

FLORIDA HOUSING
FINANCE CORPORATION

ANNUAL REPORT 2024





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BOARD OF DIRECTORS



Sandra Veszi Einhorn
Chair

One of two citizen representatives



David Hall
Vice Chair

Low income advocate



Ryan Benson

Representative of those areas of
labor engaged in home building



Larry Cretul

Former local government
elected official



Justin Domer

Representative of
FloridaCommerce, Ex-Officio



Mario Facella

Banking/mortgage banking
industry representative



Olivia Hoblit

One of two citizen
representatives



Joseph D. "Jody" Hudgins

Appointed by the President
of the Florida Senate



Ron Lieberman

Residential builder



Daniel Martell

Appointed by the Speaker of the
Florida House of Representatives



Dev Motwani

Commercial building
representative

MESSAGE FROM THE BOARD CHAIR

Greetings!

I am honored to have the opportunity to write this letter to you on behalf of Florida Housing Finance Corporation (Florida Housing). The excitement and promise that permeate all things Florida is electrifying. Just of a few highlights are...

- Florida's population has grown by nearly 1.5 million individuals since 2020.
- Florida has the world's 15th largest GDP.
- Last year, 142.9 million visitors came to Florida.
- The state's unemployment rate is consistently one of the lowest in the country, well below the national average.

We like to think that people visit because of our warm weather, pristine beaches, and world-class theme parks. All of that is true, but they stay because of the people, the opportunities, and the fact that Florida is a great place to live, work, play and learn. People moving here bring so much – they add to our booming finance industry, enhance our top-tier educational programs, and help us lead in healthcare innovation. Florida is constantly welcoming top talent, but we also raise our own. Our children are the leaders of tomorrow.

This belief is the reason for programs such as the Housing Stability for Schoolchildren Program. Through this program, we partner with key stakeholders in smaller communities across the state to provide short-term rental assistance and coordinate wrap-around services that support families with children participating in the school district's McKinney-Vento Homeless Education Program. This Program provides housing stabilization through our Public Housing Authority partners while local non-profits and community groups help participating families achieve self-sufficiency through improved employment opportunities and financial education. Since its inception, we have seen increased attendance and improved academic performance across the board among students in participating households. Additionally, parents have been able to model for their children that it is possible to go from living in a vehicle or couch-surfing with friends and family members to achieving the American dream of homeownership through this Program.

The dream of homeownership just begins there. At Florida Housing, we are making sure that these families and individuals have a safe, quality, affordable place to call home. Last year, our Single Family team was able to help over 15,000 households access homeownership

tools and resources. We work to deploy these resources through a number of strategies from down payment assistance (DPA) programs that work with lenders in the private sector to purchase assistance and emergency repair efforts coordinated through local government housing offices. Through Governor DeSantis' leadership and appropriations by the legislature, Florida Housing is able to administer a DPA Program that is recognized as a leading effort across the country – the Florida Hometown Heroes Program. For the 24-25 State Fiscal Year, Florida Housing was appropriated \$100 million dollars for this program – and for the second year in a row the full appropriation was fully reserved in less than two months.

On the rental side, our Multifamily team partners with developers across the state to create safe, high-quality, affordable housing solutions. Traditionally, this has meant developments for families, our seniors or even special needs populations like formerly homeless households or adults with Intellectual and Developmental Disabilities. As we have begun to implement numerous strategies in the Live Local Act, we have helped create innovative housing opportunities with mixed use spaces and utilizing publicly owned lands as locations for rental housing that is attainable to our workforce. It also includes building housing near military installations that can support our servicemen and servicewomen and the civilian staff who work to support those locations. Through this type of innovation and collaboration, in the last year we have also been able to create more units for youth aging out of foster care than in the prior five years combined. Through the Live Local Program Tax Credit, business leaders in our state have been able to show their commitment to attainable housing by investing resources for developments that are part of a Master Plan bringing large-scale regional impacts to communities across our state. That is just the beginning.

It's this type of leadership from the public and private sector that make being a part of Florida Housing Finance Corporation such a privilege. Our elected leaders – at the state and local level – are helping to chart a course moving forward. Our private sector partners are investing in this vision and helping make it a reality by envisioning a brighter future for all Floridians.

We'd like to invite you to join us as we at Florida Housing Finance Corporation – and all of our partners – say Welcome Home!



Sandra Veszi Einhorn
Chair

FLORIDA HOUSING FINANCE CORPORATION INTRODUCTION

Florida Housing Finance Corporation (Florida Housing) is a public corporation of the State of Florida and is a financial institution. Florida Housing administers federal and state resources to finance the development and preservation of affordable homeowner and rental housing and assist homebuyers with financing and down payment assistance. Florida Housing's purpose as outlined in [Section 420.502, F.S.](#), is to create better access to federal housing initiatives, stabilize the flow of funds for affordable housing, promote affordable housing, and boost Florida's construction industry. Additionally, [Section 420.507, F.S.](#) sets the following responsibilities to Florida Housing:

- To carry out analyses of housing needs within the state and ways of meeting those needs;
- To participate in federal housing assistance and federal community development, insurance and guarantee programs;
- To develop and administer the state rental and homeownership programs as outlined by statute;
- To designate and administer private activity tax exempt bond allocation received by Florida Housing pursuant to Part VI of Chapter 159 between the single family and multifamily programs;
- To set standards for and monitor compliance of residential housing financed by Florida Housing and
- To conduct demonstration programs and projects which further the statutory purposes of Florida Housing.

FLORIDA HOUSING PROPERTIES AND ECONOMIC IMPACT

ECONOMIC STIMULUS CREATED BY FLORIDA HOUSING'S PROGRAMS¹

The most recent information available showing Florida Housing's economic impact to the state is for program activity in 2023. Florida Housing leveraged funding sources totaling \$5.1 billion to create a total of \$12.41 billion in economic activity linked to the construction or rehabilitation of affordable housing units. Florida State University's Center for Economic Forecasting and Analysis² estimated the total 2023 economic impact of Florida Housing's programs and internal operations to be:

- \$12.41 billion in economic output;
- \$13.46 billion in income;
- \$12.98 billion in value added; and
- 63,053 full- and part-time jobs created.

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 average annual economic impact over this period of operations is projected to be:

- \$1.77 billion in economic output (equal to \$26.5 billion over 15 years);
- \$1.14 billion in personal income (equal to \$17.11 billion over 15 years); and
- 6,991 full- and part-time jobs created.

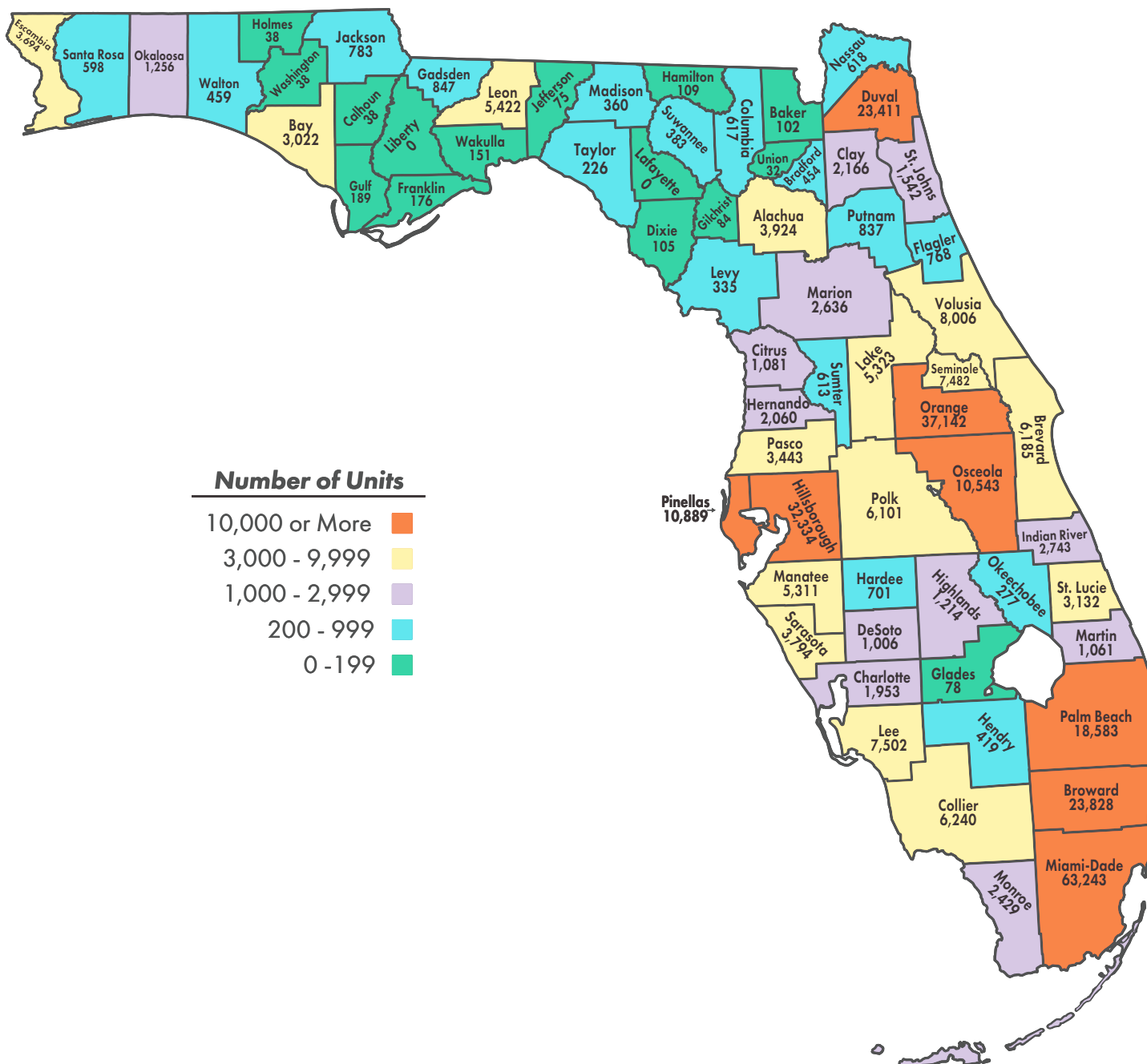
¹ <https://www.floridahousing.org/press/publications#EconomicBenefitofFHFCPrograms>

² <https://cefa.fsu.edu/>

FLORIDA HOUSING PROPERTIES AND ECONOMIC IMPACT

RENTAL UNITS AVAILABLE OR IN THE PIPELINE FINANCED BY FLORIDA HOUSING

This map is shaded to display a count of the current active and pipeline rental units that have received an allocation of resources through Florida Housing's rental programs since 1982. These 330,211 units currently provide affordable housing or are in the construction pipeline. A majority of these units serve households earning 60% of the Area Median Income (AMI) or less.



SUMMARY OF PROGRAMS

HOMEOWNERSHIP PROGRAMS	Total Assisted
Total Homeowners Served or Units Funded ¹	15,317
Homebuyer Loan Programs	11,071
Down Payment Assistance	11,069
Homeownership Assistance Program - FL Assist (HAP) ²	2,719
Homeownership Loan Program (HLP) Second Mortgage	8
HFA Preferred PLUS Program	42
Florida Hometown Heroes Program	8,300
Homeownership Pool Program (HOP)	175
State Housing Initiatives Partnership (SHIP) ^{2,3}	4,071
Predevelopment Loan Program (PLP)	78

Notes:

¹ 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 may be combined. Because of this the Total Homeowners Served or Units Funded is not equal to the sum of each program.

² This program is/has historically been funded by revenues from documentary stamp taxes.

³ SHIP information is from the most recently closed year (2021-2022). Pursuant to Florida law, local governments typically have three years to expend funds. On the rental side we estimate that 50% of the SHIP Rental Units funded during this period overlap other rental programs in this summary.

⁴ The Total Units and Set-Aside Units in the Rental Program Summary were identified by calculating the number of units for all developments receiving funding in 2024, minus any units funded in a prior year, and 50% of the SHIP Rental Units reported in this table.

⁵ National Housing Trust Fund (NHTF) resources are used to further reduce the income requirements, thus creating more units available to serve Extremely Low Income households. The Set-Aside Units listed reflects the number of units funded with NHTF. The Total Units represents the total number of units in these developments.

⁶ In some cases, special projects funding was appropriated by the legislature.

SUMMARY OF PROGRAMS

RENTAL PROGRAMS	Total Units	Set-Aside Units
Total Units Funded ^{1,4}	14,401	13,662
State Apartment Incentive Loan (SAIL) Program ²	2,727	2,661
Live Local SAIL Program	3,178	3,079
Multifamily Mortgage Revenue Bonds	5,611	2,488
Low Income Housing Tax Credits (9%)	2,988	2,963
Low Income Housing Tax Credits (4%)	10,222	9,468
Home Investment Partnerships Program (HOME)	89	89
Housing Stability for Schoolchildren	32	32
HOME-ARP (American Rescue Plan)	1,680	113
Community Development Block Grant - Disaster Recovery (CDBG-DR)	974	926
National Housing Trust Fund (NHTF) ⁵	1,259	89
Grants for Persons with Developmental Disabilities ⁶	66	66
State Housing Initiatives Partnership (SHIP) ^{2,3}	1,223	1,223
Predevelopment Loan Program (PLP)	422	84



LIVE LOCAL ACT

In 2023, the Legislature passed the Live Local Act - the most comprehensive affordable housing legislation since the 1992 Sadowski Act. This legislation provided substantial updates to the statewide housing strategy, increasing housing opportunities that are affordable for Florida's workforce, so they can live in the communities they work. In 2024, the Legislature continued to provide revisions and refinements including minor updates and improvements designed to further housing affordability for all Floridians.

Florida Housing implemented or assisted with several programs created through the Live Local Act and subsequent legislation, including the Live Local Program Tax Credit and the Multifamily Middle Market Certification, among others. These innovative strategies and programs are integrated throughout Florida Housing's homeownership, rental, and special programs.

