088,601
	264	264		66		198		Family	N/A	N/A
\$18,360,000	264	106				106		Family	NC	\$36,085,933
	200	200		40	160			Family	Preservation	\$12,707,128
	248	248	6	37		211		Family	N/A	N/A
	90	90	5	9		81		Elderly	NC	\$13,767,109
	176	176	18	44		132		Family	N/A	N/A
	248	248	13	38		210		Family	N/A	N/A
1999	229	229	6	58		171		Family	N/A	N/A
	288	288	29	72		216		Family	N/A	N/A
	100	100		20	65	15		Family	Preservation	\$9,959,916
	72	72				72		Family	NC	\$14,433,797
	144	144			29	115		Family	Preservation	\$16,011,005
	300	300			60	240		Family	NC	\$53,029,035
	213	213				213		Family	Preservation	\$25,557,912
	174	174			35	139		Family	Preservation	\$14,554,360
	117	117			47	70		Family	Preservation	\$12,758,985
\$9,450,000	90	90				90		Family	NC	\$17,578,441
\$10,000,000	160	160				160		Family	NC	\$24,503,737
\$7,000,000	264	264				264		Family	Preservation	\$22,235,625
	264	264	25	50		214		Family	N/A	N/A
\$9,300,000	120	120				120		Family	NC	\$19,105,462
2002	330	330	17	33	33	264		Family	N/A	N/A
	122	122				114	8	Family	NC	\$24,525,278
	216	216		43	141	32		Family	Preservation	\$24,488,719
2002	112	112		28		84		Family	N/A	N/A
\$3,000,000	80	80		16		64		Family	NC	\$14,335,603
	100	20			20			Elderly	NC	\$13,560,098
	220	220	22		55	165		Family	N/A	N/A
\$8,350,000	68	68				68		Family	NC	\$13,960,167
	384	384	38	96		288		Family	N/A	N/A
	260	260	20	65		195		Family	N/A	N/A
	264	264	26	66		198		Family	N/A	N/A
\$65,460,000	7,075	6,746	225	797	840	5,101	8			\$521,262,705

FLORIDA HOUSING FINANCE CORPORATION STAFF

OFFICE OF THE DIRECTOR

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

INFORMATION MANAGEMENT

Susan Parks Chief Information Officer
Jennel Johnson Data Quality Analyst

INTERNAL AUDIT

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

LEGAL/LEGISLATIVE

Wellington Meffert General Counsel
Jacqueline Sosa Legislative Director
Sean Lacey..... Legal/Legislative Administrative Assistant

Hugh Brown..... Deputy General Counsel
Robert Pierce..... Assistant General Counsel
Matt Sirmans..... Assistant General Counsel
Sherry Green Contract Administrator
Della Harrell..... Corporation Clerk

POLICY/SPECIAL PROGRAMS

Nancy Muller Policy Director
Elizabeth O’Neill..... Senior Policy Analyst
Elaine Roberts Senior Policy Analyst

Bill Aldinger Supportive Housing Coordinator

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

COMMUNICATIONS

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

HUMAN RESOURCES

Veronica Scott Business Continuity Officer

Carol Jimmerson Human Resources Senior Analyst
Rick Jimmerson..... Facility Manager
Melissa VanGunda Customer Service Specialist
Kimberly Williams Customer Service Specialist

INFORMATION TECHNOLOGY

Linda Arredondo Chief Technology Officer
Jim Foos..... Network Administrator
Gloria Rounsaville Application Systems Administrator
Victor Carrasquilla..... Help Desk Support Analyst II
Delbra Percy Help Desk Support Analyst

INFORMATION TECHNOLOGY (continued)

Nathan Sinclair Enterprise Solutions Engineer
Hua Alderson Database Administrator
Aaron Shumaker Programmer Analyst
Dave Sutton Programmer Analyst

Maria McCreless..... Records Manager
Yoshieka Frison Records Coordinator
Gale Hinson Document Imaging Analyst III
Delyn Kight Document Imaging Analyst III
Irene Kitchen Document Imaging Analyst III

FINANCE/ASSET MANAGEMENT/GUARANTEE PROGRAM

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

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

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

Robin Fowler Quality Assurance Administrator
Glenda Lang Quality Assurance Senior Analyst

Diane Carr Executive Analyst

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

ASSET MANAGEMENT/GUARANTEE PROGRAM

Laura Cox Director of Asset Management &
Guarantee Program
Robin Grantham..... Compliance Monitoring Administrator
Janet Peterson..... Asset Management Systems Manager
Matt Jugenheimer Asset Management Manager
Douglas Brown Asset Management Senior Analyst
Barbie Goodson Asset Management Senior Analyst
Paula Sutherland Asset Management Senior Analyst
Pat Thompson Asset Management Senior Analyst
Rebecca Sheffield..... Asset Management Analyst

ASSET MANAGEMENT/GUARANTEE PROGRAM (continued)

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

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

MULTIFAMILY DEVELOPMENT PROGRAMS

Kevin Tatreau Director of Multifamily
Development Programs

Jean Salmonsens Housing Development Manager
Gayle White Housing Development Manager

Karla Brown..... Multifamily Loans Manager
Melanie Jordan..... Multifamily Loans Senior Analyst

Candice Allbaugh Housing Credits Administrator
William Cobb Housing Credits Manager
Amy Garmon..... Housing Credits Manager
Jade Grubbs Housing Credits Senior Analyst
Elizabeth Thorp..... Housing Credits Analyst

MULTIFAMILY BONDS

Wayne Conner Director of Multifamily Bonds
Linda Henderson..... Administrative Assistant

Len Stirrat..... Multifamily Bonds Administrator

Jan Rayboun..... Loan Closing Coordinator
Tammy Bearden Loan Closing Manager

HOMEOWNERSHIP PROGRAMS

David Westcott Director of Homeownership Programs

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

Nicole Gibson..... Federal Loan Program Administrator
Heather Boyd..... Federal Loan Program Manager
Carolyn Hayse..... Federal Loan Program Manager
Donna Phillips..... Federal Loan Program Senior Analyst
Diane Bass Federal Loan Program Analyst
Amanda Franklin..... HHF Manager
Shannon Rivera HHF Manager
David Woodward..... HHF Manager
Leslie Warren..... HHF Senior Analyst
Kathleen Bailey..... HHF Analyst
Blake Carson-Poston HHF Analyst
Lisa Walker..... HHF Analyst
Susan Wilson..... HHF Document Imaging Analyst II



227 North Bronough Street, Suite 5000
Tallahassee, Florida 32301
(850) 488-4197
www.floridahousing.org