Brief summaries of key Live Local programs are provided below with full descriptions including Program Summaries in the respective homeownership, rental housing, and special program narrative sections throughout the report and information about the data tables can be found in the respective tables at the end of the report.

LIVE LOCAL PROGRAMS RESULTS IN 2024

Florida Hometown Heroes Program

The Florida Hometown Heroes Program again received a \$100 million non-recurring appropriation to make homeownership affordable for households earning up to 150% of the Area Median Income (AMI) through down payment and closing cost assistance to first-time, income-qualified homebuyers so they can purchase a primary residence in the community in which they work and serve.

Florida Housing made all of these resources available beginning July 1, 2024, and the funding was fully committed as of August 20, 2024 – 51 days after being made available.

Live Local Program Tax Credit

The Live Local Program Tax Credit – established in s. 420.50782(3), F.S. – gives businesses the opportunity to contribute to Florida Housing to benefit the State Apartment Incentive Loan (SAIL) Program, which provides low-interest loans for the development of innovative and best practice approaches to develop quality affordable rental housing that can benefit a community's workforce, families, and elders with low-to-moderate incomes, including a dedicated amount of the funding of rental housing within large-scale public-private projects of regional impact. The Live Local Tax Credit Program allows businesses the opportunity to contribute to the housing needs for Floridians at a critical time by directing tax liability that would otherwise go to Department of Revenue to more affordable rental housing production throughout the State.

Florida Housing awarded \$50 million dollars to two developments that are part of an existing formal plan of Significant Regional Impact, including substantial Civic, Educational, and Health Care benefits for the broader region. Each of the selected developments will provide an additional 300 units of affordable housing at varying AMI levels to their respective communities.

Multifamily Middle Market Certification

The Newly Constructed ("Missing Middle") Property Tax Exemption encourages new and recently constructed rental developments to offer affordable units. Interested owners must request a certification notice from Florida Housing and then file an application for ad valorem property tax exemptions with their local property appraiser by March 1st.

Florida Housing received 121 certification requests for developments seeking a Multifamily Middle Market Certification. These certification requests represented 33,125 market rate units, with 15,092 units that were being converted to units that are affordable to moderate income households (less than 120% AMI).

LIVE LOCAL ACT

Additional Live Local SAIL Funding

The Live Local Act provided additional SAIL-like funding for affordable housing to create for “innovative projects that provide affordable and attainable housing for persons and families working, going to school or living in the state.” Specific requirements included using seventy percent (70%) of this additional funding for rental developments that:

- Both redeveloped an existing affordable housing development and provided for the construction of a new development within close proximity to the existing development to be rehabilitated;
- Addressed urban infill, including conversions of vacant, dilapidated, or functionally obsolete buildings or the use of underused commercial property;
- Provided for mixed use of the location, incorporating nonresidential uses, such as retail, office, healthcare, or other appropriate commercial or nonresidential uses; and
- Provided housing near military installations in the state, with preference given to projects that incorporate critical services for servicemembers, their families, and veterans, such as health and supportive services, employment services, and assistance with transition from active-duty service to civilian life.

The remaining funds were used to finance projects that:

- Proposed using or leasing public lands. Projects that propose to use or lease public lands must include a resolution or other agreement with the unit of government owning the land to use the land for affordable housing purposes;
- Addressed the needs of young adults who age out of the foster care system;
- Met the needs of elderly persons; and
- Provided housing to meet the needs in areas of rural opportunity, designated pursuant to s. 288.0656, F.S.

Florida Housing awarded \$236,602,421 to 23 developments that addressed each of the strategies identified above. Awarded developments are set to provide 3,079 units of affordable housing at varying AMI levels to their respective communities.



HOMEOWNERSHIP PROGRAMS

Florida Housing promotes homeownership opportunities available to individuals and families across the state. A number of homeownership opportunities include programs that provide a competitive rate for first mortgage loans and down payment assistance for eligible first-time homebuyers. The following synopses present a high-level overview of active homeownership programs administered by Florida Housing and a summary of program results accomplished.

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 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.

Program Summary

- 11,071 first-time homebuyers purchased homes using \$3,273,805,015 in first mortgage funds through the HLP.
- \$5,894 increase in the average HLP purchase price (\$311,010 in 2024, compared to \$305,116 in 2023).
- \$295,710 was the average first mortgage loan amount.

DOWN PAYMENT ASSISTANCE (DPA) PROGRAMS

DPA is an effective way to assist otherwise credit-qualified low-to-moderate income households achieve homeownership. Florida Housing provided DPA to borrowers through several options offered in conjunction with the Homebuyer Loan Programs. 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.

Homeownership Assistance Program - Florida Assist (HAP)

Up to \$10,000 per household was available to eligible first-time homebuyers through the HAP to assist with DPA. These loans are 0% 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 AMI, adjusted for family size.

Program Summary

- 2,719 households received a total of \$27,190,000 in assistance through HAP.

Homeownership Loan Program (HLP) Second Mortgage

This second mortgage program provides up to \$10,000 to assist first-time homebuyers with down payment and closing costs. The loans are 3% interest, fully amortizing second mortgage loans. The loan is amortized over 15 years which makes monthly payments more affordable to 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. Eligible applicants include households with incomes at or below 140% of AMI.

Program Summary

- 8 households received a total of \$80,000 in HLP second mortgage funds.

HOMEOWNERSHIP PROGRAMS

HFA Preferred Plus Program

Borrowers may receive up to 3%, 4% or 5% of the loan amount of their new home in DPA through Florida Housing. This second mortgage is forgiven at 20% a year over its 5-year term when used with Florida Housing's conventional HFA Preferred or HFA Advantage first mortgage products. Many borrowers also received lower mortgage insurance costs through the HFA Preferred Plus Program than standard conventional loans or comparable Federal Housing Administration loans, making monthly payments more affordable. The HFA Preferred Plus Program is for households with incomes at or below 140% of AMI.

Program Summary

- 42 households received a total of \$430,953 in HFA Preferred Plus assistance.



FLORIDA HOMETOWN HEROES PROGRAM

The Florida Hometown Heroes Program makes homeownership affordable by providing down payment and closing cost assistance to first-time, income-qualified homebuyers so they can purchase a primary residence in the community in which they work and serve. The Florida Hometown Hero Program also offers a competitive first mortgage rate and additional special benefits to those who have served and continue to serve their country.

Borrowers can receive \$10,000 or up to 5% of the first mortgage loan amount (maximum of \$35,000) in down payment and closing cost assistance. DPA and closing cost assistance is available in the form of a 0%, non-amortizing, 30-year deferred second mortgage. This second mortgage becomes due and payable, in full, upon sale of the property, refinancing of the first mortgage, transfer of deed or if the homeowner no longer occupies the property as a primary residence.

Program Summary

- 8,300 households received a total of \$132,276,190 in down payment assistance resulting in a total of \$2,618,285,404 in first mortgage assistance.

HOMEOWNERSHIP POOL (HOP) PROGRAM

The HOP Program is a non-competitive 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 Investment Partnerships Program (HOME).

Eligible homebuyers include those with adjusted income that does not exceed 80% of AMI. While program limits apply, homebuyers can receive a 0% deferred second mortgage loan for the amount necessary to meet underwriting criteria.

Program Summary

- 175 households were assisted, averaging \$26,001 per homebuyer.
- \$250,476 is the average purchase price of homes assisted through HOP.
- \$4,550,242 in loans were closed.

RENTAL HOUSING PROGRAMS



RENTAL HOUSING PROGRAMS

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

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

REQUESTS FOR APPLICATIONS RECEIVING AWARDS

The competitive RFA 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 housing developments awarded funding and invited into credit underwriting by Florida Housing.

2023-201: Housing Credit Financing for Affordable Housing Developments Located in Small and Medium Counties*

2023-202: Housing Credit Financing for Affordable Housing Developments Located in Broward, Duval, Hillsborough, Orange, Palm Beach, and Pinellas Counties*

2023-203: Housing Credit Financing for Affordable Housing Developments Located in Miami-Dade County*

2023-204: SAIL Financing for the Preservation of Elderly Developments

2023-213: SAIL Funding for Live Local Mixed-Income, Mixed-Use, and Urban Infill Developments

2024-102: SAIL Financing for Smaller Permanent Supportive Housing Developments for Persons with Special Needs

2024-103: Housing Credit and SAIL Financing to Develop Housing for Homeless Persons

2024-104: SAIL Financing Farmworker and Commercial Fishing Worker Housing

2024-105: Financing to Build Smaller Permanent Supportive Housing Properties for Persons with Developmental Disabilities

2024-106: Financing to Develop Housing for Persons with Disabling Conditions/Developmental Disabilities

2024-201: Housing Credit Financing for Affordable Housing Developments Located in Small and Medium Counties

2024-202: Housing Credit Financing for Affordable Housing Developments Located in Broward, Duval, Hillsborough, Orange, Palm Beach, and Pinellas Counties

2024-203: Housing Credit Financing for Affordable Housing Developments Located in Miami-Dade County

2024-205: SAIL Financing of Affordable Multifamily Housing Developments to be used in Conjunction with Tax-Exempt Bonds and Non-Competitive Housing Credits

RENTAL HOUSING PROGRAMS

2024-206: HOME and Live Local SAIL Financing to be used for Rental Developments in Certain Hurricane Idalia Impacted Counties

2024-214: Live Local SAIL Financing to be used for Developing and Reconstructing Affordable Multifamily Housing Developments

2024-215: Live Local SAIL Financing for Developments Near Military Installations

2024-216: Live Local SAIL Financing for the Construction of Large-Scale Developments of Significant Regional Impact

2024-305: Community Development Block Grant-Disaster Recovery (CDBG-DR) Financing for Affordable Housing Developments Located in Hurricane Sally Impacted Areas

2024-306: Community Development Block Grant – Disaster Recovery (CDBG-DR) Financing for Affordable Housing Developments Located in Hurricane Ian Impacted Areas

*Invitations were split between 2023 and 2024

STATE APARTMENT INCENTIVE LOAN (SAIL) PROGRAM

The SAIL program provides low-interest loans on a competitive basis, most often as gap financing to leverage mortgage revenue bonds and Low-Income Housing Tax Credits (Housing Credits). This allows a developer to obtain the full financing needed to construct or rehabilitate affordable rental units for very low-income families. SAIL was also used to help finance smaller, specialty housing for people experiencing homelessness 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.

Program Summary

- \$134,066,902 in SAIL funding was awarded for affordable rental housing.
- 2,727 total units were awarded funding (2,661 will be set aside as affordable with 384 set aside for ELI households).



RENTAL HOUSING PROGRAMS

Live Local SAIL

Live Local SAIL funding is used to address several innovative strategies to provide affordable and attainable housing across the state. Strategies include redeveloping existing developments along with constructing a new development within close proximity; developing affordable housing in areas through urban infill; creating mixed use developments; developing housing near military installations; utilizing publicly owned lands for affordable housing; creating new housing opportunities for youth aging out of foster care; dedicating housing to elderly citizens; and developing rental housing solutions in areas of rural opportunity.

Program Summary

- \$236,602,421 of Live Local SAIL funding was awarded.
- 3,178 units were funded (3,079 units will be set aside as affordable).
 - 503 total units were funded under the strategy to redevelop existing developments and construct a new development within close proximity.
 - 1,135 total units were funded to develop affordable housing in areas through urban infill.
 - 512 total units were created in mixed use developments.
 - 444 total units were selected to be developed near military installations.
 - 281 total units were funded that will be built on publicly owned lands.
 - 37 units were set aside for youth aging out of foster care.
 - 150 total units were awarded funding to create housing for elderly citizens.
 - 89 total units were funded in areas of rural opportunity.
 - 675 total units were awarded funding to construct large-scale developments of significant regional impact.

Note: Developments awarded funds through the Live Local SAIL program may have met multiple goals and/or strategies, so the total units numbers should not be evaluated based on the sum total of each strategy as this may be duplicative.

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 households. 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 these bonds to allow this federal resource to serve more low-income households than could be served with the bonds alone.

The annual volume of available state bond allocation to Florida Housing for the issuance of tax-exempt bonds is limited pursuant to state statute. Non-competitive applications for tax-exempt bonds are processed by Florida Housing on a first-come, first-serve basis. Due to the limited availability and high demand, last year Florida Housing paused its non-competitive bond application process.

Program Summary

- \$1,170,148,000 from the sale of bonds was provided for the development of affordable rental housing.
- 5,611 total units were awarded funding (2,488 will be set aside as affordable).³

³ Twelve developments that used Multifamily Mortgage Revenue Bonds also received SAIL financing. The combination with SAIL financing enabled Florida Housing to leverage resources and create an additional 1,594 units to be set-aside as affordable with 234 units serving ELI households.

RENTAL HOUSING PROGRAMS

LOW INCOME HOUSING TAX CREDITS (HOUSING CREDITS)

The competitive (9%) and non-competitive (4%) Housing Credits 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 households experiencing homelessness. Consideration is also given to properties that target certain geographic areas, such as the Florida Keys and developments in local revitalization areas.

Program Summary

- \$94,323,850 in competitive (9%) Housing Credits was allocated.
- 2,988 units were funded (2,963 units will be set aside as affordable).
- \$151,911,266 in non-competitive (4%) Housing Credits was allocated.
- 10,222 units were funded (9,468 units will be set aside as affordable).

HOME INVESTMENT PARTNERSHIPS PROGRAM

The HOME Program also provides non-amortizing, low-interest rate loans to developers of affordable housing to construct housing for low-income families. Loans are offered at the simple interest rate of 0% to nonprofit applicants and 1.5% to for-profit applicants.

Program Summary

- \$22,822,768 in HOME funding was awarded for affordable rental housing.
- 89 total units were funded (all 89 units will be set aside as affordable).

Housing Stability for Schoolchildren Program

Florida Housing utilizes HOME funding to provide short- and medium-term TBRA to families with school-aged children experiencing homelessness. The Housing Stability for Schoolchildren Program is targeted to counties with small and rural communities that tend to have fewer housing resources or options than larger more populated communities. Each community engages local partners including the county school district, the local Public Housing Authority, and a case management organization who collectively provide housing stability and wraparound services to support the participating families. The school district identifies families participating in the McKinney-Vento (Homeless Education) Program that may be interested in this Program. The Public Housing Authority then works to house these families in rental units throughout the community, while the case management organization focuses on providing intensive support and services to participating families.

Florida Housing currently has four counties participating in this Program: Bay County, Charlotte County, Hernando County, and Santa Rosa County.

Program Summary

- \$319,211 in HOME TBRA was provided.
- 32 households were assisted.

HOME-ARP (American Rescue Plan)

The HOME-ARP Program provides funding for qualifying populations as described by HUD. Florida Housing focused its efforts on the development of affordable rental and permanent supportive housing and integrating long-term and deeply affordable units into general occupancy developments.

Program Summary

- \$27,298,958 in HOME-ARP was provided.
- 113 units were set aside for qualifying populations in 19 developments.

RENTAL HOUSING PROGRAMS

COMMUNITY DEVELOPMENT BLOCK GRANT – DISASTER RECOVERY (CDBG-DR)

The United States Congress, in response to major disasters, will at time appropriate funds through the CDBG-DR program to assist in long-term disaster recovery. Through a subrecipient agreement with FloridaCommerce, Florida Housing utilizes these resources, when available, to help construct affordable rental housing in areas impacted by hurricanes.

Florida Housing issued two RFAs in areas impacted by Hurricanes Ian and Sally.

Program Summary

- \$80,480,000 in CDBG-DR funding was provided for 9 rental developments.
- 974 total units were funded (926 units will be set aside as affordable).

NATIONAL HOUSING TRUST FUND (NHTF)

The NHTF is funded from a small portion of the revenue generated by the federally sponsored entities Freddie Mac and Fannie Mae and is awarded to states using a formula-based allocation method. NHTF resources are created to serve households at or below 30% of AMI. Florida Housing uses this resource to create long-term affordability for households at or below 30% of AMI, prioritizing a small number of units across several properties that are set aside for residents with special needs with incomes at or below 22% of AMI, providing a much-needed resource for individuals living on Supplemental Security Income (SSI). The set aside units remain affordable for these households throughout each development's full affordability period, ranging from 30-50 years.

Program Summary

- \$24,708,000 in NHTF funding was provided for 13 rental developments.
- 89 units were set-aside as NHTF units.⁴

GRANTS TO FINANCE HOUSING FOR PERSONS WITH DEVELOPMENTAL DISABILITIES

Using grant funds previously appropriated by the Florida Legislature, Florida Housing finances housing solutions for persons with developmental disabilities. 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 also paired with 9% Housing Credits to finance developments of up to 60 units for persons with developmental disabilities. All developments are committed to provide permanent supportive housing – defined as permanent housing with access to supportive services, allowing the resident to continue living independently while remaining integrated within the greater community. The funds were available to private nonprofit organizations whose primary mission includes serving persons with developmental disabilities.

Program Summary

- \$5,644,500 was provided to develop 1 SLU and a 60-unit permanent supportive housing development for persons with developmental disabilities.
- 66 total units were set-aside to serve adults with Developmental Disabilities in 2 developments.

⁴ Units financed using NHTF also received financing using Housing Credits and the SAIL program.

RENTAL HOUSING PROGRAMS

LINK STRATEGY

The Link Strategy enhances the ability of ELI households experiencing homelessness and/or that 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. The Link Strategy targets those who require affordable permanent housing, plus short- or long-term community-based services to maintain optimal stability and self-sufficiency.

Through the Link Strategy, 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

- 669 new Link units were added.

FLORIDA AFFORDABLE HOUSING GUARANTEE PROGRAM

Established by the Legislature in 1992, the Florida Affordable Housing Guarantee Program provided credit enhancement for bond-financed affordable rental housing developments. During its active phase, the program guaranteed 120 transactions, totaling approximately \$1.4 billion and creating over 28,000 rental units. The Guarantee Fund was originally capitalized through statutorily authorized debt issuances, which have been fully repaid. Currently, the Fund's corpus is invested in the Florida Treasury. While documentary stamp taxes distributed to the State Housing Trust Fund have never been used to replenish the Guarantee Fund due to a ratings downgrade, the statutory commitment to do so, if necessary, has been an essential element for maintaining the Fund's insurer financial strength (IFS) credit rating; currently A+/Stable by Standard & Poor's and Fitch Ratings.

Program Summary

- 229 units exist within the Guarantee Program portfolio.
- 1 multifamily rental property with an outstanding guarantee.
- \$4,626,004 in total outstanding guarantees.
- 0 properties in the portfolio are in monetary default/foreclosure.

ASSET MANAGEMENT OF DEVELOPMENTS IN FLORIDA HOUSING'S RENTAL PORTFOLIO

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

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.

- 1,172 properties were reviewed for compliance.
- 171,018 total units were reviewed for compliance (162,486 were affordable).
- 443 housing professionals attended training workshops.

RENTAL HOUSING PROGRAMS



SPECIAL PROGRAMS



SPECIAL PROGRAMS

STATE HOUSING INITIATIVES PARTNERSHIP (SHIP)

The SHIP program provides funds to local governments on a population-based formula to produce and preserve affordable housing for very low-, low-, and moderate-income households. SHIP funds are distributed on an entitlement basis to all 67 counties and 54 Community Development Block Grant entitlement cities in Florida. To participate local governments must establish a local housing assistance program by ordinance and develop a local housing assistance plan (LHAP) and housing incentive strategy. This ensures that each community is prepared to address the unique needs of eligible households.

SHIP dollars 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% of its SHIP allocation for administrative expenses.

In addition to the state distribution, SHIP local governments expend program income that is primarily generated through loan repayments from program applicants.

Local governments have three years to expend funds. The most recent closed out fiscal year is state fiscal year 2021-2022. Reported funds include the state appropriation, plus program income generated from loan repayments.

Program Summary

- \$147,433,487 in SHIP funding was disbursed for the 2021-2022 state fiscal year.
- \$156,842,730 was expended or encumbered for homeownership activities, assisting 4,071 homeownership units.
- \$23,240,239 was expended or encumbered for rental housing activities, assisting 1,223 rental housing units.

MULTIFAMILY MIDDLE MARKET CERTIFICATION

The Newly Constructed ("Missing Middle") Property Tax Exemption – created under s. 196.1978(3), F.S. – encourages new and recently constructed rental developments to offer affordable units. Interested owners must request a certification notice from Florida Housing, then apply with their local property appraiser by March 1st, to obtain the ad valorem property tax exemption.

Florida Housing opened the "Multifamily Middle Market" web portal in the fall of 2023, with applicants submitting requests by the end of the calendar year to receive certification for the 2024 tax year. Florida Housing reviewed specific eligibility criteria to determine if a certification notice could be issued. Once the notice was issued by Florida Housing, the property owner was required to provide this to the local Property Appraiser's office as part of an application for the property tax exemption. While a certificate from Florida Housing is required to receive the exemption, it is not a guarantee that an exemption will be issued as the Property Appraiser determines final eligibility for an exemption.

Program Summary

- 121 developments received a Certification representing 33,125 total residential units (15,092 units that were being converted to units that are affordable to moderate income households at less than 120% AMI).
 - 2,002 units committed to serve households at or below 80% AMI.
 - 13,090 units committed to serve households between 80.01% and 120% AMI.

SPECIAL PROGRAMS

PREDEVELOPMENT LOAN PROGRAM (PLP)

The PLP assists nonprofit and community-based organizations, local governments, and public housing authorities with the predevelopment 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, legal fees, impact fees, commitment fees, administrative costs, soil tests, appraisals, feasibility analyses, earnest money deposits, insurance fees, audit fees, and marketing expenses. Technical assistance is provided at no charge to each applicant.

Program Summary

- \$4,306,638 was awarded for predevelopment activities associated with nine approved rental developments that will create 683 rental units (of these, at least 137 are required to be affordable at 50% of the Area Median Income).
- \$1,859,695 was awarded for predevelopment activities associated with four approved homeownership developments that will create 78 homeownership units, all of which are required to be sold to income levels at 80% and 120% of AMI.

PLP Technical Assistance

Technical Assistance is also provided to applicants with PLP. This technical assistance provides professional guidance for less experienced nonprofit organizations to help conduct feasibility analyses, navigate the predevelopment process and build capacity required to construct or renovate affordable housing units.

Program Summary

- 49 PLP applicants⁵ were provided technical assistance at a cost of \$104,550.

AFFORDABLE HOUSING CATALYST PROGRAM

The Affordable Housing Catalyst Program provides on-site, email, and telephone technical assistance and training on affordable housing programs. Workshops are conducted throughout the year at locations around the state. This technical assistance is targeted to nonprofits and local governmental entities. The assistance includes training on topics such as: forming local and regional 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.

Program Summary

- 43 workshops/stakeholder events;
- 47 webinars;
- 708 hours of direct technical assistance;
- 199 hours of direct technical assistance for the Live Local Act;
- 1 statewide workgroup meeting;
- 770 responses to emails; and
- 522 responses to phone calls.

⁵ This includes Applicants that were participating in PLP prior to 2024 that also received Technical Assistance during this reporting period, applicants that were accepted and received Technical Assistance during this reporting period, and applicants that received Technical Assistance at some point during the reporting period but have withdrawn from the program.

SPECIAL PROGRAMS

AFFORDABLE RENTAL HOUSING LOCATOR: [FLORIDAHOUSINGSEARCH.ORG](https://floridahousingsearch.org)

Florida Housing provides a free, online affordable rental housing locator that helps citizens search for housing throughout Florida. FloridaHousingSearch.org allows users to search for and find available rental units by using several different search criteria such as rent amount, city, county, zip code and accessibility features for those who may be facing a disability-related challenge. Map links 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% of AMI. The website is available in English and Spanish and can be translated into 30-plus additional languages, including Haitian-Creole.

FloridaHousingSearch.org is free to utilize for all interested parties including those conducting searches as well as property owners and managers. Landlords can list information about their property such as number of bedrooms, move-in costs, amenities, accessibility options, voucher acceptance, and photographs. Owners of rental housing 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.

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.

Program Summary

- 23,571 listings, representing 221,067 units and 8,596 landlords registered with FloridaHousingSearch.org.
- 534,034 affordable rental searches were conducted on FloridaHousingSearch.org.
- 11,164 calls and 6,294 live chats were received through the support center assisting households with rental inquiries.



DISASTER RECOVERY EFFORTS

Florida Housing plays an active role in the long-term recovery efforts to ensure that affordable housing remains a priority and is developed in areas of impact after a disaster. When hurricanes and other natural disasters impact the state, Florida Housing works with the Florida Division of Emergency Management (DEM) and Federal Emergency Management Agency (FEMA) on initial and longer-term response actions. A major disaster declaration provides a wide range of federal disaster assistance programs for individuals and public infrastructure, including funds for both emergency and permanent work.

While Florida Housing is involved in some shorter-term response strategies outlined below, the primary capability in disaster recovery is long-term housing provision.

LONG-TERM RECOVERY STRATEGIES

Florida Housing's most useful role in responding to disasters focuses on long-term housing recovery efforts that provide additional affordable housing to communities by targeting resource to where damage and destruction has occurred. The infrastructure utilized by Florida Housing in these instances is flexible enough to adjust and adapt existing programs and program structures to meet the specific needs following each disaster.

SHIP Disaster Recovery Services

While SHIP resources may be used to assist with short-term disaster response related needs based on the strategies included in each local government's LHAP, SHIP is predominantly used for long-term recovery efforts. The most common strategies included among disaster recovery are owner occupied insurance deductibles, rehabilitation, emergency repair of single-family dwellings, and the rehabilitation and construction of new rental units. Depending on the nature of the declared disaster, local governments may be given an adjusted timeframe in which funds are required to be expended.

Hurricane Housing Recovery Program

Often, after a significant disaster, the Legislature will appropriate funding to address disaster relief that is administered by Florida Housing. When resources are dedicated to the Hurricane Housing Recovery Program, these funds being distributed to eligible SHIP jurisdictions based on FEMA damage assessment data.

In December 2022, the Legislature appropriated \$150 million in disaster relief funds to be administered by Florida Housing in response to the immediate needs felt by communities in the aftermath of Hurricanes Ian and Nicole, \$60 million and was committed to impacted counties for the Hurricane Housing Relief Program. In 2023 following Hurricane Idalia an additional \$25 million was made available for impacted communities. Due to the expenditure time frames, reporting in the Data Tables will not include information for these Hurricanes.

These funds assist families with hurricane recovery purposes that include, but are not limited to, repair and replacement of housing; acquisition of building materials for home repair and construction; payment of insurance deductibles for storm-related damages, and housing reentry assistance such as security deposits, utility deposits, and temporary storage of household items.

Due to these being part of Florida Housing's long-term recovery strategies, many of the communities are still deploying these resources.

Other Long-term Recovery Funding

As an effort to have a coordinated approach and to deploy resources in the most efficient manner possible, Florida Housing historically evaluates FEMA damage information and incorporates specific goals for long-term recovery into its multifamily rental program Requests for Applications (RFAs). These resources include regular and/or special federal and state housing resources.

Florida Housing dedicated its federal HOME Investment Partnership Program (HOME) to prioritize certain counties impacted by Hurricane Idalia. The HOME program provides low-interest loans to developers to build rental housing for low-income families.

DISASTER RECOVERY EFFORTS

Through a subrecipient agreement with FloridaCommerce, Florida Housing issued multiple RFAs deploying federal Community Development Block Grant – Disaster Recovery (CDBG-DR) funds to assist area impacted by Hurricanes Ian and Sally.

SHORT-TERM RESPONSE STRATEGIES

Augmented Affordable Rental Housing Locator Services

In the fall of 2023, to respond to the housing shortage resulting from damage because of Hurricanes Idalia, Florida Housing signed a short-term disaster recovery services contract with the Affordable Rental Housing Locator Service. Through the disaster recovery services contract, the provider conducts extensive and frequent surveys with rental property owners in the impacted counties regarding available and suitable housing for households facing displacement. This survey helps determine which landlords will execute short-term leases with displaced households and accept FEMA rental assistance vouchers. Property owners surveyed include those in Florida Housing's portfolio, as well as other landlords in the community(ies) with private market properties and units registered with the Affordable Rental Housing Locator Service. For storms that hit the state in 2024 (Hurricanes Debby, Helene, and Milton), Florida Housing worked with its developer partners to continue this partnership to conduct damage assessments of impacted properties and engage the disaster recovery services available through the Affordable Rental Housing Locator Service.

As part of the disaster recovery efforts, a call center worked with FEMA and local emergency management efforts to recruit and add more rental property owners to a database of available and affordable units. The Affordable Rental Housing Locator Service increased the number of call center specialists, including bilingual staff, to adequately respond to households looking for rental housing and landlords that have available units.

SHIP Disaster Recovery Services

Under s. 420.9073(5), F.S., Florida Housing is authorized to hold back up to \$5 million each fiscal year from the SHIP appropriation for recovery efforts in declared disaster areas, including response to hurricanes, tornados, flooding, and wildfires. The role of SHIP is primarily the long-term recovery through each eligible local government's LHAP. Included in this plan, each local government has an adopted disaster strategy that allows for assistance in the immediate aftermath of a declared disaster. Disaster strategies include temporary relocation and rent assistance, debris removal and short-term repairs to prevent further damage to the structure or to allow for occupancy until further repairs are made.



FLORIDA HOUSING REPORTING

In addition to its Annual Report, Florida Housing often provides research, coordination, and direction on topics related to affordable, workforce, and special needs housing. The following are examples of this work conducted this year.

OFFICE OF PROGRAM POLICY ANALYSIS AND GOVERNMENT ACCOUNTABILITY (OPPAGA) REPORTS

Florida Housing staff collaborated with analysts from the OPPAGA to fulfill statutory requirements set forth in the Live Local Act. Florida Housing participated in the collection of research regarding affordable housing policies enacted by local governments, the effectiveness of such policies (and programs), and identifying policies that can be deemed best practices for replication throughout the state.

STATE REVENUE BOND FISCAL DETERMINATIONS

Per s. 420.509 F.S., the state's Revenue Bond statute for affordable housing, Florida Housing must report the number of bond issues considered and the determination of said bond issues. From January 1 through December 31, 14 Multifamily Fiscal Determinations and 1 Single Family Fiscal Determination were made pursuant to Section 16, Article VII of the Florida Constitution.

OTHER FLORIDA HOUSING PUBLICATIONS

Florida Housing values and is committed to the highest level of transparency and accountability to ensure good stewardship of taxpayer dollars. Fiscal, program, contract, and operations information are provided on our website to ensure that anyone can view Florida Housing's performance. In addition to the specialized reporting efforts identified above, Florida Housing provides a series of ongoing reports and formal communication related to legislative directives and housing initiatives for the state.

Rental Market Studies

The Rental Market Study is prepared for Florida Housing by the Shimberg Center for Housing Studies at the University of Florida every three years. This report provides information about the characteristics of households in need of affordable rental housing and the subsidized housing available in the state. This study assists Florida Housing in setting demographic and geographic funding priorities for the State Apartment Incentive Loan program, as well as other rental programs administered by Florida Housing.



FLORIDA HOUSING REPORTING

Economic Benefit of Florida Housing Programs

Florida Housing contracts with the Florida State University Center for Economic Forecasting and Analysis to conduct economic modeling each year based on the annual allocations provided through Florida Housing's various programs. These analyses identify the economic impact during the fiscal year for which the analysis is requested, as well as a 15-year projection related to the impact of multifamily housing developments using Florida Housing resources.

Board Meeting Packages

Board Meetings for Florida Housing are publicly noticed and in compliance with the Florida Sunshine Law. Any interested stakeholder or any member of the public may attend Board Meetings. At the beginning of each calendar year, Florida Housing posts the schedule of its Board Meetings, including dates and locations. Agenda materials are posted on the Florida Housing website no later than one week prior to the Board Meeting.

Audited Financial Statements

Florida Housing's fiscal activities are reported regularly to federal and state regulators, funders and Florida citizens through various reports. Florida Housing is required to undergo an annual financial statement audit by an independent certified public accounting firm.

Inspector General Reports

The Office of Inspector General is an essential component of Florida Housing that provides independent, objective assurance and consulting services designed to add value and improve operations. The Inspector General serves as a central point of coordination and is responsible for activities that provide accountability, integrity, and efficiency. This is accomplished by conducting independent audits, investigations and other accountability activities. This aim ensures a commitment to promote economy and efficiency, and to prevent and detect fraud, waste, and abuse in programs and operations carried out or financed by Florida Housing. Copies of the Office of Inspector General Annual Reports, Audits, and Investigations can be found on Florida Housing's website.

All reports and publications referenced can be found on the Florida Housing website.



DEMOGRAPHICS AND DATA TABLES



DEMOGRAPHICS AND DATA TABLES



HOMEOWNERSHIP PROGRAMS

HOMES FUNDED THROUGH THE HOMEBUYER LOAN AND DOWN PAYMENT ASSISTANCE PROGRAMS

	OVERALL PROGRAM PERFORMANCE ^{1, 2, 3}				HAP - FLORIDA ASSIST		
COUNTY	# OF LOANS	FIRST MORTGAGE	DPA	AVERAGE SALES PRICE	# OF LOANS	FIRST MORTGAGE	DPA
Alachua	96	\$21,996,892	\$1,147,483	\$246,989	24	\$4,731,126	\$240,000
Baker	8	\$1,824,949	\$94,230	\$235,625	2	\$340,371	\$20,000
Bay	102	\$25,735,295	\$1,266,991	\$261,832	33	\$7,354,271	\$330,000
Bradford	16	\$3,193,763	\$175,670	\$210,575	7	\$1,220,230	\$70,000
Brevard	337	\$92,221,339	\$4,389,967	\$284,903	98	\$24,551,159	\$980,000
Broward	915	\$328,720,869	\$16,261,328	\$384,988	83	\$23,362,378	\$830,000
Calhoun	3	\$642,184	\$33,895	\$219,167	2	\$364,279	\$20,000
Charlotte	142	\$36,503,293	\$1,787,000	\$266,814	37	\$8,458,201	\$370,000
Citrus	126	\$28,255,634	\$1,411,312	\$232,549	55	\$11,362,835	\$550,000
Clay	149	\$40,689,812	\$1,921,674	\$285,350	48	\$11,898,672	\$480,000
Collier	103	\$40,323,996	\$1,966,467	\$414,923	10	\$3,040,795	\$100,000
Columbia	24	\$5,358,823	\$276,460	\$229,533	12	\$2,278,419	\$120,000
Desoto	26	\$5,796,198	\$280,912	\$228,640	14	\$3,041,830	\$140,000
Dixie	3	\$591,873	\$30,000	\$199,333	2	\$407,483	\$20,000
Duval	661	\$157,694,786	\$7,858,045	\$249,520	265	\$56,296,898	\$2,650,000
Escambia	241	\$52,818,258	\$2,661,876	\$227,082	124	\$25,063,646	\$1,240,000
Flagler	67	\$19,354,712	\$899,821	\$299,348	17	\$4,767,127	\$170,000
Franklin	3	\$400,116	\$30,000	\$137,067	2	\$291,816	\$20,000
Gadsden	31	\$5,543,306	\$335,637	\$184,589	15	\$2,108,226	\$150,000
Gilchrist	9	\$1,989,563	\$98,630	\$230,500	5	\$1,016,948	\$50,000
Glades	8	\$1,901,827	\$92,144	\$244,676	3	\$658,938	\$30,000
Gulf	4	\$705,395	\$41,139	\$185,875	0	\$-	\$-
Hamilton	2	\$333,428	\$20,000	\$174,000	2	\$333,428	\$20,000
Hardee	15	\$3,514,384	\$169,734	\$240,893	6	\$1,371,909	\$60,000
Hendry	49	\$13,504,832	\$629,923	\$284,744	17	\$4,331,778	\$170,000
Hernando	225	\$61,022,071	\$2,926,347	\$280,735	70	\$16,636,946	\$700,000
Highlands	63	\$14,483,052	\$716,955	\$238,485	28	\$6,017,658	\$280,000
Hillsborough	583	\$181,568,944	\$8,753,314	\$326,908	99	\$26,482,915	\$990,000
Holmes	10	\$1,920,854	\$106,265	\$206,650	7	\$1,260,230	\$70,000
Indian River	82	\$24,062,452	\$1,139,818	\$306,365	18	\$4,632,743	\$180,000
Jackson	18	\$3,450,754	\$190,524	\$225,172	13	\$2,346,333	\$130,000
Jefferson	5	\$1,274,990	\$65,845	\$260,200	1	\$158,083	\$10,000
Lafayette	1	\$103,098	\$10,000	\$105,000	1	\$103,098	\$10,000
Lake	253	\$71,071,507	\$3,487,177	\$293,387	63	\$14,238,227	\$630,000
Lee	620	\$194,598,899	\$9,300,814	\$326,601	112	\$31,211,319	\$1,120,000
Leon	237	\$50,569,962	\$2,644,200	\$223,070	121	\$23,084,411	\$1,210,000
Levy	19	\$3,773,845	\$203,418	\$205,665	8	\$1,526,974	\$80,000

HOMEOWNERSHIP PROGRAMS

FL HLP SECOND MORTGAGE			PLUS TBA			HOMETOWN HEROES			NO DPA REQUESTED		
# OF LOANS	FIRST MORTGAGE	DPA	# OF LOANS	FIRST MORTGAGE	DPA	# OF LOANS	FIRST MORTGAGE	DPA	# OF LOANS	FIRST MORTGAGE	DPA
0	\$-	\$-	0	\$-	\$-	72	\$17,265,766	\$907,483	0	\$-	\$-
0	\$-	\$-	0	\$-	\$-	6	\$1,484,578	\$74,230	0	\$-	\$-
0	\$-	\$-	0	\$-	\$-	69	\$18,381,024	\$936,991	0	\$-	\$-
0	\$-	\$-	0	\$-	\$-	9	\$1,973,533	\$105,670	0	\$-	\$-
0	\$-	\$-	0	\$-	\$-	239	\$67,670,180	\$3,409,967	0	\$-	\$-
1	\$228,000	\$10,000	1	\$412,250	\$12,368	830	\$304,718,241	\$15,408,960	0	\$-	\$-
0	\$-	\$-	0	\$-	\$-	1	\$277,905	\$13,895	0	\$-	\$-
0	\$-	\$-	1	\$241,250	\$7,238	104	\$27,803,842	\$1,409,762	0	\$-	\$-
0	\$-	\$-	2	\$591,506	\$17,745	69	\$16,301,293	\$843,567	0	\$-	\$-
0	\$-	\$-	1	\$300,000	\$9,000	100	\$28,491,140	\$1,432,674	0	\$-	\$-
0	\$-	\$-	0	\$-	\$-	93	\$37,283,201	\$1,866,467	0	\$-	\$-
0	\$-	\$-	0	\$-	\$-	12	\$3,080,404	\$156,460	0	\$-	\$-
0	\$-	\$-	0	\$-	\$-	12	\$2,754,368	\$140,912	0	\$-	\$-
0	\$-	\$-	0	\$-	\$-	1	\$184,390	\$10,000	0	\$-	\$-
1	\$294,466	\$10,000	2	\$628,750	\$22,425	393	\$100,474,672	\$5,175,620	0	\$-	\$-
0	\$-	\$-	0	\$-	\$-	116	\$27,614,706	\$1,421,876	1	\$139,906	\$-
0	\$-	\$-	0	\$-	\$-	50	\$14,587,585	\$729,821	0	\$-	\$-
0	\$-	\$-	0	\$-	\$-	1	\$108,300	\$10,000	0	\$-	\$-
0	\$-	\$-	0	\$-	\$-	16	\$3,435,080	\$185,637	0	\$-	\$-
0	\$-	\$-	0	\$-	\$-	4	\$972,615	\$48,630	0	\$-	\$-
0	\$-	\$-	0	\$-	\$-	5	\$1,242,889	\$62,144	0	\$-	\$-
0	\$-	\$-	0	\$-	\$-	4	\$705,395	\$41,139	0	\$-	\$-
0	\$-	\$-	0	\$-	\$-	0	\$-	\$-	0	\$-	\$-
0	\$-	\$-	0	\$-	\$-	9	\$2,142,475	\$109,734	0	\$-	\$-
0	\$-	\$-	0	\$-	\$-	32	\$9,173,054	\$459,923	0	\$-	\$-
0	\$-	\$-	1	\$309,700	\$9,291	154	\$44,075,425	\$2,217,056	0	\$-	\$-
0	\$-	\$-	0	\$-	\$-	35	\$8,465,394	\$436,955	0	\$-	\$-
1	\$241,000	\$10,000	4	\$1,250,785	\$37,523	479	\$153,594,244	\$7,715,791	0	\$-	\$-
0	\$-	\$-	0	\$-	\$-	3	\$660,624	\$36,265	0	\$-	\$-
0	\$-	\$-	2	\$608,000	\$18,241	62	\$18,821,709	\$941,577	0	\$-	\$-
0	\$-	\$-	0	\$-	\$-	5	\$1,104,421	\$60,524	0	\$-	\$-
0	\$-	\$-	0	\$-	\$-	4	\$1,116,907	\$55,845	0	\$-	\$-
0	\$-	\$-	0	\$-	\$-	0	\$-	\$-	0	\$-	\$-
0	\$-	\$-	1	\$227,950	\$9,118	189	\$56,605,330	\$2,848,059	0	\$-	\$-
0	\$-	\$-	3	\$780,835	\$27,506	505	\$162,606,745	\$8,153,308	0	\$-	\$-
0	\$-	\$-	0	\$-	\$-	116	\$27,485,551	\$1,434,200	0	\$-	\$-
0	\$-	\$-	0	\$-	\$-	11	\$2,246,871	\$123,418	0	\$-	\$-

HOMEOWNERSHIP PROGRAMS

HOMES FUNDED THROUGH THE HOMEBUYER LOAN AND DOWN PAYMENT ASSISTANCE PROGRAMS

	OVERALL PROGRAM PERFORMANCE ^{1, 2, 3}				HAP - FLORIDA ASSIST		
COUNTY	# OF LOANS	FIRST MORTGAGE	DPA	AVERAGE SALES PRICE	# OF LOANS	FIRST MORTGAGE	DPA
Liberty	6	\$1,036,646	\$60,000	\$177,083	5	\$857,821	\$50,000
Madison	7	\$1,249,755	\$74,861	\$189,271	4	\$614,775	\$40,000
Manatee	125	\$38,941,615	\$1,850,955	\$325,238	24	\$6,902,538	\$240,000
Marion	454	\$104,957,364	\$5,079,506	\$239,005	221	\$48,698,229	\$2,210,000
Martin	70	\$20,615,644	\$1,026,917	\$326,566	7	\$1,692,252	\$70,000
Miami-Dade	764	\$329,564,488	\$16,396,289	\$459,361	21	\$6,003,004	\$210,000
Monroe	11	\$6,288,639	\$311,432	\$626,582	0	\$-	\$-
Nassau	31	\$8,388,711	\$374,037	\$278,713	14	\$3,828,746	\$140,000
Okaloosa	107	\$27,683,270	\$1,292,474	\$266,686	49	\$11,666,904	\$490,000
Okeechobee	32	\$8,062,341	\$411,483	\$261,681	6	\$1,143,117	\$60,000
Orange	481	\$151,124,333	\$7,345,508	\$331,260	70	\$18,668,343	\$700,000
Osceola	260	\$84,159,029	\$4,002,580	\$334,944	48	\$13,597,358	\$480,000
Palm Beach	558	\$186,160,628	\$9,273,834	\$360,625	51	\$13,502,288	\$510,000
Pasco	464	\$121,394,543	\$5,843,057	\$274,137	146	\$34,424,634	\$1,460,000
Pinellas	279	\$82,482,338	\$4,057,408	\$316,334	48	\$11,532,390	\$480,000
Polk	636	\$167,422,030	\$8,029,656	\$272,842	191	\$45,521,632	\$1,910,000
Putnam	43	\$8,162,849	\$454,449	\$196,478	20	\$3,436,265	\$200,000
St Johns	46	\$13,102,710	\$623,705	\$302,865	13	\$3,139,395	\$130,000
St Lucie	371	\$120,202,043	\$5,790,636	\$339,612	59	\$16,534,065	\$590,000
Santa Rosa	94	\$24,016,261	\$1,137,779	\$263,694	43	\$10,001,576	\$430,000
Sarasota	136	\$42,167,493	\$2,025,795	\$326,323	25	\$6,843,514	\$250,000
Seminole	242	\$73,635,635	\$3,609,609	\$320,736	36	\$9,431,859	\$360,000
Sumter	33	\$7,473,439	\$376,970	\$235,295	15	\$3,125,390	\$150,000
Suwannee	7	\$1,345,913	\$70,000	\$199,257	6	\$1,150,518	\$60,000
Taylor	9	\$1,724,396	\$98,647	\$197,378	4	\$630,754	\$40,000
Union	2	\$395,214	\$21,886	\$200,550	1	\$157,500	\$10,000
Volusia	433	\$119,985,704	\$5,690,290	\$287,245	116	\$29,493,897	\$1,160,000
Wakulla	79	\$16,237,899	\$834,776	\$212,199	35	\$6,797,945	\$350,000
Walton	23	\$5,887,322	\$258,169	\$262,278	14	\$3,558,591	\$140,000
Washington	12	\$2,420,808	\$129,420	\$208,331	3	\$565,265	\$30,000
TOTALS	11,071	\$3,273,805,015	\$159,977,143	\$311,010	2,719	\$639,872,265	\$27,190,000

Notes:

¹These four columns show the cumulative number of households served and first mortgage amounts for Homebuyer Loan Programs and down payment assistance provided through four programs: the Homeownership Assistance Program (HAP - Florida Assist), HFA Preferred PLUS Grants (3% and 4% HFA Preferred Grants), Florida Homeownership Loan Program (HLP) Second Mortgage, and the Hometown Hero Loan Program. Each downpayment assistance program section of the table provides subtotals for each of the strategies complementing the Homebuyer Loan Programs.

²In some cases, the first mortgage and down payment assistance totals for a county may be higher than the average sales price because buyers also receive assistance with closing costs, a key barrier to entering homeownership for many.

HOMEOWNERSHIP PROGRAMS

FL HLP SECOND MORTGAGE			PLUS TBA			HOMETOWN HEROES			NO DPA REQUESTED		
# OF LOANS	FIRST MORTGAGE	DPA	# OF LOANS	FIRST MORTGAGE	DPA	# OF LOANS	FIRST MORTGAGE	DPA	# OF LOANS	FIRST MORTGAGE	DPA
0	\$-	\$-	0	\$-	\$-	1	\$178,825	\$10,000	0	\$-	\$-
0	\$-	\$-	0	\$-	\$-	3	\$634,980	\$34,861	0	\$-	\$-
0	\$-	\$-	1	\$113,700	\$3,411	100	\$31,925,377	\$1,607,544	0	\$-	\$-
0	\$-	\$-	0	\$-	\$-	233	\$56,259,135	\$2,869,506	0	\$-	\$-
0	\$-	\$-	0	\$-	\$-	63	\$18,923,392	\$956,917	0	\$-	\$-
0	\$-	\$-	3	\$921,250	\$28,958	740	\$322,640,234	\$16,157,331	0	\$-	\$-
0	\$-	\$-	0	\$-	\$-	11	\$6,288,639	\$311,432	0	\$-	\$-
0	\$-	\$-	0	\$-	\$-	17	\$4,559,965	\$234,037	0	\$-	\$-
1	\$304,385	\$10,000	0	\$-	\$-	57	\$15,711,981	\$792,474	0	\$-	\$-
0	\$-	\$-	0	\$-	\$-	26	\$6,919,224	\$351,483	0	\$-	\$-
0	\$-	\$-	5	\$1,686,931	\$57,398	406	\$130,769,059	\$6,588,110	0	\$-	\$-
0	\$-	\$-	1	\$253,000	\$7,590	211	\$70,308,671	\$3,514,990	0	\$-	\$-
0	\$-	\$-	0	\$-	\$-	507	\$172,658,340	\$8,763,834	0	\$-	\$-
1	\$294,467	\$10,000	0	\$-	\$-	317	\$86,675,442	\$4,373,057	0	\$-	\$-
0	\$-	\$-	5	\$1,821,900	\$70,114	226	\$69,128,048	\$3,507,294	0	\$-	\$-
2	\$609,223	\$20,000	4	\$1,183,370	\$35,501	439	\$120,107,805	\$6,064,155	0	\$-	\$-
0	\$-	\$-	0	\$-	\$-	23	\$4,726,584	\$254,449	0	\$-	\$-
0	\$-	\$-	1	\$373,450	\$11,204	32	\$9,589,865	\$482,501	0	\$-	\$-
1	\$159,505	\$10,000	1	\$388,000	\$11,640	310	\$103,120,473	\$5,178,996	0	\$-	\$-
0	\$-	\$-	0	\$-	\$-	51	\$14,014,685	\$707,779	0	\$-	\$-
0	\$-	\$-	0	\$-	\$-	111	\$35,323,979	\$1,775,795	0	\$-	\$-
0	\$-	\$-	0	\$-	\$-	206	\$64,203,776	\$3,249,609	0	\$-	\$-
0	\$-	\$-	0	\$-	\$-	18	\$4,348,049	\$226,970	0	\$-	\$-
0	\$-	\$-	0	\$-	\$-	1	\$195,395	\$10,000	0	\$-	\$-
0	\$-	\$-	0	\$-	\$-	5	\$1,093,642	\$58,647	0	\$-	\$-
0	\$-	\$-	0	\$-	\$-	1	\$237,714	\$11,886	0	\$-	\$-
0	\$-	\$-	3	\$1,014,730	\$34,682	313	\$89,208,040	\$4,495,608	1	\$269,037	\$-
0	\$-	\$-	0	\$-	\$-	44	\$9,439,954	\$484,776	0	\$-	\$-
0	\$-	\$-	0	\$-	\$-	9	\$2,328,731	\$118,169	0	\$-	\$-
0	\$-	\$-	0	\$-	\$-	9	\$1,855,543	\$99,420	0	\$-	\$-
8	\$2,131,046	\$80,000	42	\$13,107,357	\$430,953	8,300	\$2,618,285,404	\$132,276,190	2	\$408,943	\$-

³In order to serve a variety of households, resources from more than one down payment assistance program may be combined. Therefore, the overall performance totals are less than the sum of the individual programs due to program overlap.

*As of December 31, 2024, the foreclosure rate for all Florida Housing homeowner loans was 0.23%. Of this, 0.06% of all Florida Housing loans were 1995 Indenture loans in foreclosure, 0.01% of all Florida Housing loans were New Issue Bond Program Indenture loans in foreclosure, and 0.16% of all Florida Housing loans were TBA loans in foreclosure. This is compared to a foreclosure rate of 0.48% for all Florida residential loans reported at the end of the fourth quarter of 2024 (the Florida conventional loan foreclosure rate was 0.44% and the Florida FHA foreclosure rate was 0.60%).

Source: USBank, Lakeview, and Mortgage Bankers Association.

HOMEOWNERSHIP PROGRAMS

HOMEBUYER LOAN AND DOWN PAYMENT ASSISTANCE PROGRAM DEMOGRAPHICS

Number of Loans Closed & Households Served in 2024		11,071
HOUSEHOLD SIZE	1-2 persons	8,412
	3-4 persons	2,216
	5+ persons	443
AGE OF HEAD OF HOUSEHOLD	18-54	9,737
	55-61	809
	62+	525
HOUSEHOLD INCOME	0-30% Area Median Income (AMI)	35
	30.01-50% AMI	468
	50.01-80% AMI	3,344
	80.01-100% AMI	3,264
	Over 100% AMI	3,960
RACE OF HEAD OF HOUSEHOLD	American Indian/Alaska Native	85
	Asian	184
	Black/African-American	1,760
	Native Hawaiian/Other Pacific Islander	-
	No Race Designated	1,035
	Other	182
	Two or more Races	69
	White	7,756
ETHNICITY OF HEAD OF HOUSEHOLD	Hispanic/Latino	4,240
	Non-Hispanic/Latino	5,835
	No Ethnicity Designated	996
Average Sales Price		\$311,010
Average Down Payment Assistance Loan Amount		\$14,450
Average First Mortgage Amount		\$295,710
Number of Veterans Served		569

HOMEOWNERSHIP PROGRAMS

HOMEOWNERSHIP POOL (HOP) Program

COUNTY	TOTAL CLOSED LOANS	TOTAL AMOUNT OF LOANS CLOSED	AVERAGE SALES PRICE
Alachua	11	\$305,000.00	\$243,181.82
Citrus	20	\$520,000.00	\$217,857.14
Escambia	25	\$655,000.00	\$236,800.00
Flagler	4	\$110,000.00	\$297,662.50
Hillsborough	47	\$1,160,242.00	\$294,180.65
Leon	5	\$145,000.00	\$234,700.00
Manatee	5	\$125,000.00	\$292,200.00
Marion	10	\$270,000.00	\$167,500.00
Okaloosa	2	\$50,000.00	\$238,750.00
Orange	11	\$275,000.00	\$227,181.82
Santa Rosa	3	\$75,000.00	\$230,500.00
Sarasota	8	\$240,000.00	\$280,551.50
Seminole	12	\$300,000.00	\$274,500.00
St. Johns	3	\$75,000.00	\$272,283.33
Sumpter	3	\$75,000.00	\$236,928.67
Walton	6	\$170,000.00	\$262,833.33
TOTALS	175	\$4,550,242.00	\$250,475.67

Note:

As of December 31, an additional \$695,000 of HOP funding was reserved in the names of 25 homebuyers. These loans will be closed in 2025 when construction is completed.

HOMEOWNERSHIP POOL (HOP) PROGRAM DEMOGRAPHICS

NUMBER OF LOANS CLOSED & HOMEBUYERS SERVED		175
HOUSEHOLD SIZE	1-2 persons	89
	3-4 persons	71
	5+ persons	15
HOUSEHOLD INCOME	0-30% Area Median Income (AMI)	-
	30.01-50% AMI	13
	50.01-80% AMI	162
AGE OF HEAD OF HOUSEHOLD	18-54	149
	55-61	7
	62+	19
RACE OF HEAD OF HOUSEHOLD	American Indian/Alaska Native	1
	Asian	1
	Black/African American	84
	Native Hawaiian/Other Pacific Islander	-
	No Race Designated	-
	Other	18
	Two or more Races	1
	White	70
ETHNICITY OF HEAD OF HOUSEHOLD	Hispanic/Latino	32
	Non-Hispanic/Latino	143
	No Ethnicity Designated	-

HOMEOWNERSHIP PROGRAMS

HOMETOWN HEROES PROGRAM

COUNTY	HOMEBUYERS SERVED	FIRST MORTGAGE	DOWN PAYMENT ASSISTANCE	AVERAGE SALES PRICES	COUNTY	HOMEBUYERS SERVED	FIRST MORTGAGE	DOWN PAYMENT ASSISTANCE	AVERAGE SALES PRICES
Alachua	72	\$17,265,766	\$907,483	\$261,029	Lee	505	162,606,745	\$8,153,308	\$335,853
Baker	6	\$1,484,578	\$74,230	\$256,000	Leon	116	\$27,485,551	\$1,434,200	\$249,305
Bay	69	\$18,381,024	\$936,991	\$277,710	Levy	11	\$2,246,871	\$123,418	\$211,381
Bradford	9	\$1,973,533	\$105,670	\$234,922	Liberty	1	\$178,825	\$10,000	\$185,000
Brevard	239	\$67,670,180	\$3,409,967	\$296,004	Madison	3	\$634,980	\$34,861	\$222,800
Broward	830	\$304,718,241	\$15,408,960	\$393,378	Manatee	100	\$31,925,377	\$1,607,544	\$333,894
Calhoun	1	\$277,905	\$13,895	\$286,500	Marion	233	\$56,259,135	\$2,869,506	\$250,916
Charlotte	104	\$27,803,842	\$1,409,762	\$278,127	Martin	63	\$18,923,392	\$956,917	\$334,443
Citrus	69	\$16,301,293	\$843,567	\$245,385	Miami-Dade	740	\$322,640,234	\$16,157,331	\$463,479
Clay	100	\$28,491,140	\$1,432,674	\$298,126	Monroe	11	\$6,288,639	\$311,432	\$626,582
Collier	93	\$37,283,201	\$1,866,467	\$424,647	Nassau	17	\$4,559,965	\$234,037	\$276,829
Columbia	12	\$3,080,404	\$156,460	\$262,708	Okaloosa	57	\$15,711,981	\$792,474	\$285,705
Desoto	12	\$2,754,368	\$140,912	\$236,154	Okeechobee	26	\$6,919,224	\$351,483	\$274,877
Dixie	1	\$184,390	\$10,000	\$183,000	Orange	406	\$130,769,059	\$6,588,110	\$339,956
Duval	393	\$100,474,672	\$5,175,620	\$268,185	Osceola	211	\$70,308,671	\$3,514,990	\$345,129
Escambia	116	\$27,614,706	\$1,421,876	\$248,002	Palm Beach	507	172,658,340	\$8,763,834	\$368,337
Flagler	50	\$14,587,585	\$729,821	\$302,162	Pasco	317	\$86,675,442	\$4,373,057	\$287,964
Franklin	1	\$108,300	\$10,000	\$114,000	Pinellas	226	\$69,128,048	\$3,507,294	\$327,202
Gadsden	16	\$3,435,080	\$185,637	\$219,606	Polk	439	\$120,107,805	\$6,064,155	\$284,551
Gilchrist	4	\$972,615	\$48,630	\$256,250	Putnam	23	\$4,726,584	\$254,449	\$213,013
Glades	5	\$1,242,889	\$62,144	\$256,681	St Johns	32	\$9,589,865	\$482,501	\$314,420
Gulf	4	\$705,395	\$41,139	\$185,875	St Lucie	310	\$103,120,473	\$5,178,996	\$348,779
Hamilton	0	\$-	\$-	\$-	Santa Rosa	51	\$14,014,685	\$707,779	\$283,482
Hardee	9	\$2,142,475	\$109,734	\$245,211	Sarasota	111	\$35,323,979	\$1,775,795	\$336,012
Hendry	32	\$9,173,054	\$459,923	\$297,157	Seminole	206	\$64,203,776	\$3,249,609	\$329,604
Hernando	154	\$44,075,425	\$2,217,056	\$296,988	Sumter	18	\$4,348,049	\$226,970	\$250,766
Highlands	35	\$8,465,394	\$436,955	\$251,319	Suwannee	1	\$195,395	\$10,000	\$199,000
Hillsborough	479	\$153,594,244	\$7,715,791	\$336,617	Taylor	5	\$1,093,642	\$58,647	\$224,280
Holmes	3	\$660,624	\$36,265	\$228,167	Union	1	\$237,714	\$11,886	\$242,100
Indian River	62	\$18,821,709	\$941,577	\$315,591	Volusia	313	\$89,208,040	\$4,495,608	\$295,844
Jackson	5	\$1,104,421	\$60,524	\$228,000	Wakulla	44	\$9,439,954	\$484,776	\$221,881
Jefferson	4	\$1,116,907	\$55,845	\$285,000	Walton	9	\$2,328,731	\$118,169	\$265,671
Lafayette	0	\$-	\$-	\$-	Washington	9	\$1,855,543	\$99,420	\$213,554
Lake	189	\$56,605,330	\$2,848,059	\$313,471	TOTALS	8,300	\$2,618,285,404	\$132,276,190	\$332,717

HOMEOWNERSHIP PROGRAMS

HOMETOWN HEROES PROGRAM DEMOGRAPHICS

NUMBER OF LOANS CLOSED & HOMEBUYERS SERVED		8,300
HOUSEHOLD SIZE	1-2 persons	6,493
	3-4 persons	1,495
	5+ persons	312
HOUSEHOLD INCOME	0-30% Area Median Income (AMI)	9
	30.01-50% AMI	244
	50.01-80% AMI	2,109
	80.01-100% AMI	2,336
	over 100% AMI	3,602
AGE OF HEAD OF HOUSEHOLD	18 - 54	7,394
	55 - 61	608
	62+	298
RACE OF HEAD OF HOUSEHOLD	American Indian or Alaska Native	67
	Asian	166
	Black/African American	1,283
	Native Hawaiian/Other Pacific Islander	-
	No Race Designated	758
	Other	108
	Two or more Races	56
	White	5,862
ETHNICITY OF HEAD OF HOUSEHOLD	Hispanic	3,397
	Non-Hispanic	4,510
	No Ethnicity Designated	753

RENTAL PROGRAMS

STATE APARTMENT INCENTIVE LOANS (SAIL)

COUNTY	DEVELOPMENT	FUNDING AMOUNT	TOTAL UNITS	SET-ASIDE UNITS	EXTREMELY LOW INCOME UNITS
Alachua	Woodland Park II	\$750,000	144	144	15
Broward	Pinnacle at Cypress	\$10,500,000	100	100	10
Charlotte	Vincentian Villas	\$4,065,411	15	15	0
Collier	Main Street Village	\$4,400,000	79	79	0
Gadsden	Cross Creek Gardens at Quincy II	\$8,430,200	94	94	10
Hernando	Summit Villas	\$8,147,200	80	80	8
Hillsborough	40th Street Lofts	\$5,581,100	65	65	15
	Franklin - Tampa	\$6,000,000	80	80	12
	Gallery at Rome Yards Phase 4	\$6,000,000	222	182	34
	Manatee Village	\$3,310,268	62	62	2
Lee	Sandpiper Run	\$2,338,300	60	60	6
Manatee	Cedar Cove	\$7,682,300	80	80	12
Miami-Dade	CM Redevelopment II	\$6,750,000	132	106	20
	Gallery at SoMi Parc	\$8,500,000	297	297	45
	Metro Grande II	\$4,000,000	94	94	12
	Residences at Claude Pepper	\$3,000,000	396	396	61
Okaloosa	Willow Way Village	\$6,000,000	72	72	11
Orange	Beacon at Creative Village - Phase II (The)	\$1,319,400	30	30	4
	Reserve at Indian Hill	\$2,288,912	70	70	7
	Village of Pine Hills	\$7,700,000	96	96	20
Palm Beach	Calusa Pointe II	\$250,000	168	168	26
	Village of Valor	\$2,776,100	54	54	12
Pasco	Ekos at Bayonet Point II	\$10,320,800	120	120	12
Pinellas	Point (The)	\$4,065,411	17	17	0
Sarasota	Amaryllis Park Place 4	\$9,891,500	100	100	30
TOTALS		\$134,066,902	2,727	2,661	384

RENTAL PROGRAMS

LOW INCOME HOUSING TAX CREDITS (9%)

COUNTY	DEVELOPMENT	FUNDING AMOUNT	TOTAL UNITS	SET-ASIDE UNITS
Brevard	Forest Glen	\$2,360,000	80	80
Broward	Boulevard Gardens	\$3,750,000	92	92
	Lofts on 6th	\$3,458,400	90	90
	Paramount Place	\$3,799,800	96	96
	Residences at Foxcroft Cove	\$2,868,450	84	84
Citrus	Cardinal Oaks	\$2,142,000	80	80
Dixie	Prince Pointe	\$1,676,520	50	50
Duval	Lofts at Southbank	\$3,200,000	100	75
Hillsborough	Franklin - Tampa	\$2,500,000	80	80
	Rio Palma	\$3,500,000	90	90
Lake	Lake Saunders Apartments	\$3,200,000	101	101
Leon	Heights on Orange (The)	\$2,900,000	120	120
Manatee	Cedar Cove	\$2,142,000	80	80
	Legacy Village	\$1,950,000	60	60
Miami-Dade	Arbors at Leisure City	\$3,800,000	109	109
	Earlington Court	\$2,590,000	80	80
	Perrine Village I	\$3,800,000	100	100
	Princeton Manor	\$3,458,400	132	132
	Quail Roost Transit Village V	\$3,458,400	106	106
	Residences at Westview Landing	\$3,458,400	130	130
Okaloosa	Willow Way Village	\$2,142,000	72	72
Orange	Thornton Place	\$3,500,000	100	100
	Village of Pine Hills	\$2,700,000	96	96
Osceola	Simpson Crossings	\$3,195,000	118	118
	Woodlock Manor	\$2,142,000	80	80
	Woodlock Manor Phase Two	\$2,750,000	100	100
Palm Beach	Madison Terrace II	\$3,030,000	85	85
	Residences at Martin Manor II, The	\$3,250,000	105	105
Pinellas	Flats on Main Street (The)	\$3,000,000	78	78
	Palm Lake Urban Sanctuary	\$2,353,680	86	86
Polk	Trinity Village	\$3,048,800	102	102
St. Lucie	Sunrise Village	\$3,200,000	106	106
TOTALS		\$94,323,850	2,988	2,963

RENTAL PROGRAMS

LOW INCOME HOUSING TAX CREDITS (4%)

COUNTY	DEVELOPMENT	FUNDING AMOUNT	TOTAL UNITS	SET-ASIDE UNITS
Alachua	Woodland Park II	\$2,042,572	144	144
Bradford	New River Place	\$1,150,485	80	80
Broward	Ekos Pembroke Park	\$1,620,820	150	150
	Federation Plaza	\$2,451,163	124	124
	Gallery at FATVillage	\$616,952	263	53
	Hillsboro Crossing	\$1,861,951	75	75
	Lauderhill Point	\$2,824,817	176	176
	Pinnacle at Cypress	\$1,605,000	100	100
	Provident Place	\$1,449,233	100	100
	St. Joseph Manor II	\$2,657,860	150	150
	Tequesta Reserve	\$1,810,877	76	76
Collier	Ekos Creekside	\$2,717,232	160	160
Duval	Normandy Cove	\$2,172,558	144	144
	Oak Hammock	\$1,595,762	155	155
Escambia	Avery Place Apartments	\$1,736,971	112	112
	Ekos at Warrington	\$1,574,040	120	120
	Kupfrian Manor	\$1,416,781	94	94
	Magnolia Trail	\$1,270,000	88	88
Gadsden	Cross Creek Gardens at Quincy II	\$1,214,988	94	94
Hernando	Summit Villas	\$1,367,931	80	80
Hillsborough	40th Street Lofts	\$1,322,999	65	65
	Belmont Heights Estates I & II	\$3,488,733	559	542
	Belmont Heights Estates II	\$2,589,181	266	266
	Gallery at Rome Yards Phase 4	\$3,116,258	222	222
	Marquee Square	\$2,118,753	354	142
Lake	Urick Street Apartments	\$2,291,445	150	150
Lee	Bayshore Pines	\$3,199,909	180	180
	Sandpiper Run	\$347,502	60	60
	Southward Village CNI Phase 4	\$2,765,566	143	143
Manatee	Ninth Street Apartments	\$2,130,784	134	134
Miami-Dade	Capri Place	\$1,257,255	180	72
	CM Redevelopment II	\$1,618,503	132	132
	Culmer Place V	\$6,518,571	375	300

RENTAL PROGRAMS

COUNTY	DEVELOPMENT	FUNDING AMOUNT	TOTAL UNITS	SET-ASIDE UNITS
Miami-Dade cont.	Emerald Dunes Apartments	\$1,831,269	141	141
	Gallery at SoMi Parc	\$5,441,806	297	297
	Jose Marti Villas	\$2,547,837	146	146
	Liberty Square Elderly	\$2,190,356	132	132
	Metro Grande II	\$1,818,061	94	94
	Osprey Landing	\$1,459,222	100	100
	Rainbow Village	\$8,285,984	310	310
	Residences at Claude Pepper	\$7,590,053	396	396
	Riverwalk I	\$1,357,557	123	123
	Running Brook Apartments	\$3,495,878	186	186
	Towne Villas	\$2,890,249	180	180
	Towne Villas II	\$2,949,322	180	180
	Wellspring Apartments	\$1,577,935	99	99
Orange	Beacon at Creative Village - Phase II	\$555,128	30	30
	Clarcona Groves	\$3,066,218	264	264
	Emerald Villas Phase III	\$1,188,934	90	90
	Hidden Cove	\$1,359,645	128	128
	Hollowbrook	\$2,544,697	144	144
	Ivey Apartments	\$1,935,096	137	137
	Reserve at Indian Hill	\$822,771	70	70
Osceola	Maison at Solivita Marketplace	\$8,145,694	396	396
Palm Beach	Calusa Pointe II	\$2,750,000	168	168
	Residences at Marina Village	\$1,357,335	149	60
	Village of Valor	\$1,267,914	54	54
Pasco	Ekos at Bayonet Point II	\$2,039,808	120	120
Pinellas	Clear Bay Terrace Apartments	\$1,235,144	101	101
	Oakhurst Trace	\$2,500,000	225	225
Polk	Episcopal Catholic	\$2,832,471	199	196
Putnam	College Arms	\$992,746	108	108
Sarasota	Amaryllis Park Place 4	\$1,705,863	100	100
Seminole	Riverbend Landings - Phase II	\$4,252,821	50	10
TOTALS		\$151,911,266	10,222	9,468

RENTAL PROGRAMS

NATIONAL HOUSING TRUST FUND

COUNTY	DEVELOPMENT	FUNDING AMOUNT	TOTAL UNITS	SET-ASIDE UNITS
Citrus	Fountains at Hidden Lake	\$2,080,000	81	8
Columbia	Sweetwater II	\$1,375,000	48	5
Highlands	Avon Park	\$1,650,000	80	6
Hillsborough	Franklin - Tampa	\$1,893,600	80	8
Leon	Pointe at Piney-Z	\$1,820,000	80	7
Manatee	Cedar Cove	\$1,992,000	80	8
	Legacy Village	\$1,494,000	60	6
Miami-Dade	Quail Roost Transit Village V	\$3,750,000	106	10
	Southpointe Vista II	\$1,110,000	208	3
Okaloosa	Willow Way Village	\$1,772,400	72	7
Orange	Cardinal Pointe	\$2,750,000	120	10
	Village of Pine Hills	\$956,000	96	4
Palm Beach	Roseland Gardens	\$2,065,000	148	7
TOTALS		\$24,708,000	1,259	89

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

COUNTY	HOUSEHOLDS SERVED	TOTAL TBRA PAID
Alachua	1	\$10,088
Bay	1	\$10,126
Charlotte	0	\$0
Hernando	10	\$85,799
Santa Rosa	20	\$213,198
TOTALS	32	\$319,211

0-30% AMI	31-50% AMI	51-80% AMI
16	16	0

Note:

HOME funds are used to fund this program. This table represents rental assistance paid to all participating households from January 1, 2024 through December 31, 2024.

The maximum rents available through HOME funds were not able to compete with increased costs of rent in many communities across the state, resulting in reduced participation in the Housing Stability for Schoolchildren Program in 2024.

RENTAL PROGRAMS

MULTIFAMILY MORTGAGE REVENUE BONDS

COUNTY	DEVELOPMENT	FUNDING AMOUNT	TOTAL UNITS	SET-ASIDE UNITS
Bradford	New River Place	\$12,410,000	80	32
Collier	Ekos at Santa Clara	\$17,600,000	84	34
	Ekos Creekside	\$38,625,000	160	64
Duval	Normandy Cove	\$28,000,000	144	58
Escambia	Ekos at Warrington	\$20,850,000	120	48
	Magnolia Trail	\$16,000,000	88	36
Gadsden	Cross Creek Gardens at Quincy II	\$13,000,000	94	38
Hernando	Summit Villas	\$15,000,000	80	32
Hillsborough	40th Street Lofts	\$16,500,000	65	26
	Gallery at Rome Yards Phase 4	\$52,250,000	222	89
Lake	Urick Street Apartments	\$27,000,000	150	60
Lee	Bayshore Pines	\$35,043,000	180	180
	Sandpiper Run	\$9,080,000	60	24
	Southward Village CNI Phase 4	\$36,000,000	143	58
Manatee	Ninth Street	\$27,000,000	134	54
Miami-Dade	Capri Place	\$15,000,000	180	72
	CM Redevelopment II	\$31,000,000	132	53
	Culmer Place V	\$91,000,000	375	150
	Gallery at SoMi Parc	\$69,000,000	297	119
	Liberty Square Elderly	\$32,500,000	132	53
	Metro Grande II	\$20,000,000	94	38
	Osprey Landing	\$20,000,000	100	40
	Residences at Claude Pepper	\$112,750,000	396	159
	Towne Villas	\$46,000,000	180	72
	Towne Villas II	\$51,000,000	180	72
Okaloosa	Bayside Breeze	\$20,000,000	100	40
Orange	Beacon at Creative Village - Phase II	\$8,500,000	30	12
	Catchlight Crossings	\$70,000,000	300	120
	Clarcona Groves	\$12,650,000	264	264
	Emerald Villas III	\$12,000,000	90	36
	Enclave at Canopy Park	\$17,250,000	104	42
	Ivey Apartments	\$23,000,000	131	53
	Reserve at Indian Hill	\$10,490,000	70	28
Osceola	Amberwood Lofts	\$20,000,000	88	36
Palm Beach	Residences at Marina Village	\$33,500,000	149	30
	Residences at Martin Manor	\$27,000,000	95	38
Pasco	Ekos at Bayonet Point II	\$26,150,000	120	48
Polk	Highland Creek	\$22,000,000	120	48
Seminole	Harwick Place	\$15,000,000	80	32
TOTALS		\$1,170,148,000	5,611	2,488

RENTAL PROGRAMS

LIVE LOCAL SAIL FUNDING

COUNTY	DEVELOPMENT	TOTAL FUNDING AMOUNT	TOTAL UNITS	TOTAL SET-ASIDE UNITS
Bradford	New River Place	\$7,665,300	80	80
Broward	Ekos Pembroke Park	\$9,995,000	150	150
Collier	Ekos Creekside	\$11,995,000	160	160
Dixie	Sandcastle Crossing	\$1,750,000	23	23
Duval	Normandy Cove	\$11,000,000	144	144
Escambia	Ekos at Warrington	\$10,327,100	120	120
Lake	Urick Street Apartments	\$10,750,000	150	150
Lee	Southward Village CNI Phase 4	\$16,000,000	143	119
Madison	Gateway Estates	\$1,750,000	23	23
Manatee	Ninth Street	\$9,500,000	134	134
Miami-Dade	Capri Place	\$15,165,500	180	180
	Culmer Place V	\$25,000,000	375	300
	Liberty Square Elderly	\$2,500,000	132	132
	Osprey Landing	\$11,000,000	100	100
	Towne Villas II	\$12,000,000	180	180
	Towne Villas	\$12,000,000	180	180
Orange	Catchlight Crossings	\$25,000,000	300	300
	Ivey Apartments	\$7,860,000	137	137
Palm Beach	Residences at Marina Village	\$16,203,000	149	149
Pinellas	Oakhurst Trace	\$11,200,000	225	225
Seminole	Riverbend Landings - Phase II	\$4,441,521	50	50
Suwannee	Suwannee Pointe II	\$1,750,000	20	20
Taylor	Sandcastle Preserve	\$1,750,000	23	23
TOTALS		\$236,602,421	3,178	3,079

RENTAL PROGRAMS

HOME-ARP (AMERICAN RESCUE PLAN)

COUNTY	DEVELOPMENT	FUNDING AMOUNT	TOTAL UNITS	SET-ASIDE UNITS
Alachua	Woodland Park II	\$779,100	144	3
Broward	Pinnacle at Cypress	\$1,437,500	100	5
Charlotte	Vincentian Villas	\$1,781,700	15	10
Gadsden	Cross Creek Gardens at Quincy II	\$723,900	94	3
Hernando	Summit Villas	\$779,100	80	3
Hillsborough	40th Street Lofts	\$1,298,500	65	5
Lee	Blue Coral	\$1,753,600	72	8
Miami-Dade	CM Redevelopment II	\$1,544,500	132	5
	Eleven44	\$3,822,058	22	22
	Metro Grande II	\$1,544,500	94	5
Okaloosa	Bayside Breeze	\$780,000	100	3
Orange	Mariposa Grove	\$1,675,000	138	5
Palm Beach	Calusa Pointe II	\$1,458,500	168	5
	Residences at Martin Manor	\$1,475,000	95	3
	Village of Valor	\$1,458,500	54	5
Pasco	Ekos at Bayonet Point II	\$779,100	120	3
Pinellas	Point (The)	\$2,067,000	17	10
Sarasota	Amaryllis Park Place 4	\$749,100	100	3
Volusia	Fox Pointe	\$1,392,300	70	7
TOTALS		\$27,298,958	1,680	113

GRANTS TO FINANCE HOUSING FOR PERSONS WITH DEVELOPMENTAL DISABILITIES

COUNTY	DEVELOPMENT	FUNDING AMOUNT	TOTAL UNITS	SET-ASIDE UNITS
Pinellas	Independence Place - Pinellas	\$1,044,500	6	6
Manatee	Legacy Village	\$4,600,000	60	60
TOTALS		\$5,644,500	66	66

RENTAL PROGRAMS

RENTAL PROPERTIES AWARDED FUNDING IN 2024

COUNTY	DEVELOPMENT	REQUEST FOR APPLICATION NUMBER	RESOURCES ALLOCATED									
			HC 9%	HC4%	MMRB	SAIL ¹	LIVE LOCAL SAIL ²	HOME	HOME-ARP	NHTF ³	GRANTS FOR PERSONS W. DEVELOPMENTAL DISABILITIES	CDBG-DR
Alachua	Woodland Park II	RFA 2024-205		\$2,042,572		\$750,000			\$779,100			
Bradford	New River Place	RFA 2024-215		\$1,150,485	\$12,410,000		\$7,665,300					
Brevard	Forest Glen	RFA 2024-201	\$2,360,000									
Broward	Boulevard Gardens	RFA 2024-202	\$3,750,000									
	Ekos Pembroke Park	RFA 2023-213		\$1,620,820			\$9,995,000					
	Federation Plaza	RFA 2022-NONC		\$2,451,163								
	Gallery at FATVillage	RFA 2023-NONC		\$616,952								
	Hillsboro Crossing	RFA 2020-205		\$1,861,951	2021							
	Lauderhill Point	RFA 2023-NONC		\$2,824,817								
	Lofts on 6th	RFA 2023-202	\$3,458,400									
	Paramount Place	RFA 2024-202	\$3,799,800									
	Pinnacle at Cypress	RFA 2024-205		\$1,605,000		\$10,500,000			\$1,437,500			
	Provident Place	RFA 2024-NONC		\$1,449,233								
	Residences at Foxcroft Cove	RFA 2023-202	\$2,868,450									
	St. Joseph Manor II	RFA 2023-NONC		\$2,657,860								
	Tequesta Reserve	RFA 2023-NONC		\$1,810,877								
Charlotte	Vincentian Villas	RFA 2024-102				\$4,065,411			\$1,781,700			
Citrus	Cardinal Oaks	RFA 2023-201	\$2,142,000									
	Fountains at Hidden Lake	RFA 2023-205	2023							\$2,080,000		
Collier	Ekos at Santa Clara	RFA 2024-306			\$17,600,000							\$10,000,000
	Ekos Creekside	RFA 2023-213		\$2,717,232	\$38,625,000		\$11,995,000					

RENTAL PROGRAMS

RESOURCES ALLOCATED			UNITS FUNDED			INCOME RESTRICTIONS BY AMI				DEMOGRAPHIC TARGET	CONSTRUCTION CATEGORY ⁸	ESTIMATED TOTAL DEVELOPMENT COSTS ⁹
RRLP ⁴	VIABILITY ⁵	LOCAL BONDS ⁶	TOTAL UNITS	SET-ASIDE UNITS/ BEDS	LINK UNITS ⁷	< 35%	35.01-50%	50.01-60%	60.01-120%			
		\$30,000,000	144	144	8	3	15	126		Family	NC	\$45,832,220
			80	80	4		8	72		Family	NC	\$23,965,182
			80	80	4		8	72		Elderly	NC	\$26,475,976
			92	92	5	10		82		Elderly	NC	\$42,109,838
		\$34,150,000	150	150	12	23	51	16	60	Elderly	NC	\$49,133,551
		\$33,025,000	124	124				124		Elderly	A/R	\$66,396,465
		\$55,700,000	263	53			53			Family	NC	\$92,299,018
			75	75	4	17		58		Elderly	NC	\$26,274,650
		2008	176	176				176		Family	A/R	\$66,499,151
			90	90	7	14		48	28	Elderly	NC	\$38,746,597
			96	96	5	10		86		Elderly	NC	\$43,476,628
		\$22,000,000	100	100	5	15		85		Elderly	NC	\$38,840,443
		\$21,000,000	100	100				100		Elderly	NC	\$34,331,959
			84	84	7	13		52	19	Family	NC	\$35,142,081
		\$32,000,000	150	150				150		Elderly	NC	\$53,398,031
		\$25,000,000	76	76				76		Elderly	NC	\$42,137,395
			15	15		10		5		Special Needs	NC	\$6,607,351
			80	80	6	12	25		43	Family	NC	\$24,134,581
			81	81	5		9	72		Elderly	NC	\$25,001,991
			84	84		13		32	39	Family	NC	\$29,285,832
			160	160	8	16	80		64	Family	NC	\$60,097,743

RENTAL PROGRAMS

RENTAL PROPERTIES AWARDED FUNDING IN 2024

COUNTY	DEVELOPMENT	REQUEST FOR APPLICATION NUMBER	RESOURCES ALLOCATED									
			HC 9%	HC4%	MMRB	SAIL ¹	LIVE LOCAL SAIL ²	HOME	HOME-ARP	NHTF ³	GRANTS FOR PERSONS W. DEVELOPMENTAL DISABILITIES	CDBG-DR
Collier cont.	Main Street Village	RFA 2024-104				\$4,400,000						
Columbia	Sweetwater II	RFA 2023-205	2023		2021					\$1,375,000		
Dixie	Prince Pointe	RFA 2024-201	\$1,676,520									
	Sandcastle Crossing	RFA 2024-206					\$1,750,000	\$6,637,749				
Duval	Lofts at Southbank	RFA 2024-202	\$3,200,000									
	Normandy Cove	RFA 2024-215		\$2,172,558	\$28,000,000		\$11,000,000					
	Oak Hammock	RFA 2023-NONC		\$1,595,762								
Escambia	Avery Place Apartments	RFA 2024-305		\$1,736,971								\$7,000,000
	Ekos at Warrington	RFA 2024-215		\$1,574,040	\$20,850,000		\$10,327,100					
	Kupfrian Manor	RFA 2024-305		\$1,416,781								\$7,000,000
	Magnolia Trail	RFA 2024-305		\$1,270,000	\$16,000,000							\$6,980,000
Gadsden	Cross Creek Gardens at Quincy II	RFA 2024-205		\$1,214,988	\$13,000,000	\$8,430,200			\$723,900			
Hernando	Summit Villas	RFA 2024-205		\$1,367,931	\$15,000,000	\$8,147,200			\$779,100			
Highlands	Avon Park	RFA 2023-205	2023							\$1,650,000		
Hillsborough	40th Street Lofts	RFA 2024-205		\$1,322,999	\$16,500,000	\$5,581,100			\$1,298,500			
	Belmont Heights Estates I & II	RFA 2023-NONC		\$3,488,733								
	Belmont Heights Estates II	RFA 2023-NONC		\$2,589,181								
	Franklin - Tampa	RFA 2024-106	\$2,500,000			\$6,000,000				\$1,893,600		
	Gallery at Rome Yards Phase 4	RFA 2024-205		\$3,116,258	\$52,250,000	\$6,000,000						
	Manatee Village	RFA 2024-104				\$3,310,268						

RENTAL PROGRAMS

RESOURCES ALLOCATED			UNITS FUNDED			INCOME RESTRICTIONS BY AMI				DEMOGRAPHIC TARGET	CONSTRUCTION CATEGORY ⁸	ESTIMATED TOTAL DEVELOPMENT COSTS ⁹
RRLP ⁴	VIABILITY ⁵	LOCAL BONDS ⁶	TOTAL UNITS	SET-ASIDE UNITS/ BEDS	LINK UNITS ⁷	< 35%	35.01-50%	50.01-60%	60.01-120%			
			79	79			16	63		FW FW	R	\$4,400,000
		2023	48	48	3		5	43		Family	NC	\$18,473,736
			50	50	3		5	45		Family	NC	\$16,478,662
			23	23			5	18		Family	NC	\$8,476,649
			100	75	5	10		65		Family	NC	\$43,733,519
			144	144	11	22		69	53	Family	NC	\$48,751,415
		\$19,003,000	155	155				155		Family	A/R	\$38,385,306
		4,000,000	112	112		17		72	23	Family	NC	\$36,520,078
			120	120	6		12	108		Family	NC	\$34,556,619
		\$18,000,000	94	94		16		56	22	Elderly	NC	\$29,824,427
			88	88			9		79	Elderly	NC	\$26,238,088
			94	94	5		10	84		Family	NC	\$25,846,387
			80	80	4	3	8	69		Elderly	NC	\$29,141,642
			80	80	6		12	68		Family	NC	\$25,221,577
			65	65	8	20		29	16	Family	NC	\$27,567,420
		\$45,000,000	559	542		54		294		Family	A/R	\$87,204,407
		\$31,700,000	266	266		35		231		Family	A/R	\$64,784,876
			80	80	4	8	12	60		Special Needs	NC	\$32,780,233
			222	222	17	34	22	36	90	Family	NC	\$80,546,585
			62	62			15	47		Family	R	\$3,310,268

RENTAL PROGRAMS

RENTAL PROPERTIES AWARDED FUNDING IN 2024

COUNTY	DEVELOPMENT	REQUEST FOR APPLICATION NUMBER	RESOURCES ALLOCATED									
			HC 9%	HC4%	MMRB	SAIL ¹	LIVE LOCAL SAIL ²	HOME	HOME-ARP	NHTF ³	GRANTS FOR PERSONS W. DEVELOPMENTAL DISABILITIES	CDBG-DR
Hillsborough cont.	Marquee Square	RFA 2023-NONC		\$2,118,753								
	Rio Palma	RFA 2024-202	\$3,500,000									
Lake	Lake Saunders Apartments	RFA 2024-201	\$3,200,000									
	Urick Street Apartments	RFA 2023-213		\$2,291,445	\$27,000,000		\$10,750,000					
Lee	Bayshore Pines	RFA 2023-NONC		\$3,199,909	\$35,043,000							
	Blue Coral	RFA 2023-108	2023						\$1,753,600			
	Sandpiper Run	RFA 2023-204		\$347,502	\$9,080,000	\$2,338,300						
	Southward Village CNI Phase 4	RFA 2024-214		\$2,765,566	\$36,000,000		\$16,000,000					
Leon	Heights on Orange (The)	RFA 2024-201	\$2,900,000									
	Pointe at Piney-Z	RFA 2023-205	2023							\$1,820,000		
Madison	Gateway Estates	RFA 2024-206					\$1,750,000	\$6,000,000				
Manatee	Cedar Cove	RFA 2024-103	\$2,142,000			\$7,682,300				\$1,992,000		
	Desoto Apartments	RFA 2024-306										\$10,000,000
	Legacy Village	RFA 2024-106	\$1,950,000							\$1,494,000	\$4,600,000	
	Ninth Street Apartments	RFA 2023-213		\$2,130,784	\$27,000,000		\$9,500,000					
Miami-Dade	Arbors at Leisure City	RFA 2024-203	\$3,800,000									
	Capri Place	RFA 2023-213		\$1,257,255	\$15,000,000		\$15,165,500					
	CM Redevelopment II	RFA 2024-205		\$1,618,503	\$31,000,000	\$6,750,000			\$1,544,500			
	Culmer Place V	RFA 2024-216		\$6,518,571	\$91,000,000		\$25,000,000					

RENTAL PROGRAMS

RESOURCES ALLOCATED			UNITS FUNDED			INCOME RESTRICTIONS BY AMI				DEMOGRAPHIC TARGET	CONSTRUCTION CATEGORY ⁸	ESTIMATED TOTAL DEVELOPMENT COSTS ⁹
RRLP ⁴	VIABILITY ⁵	LOCAL BONDS ⁶	TOTAL UNITS	SET-ASIDE UNITS/ BEDS	LINK UNITS ⁷	< 35%	35.01-50%	50.01-60%	60.01-120%			
		\$26,500,000	354	142			94	1	47	Family	NC	\$111,489,582
			90	90	7	14	32	10	34	Family	NC	\$34,593,534
			101	101	8	16		61	24	Family	NC	\$32,120,195
			150	150	8	15	75		60	Family	NC	\$48,443,643
			180	180				180		Family	NC	\$56,300,721
2023			72	72		11		61		Homeless	NC	\$28,233,004
			60	60	3			60		Elderly	R	\$8,260,467
			143	143	11	22	35	58	4	Family	NC	\$68,180,982
			120	120	6		12	108		Family	NC	\$36,806,685
		2023	80	80	4	8		72		Family	NC	\$25,108,117
			23	23			5	18		Family	NC	\$7,572,171
			80	80		20		60		Homeless	NC	\$30,402,644
			140	140		22		86	32	Family	NC	\$50,207,541
			60	60		15		45		Special Needs	NC	\$25,793,094
			134	134	7	14	66		54	Family	NC	\$46,729,139
			109	109	9	18		37	54	Family	NC	\$42,517,760
			180	72	5	9		63	108	Family	NC	\$63,292,652
			132	132	10	25	46	8	32	Family	NC	\$59,591,864
			375	300	29	57	53	53	137	Family	NC	\$187,377,189

RENTAL PROGRAMS

RENTAL PROPERTIES AWARDED FUNDING IN 2024

COUNTY	DEVELOPMENT	REQUEST FOR APPLICATION NUMBER	RESOURCES ALLOCATED									
			HC 9%	HC4%	MMRB	SAIL ¹	LIVE LOCAL SAIL ²	HOME	HOME-ARP	NHTF ³	GRANTS FOR PERSONS W. DEVELOPMENTAL DISABILITIES	CDBG-DR
Miami-Dade cont.	Earlington Court	RFA 2024-203	\$2,590,000									
	Eleven44	RFA 2023-102				2023			\$3,822,058	2023		
	Emerald Dunes Apartments	RFA 2023-NONC		\$1,831,269								
	Gallery at SoMi Parc	RFA 2024-205		\$5,441,806	\$69,000,000	\$8,500,000						
	Jose Marti Villas	RFA 2023-NONC		\$2,547,837								
	Liberty Square Elderly	RFA 2023-213		\$2,190,356	\$32,500,000		\$2,500,000					
	Metro Grande II	RFA 2024-205		\$1,818,061	\$20,000,000	\$4,000,000			\$1,544,500			
	Osprey Landing	RFA 2024-215		\$1,459,222	\$20,000,000		\$11,000,000					
	Perrine Village I	RFA 2024-203	\$3,800,000									
	Princeton Manor	RFA 2023-203	\$3,458,400									
	Quail Roost Transit Village V	RFA 2023-203	\$3,458,400							\$3,750,000		
	Rainbow Village	RFA 2021-208		\$8,285,984		2021						
	Residences at Claude Pepper	RFA 2024-205		\$7,590,053	\$112,750,000	\$3,000,000						
	Residences at Westview Landing	RFA 2023-203	\$3,458,400									
	Riverwalk I	RFA 2024-NONC		\$1,357,557								
	Running Brook Apartments	RFA 2023-NONC		\$3,495,878								
	Southpointe Vista II	RFA 2023-205		2023		2023				\$1,110,000		
	Towne Villas	RFA 2024-214		\$2,890,249	\$46,000,000		\$12,000,000					
	Towne Villas II	RFA 2024-214		\$2,949,322	\$51,000,000		\$12,000,000					
	Wellspring Apartments	RFA 2023-NONC		\$1,577,935								

RENTAL PROGRAMS

RESOURCES ALLOCATED			UNITS FUNDED			INCOME RESTRICTIONS BY AMI				DEMOGRAPHIC TARGET	CONSTRUCTION CATEGORY ⁸	ESTIMATED TOTAL DEVELOPMENT COSTS ⁹
RRLP ⁴	VIABILITY ⁵	LOCAL BONDS ⁶	TOTAL UNITS	SET-ASIDE UNITS/ BEDS	LINK UNITS ⁷	< 35%	35.01-50%	50.01-60%	60.01-120%			
			80	80	6	12		32	36	Elderly	NC	\$27,853,083
			22	22		6	5	11		Special Needs	NC	\$10,692,143
		\$30,000,000	141	141		16		125		Family	A/R	\$51,983,320
			297	297	23	45		162	90	Family	NC	\$114,691,007
		\$33,500,000	146	146		25	72	18	31	Family	NC	\$53,926,968
			132	132	33	65			67	Elderly	NC	\$46,435,113
			94	94	8	20	13	29	32	Elderly	NC	\$37,330,504
			100	100		15		60	25	Family	NC	\$33,734,434
			100	100	8	15		59	26	Elderly	NC	\$41,489,349
			132	132	10	20		52	60	Elderly	NC	\$32,183,870
			106	106	9	17		38	51	Elderly	NC	\$39,048,991
	2023	2023	310	310	26	52	42	60	156	Family	NC	\$86,729,931
			396	396	31	61	105	3	227	Family	NC	\$160,064,317
			130	130	10	20		85	25	Family	NC	\$43,172,849
		\$16,315,000	123	123			25	98		Family	A/R	\$31,769,196
		2021	186	186		4		182		Family	A/R	\$88,353,356
		2023	208	208	17	34		72	102	Family	NC	\$62,121,629
			180	180	9	18		162		Family	NC	\$72,521,905
			180	180	14	27	45	33	75	Family	NC	\$75,255,051
		\$17,150,000	99	99			67	32		Elderly	NC	\$31,547,770

RENTAL PROGRAMS

RENTAL PROPERTIES AWARDED FUNDING IN 2024

COUNTY	DEVELOPMENT	REQUEST FOR APPLICATION NUMBER	RESOURCES ALLOCATED									
			HC 9%	HC4%	MMRB	SAIL ¹	LIVE LOCAL SAIL ²	HOME	HOME-ARP	NHTF ³	GRANTS FOR PERSONS W. DEVELOPMENTAL DISABILITIES	CDBG-DR
Okaloosa	Bayside Breeze	RFA 2022-205		2023	\$20,000,000				\$780,000	2023		
	Willow Way Village	RFA 2024-106	\$2,142,000			\$6,000,000				\$1,772,400		
Orange	Beacon at Creative Village - Phase II	RFA 2024-205		\$555,128	\$8,500,000	\$1,319,400						
	Cardinal Pointe	RFA 2023-305	2023							\$2,750,000		
	Catchlight Crossings	RFA 2024-216			\$70,000,000		\$25,000,000					
	Clarcona Groves	RFA 2023-NONC		\$3,066,218	\$12,650,000							
	Emerald Villas Phase III	RFA 2022-NONC		\$1,188,934	\$12,000,000							
	Enclave at Canopy Park	RFA 2022-205		2023	\$17,250,000	2023				2023		
	Hidden Cove - Orlando	RFA 2023-NONC		\$1,359,645								
	Hollowbrook	RFA 2023-NONC		\$2,544,697								
	Ivey Apartments	RFA 2023-213		\$1,935,096	\$23,000,000		\$7,860,000					
	Mariposa Grove	RFA 2023-205		2023	2023				\$1,675,000	2023		
	Reserve at Indian Hill	RFA 2023-204		\$822,771	\$10,490,000	\$2,288,912						
	Thornton Place	RFA 2024-202	\$3,500,000									
	Village of Pine Hills	RFA 2024-103	\$2,700,000			\$7,700,000				\$956,000		
	Amberwood Lofts	RFA 2024-306			\$20,000,000							\$9,500,000
Osceola	Maison at Solivita Marketplace	RFA 2024-NONC		\$8,145,694								
	Simpson Crossings	RFA 2024-201	\$3,195,000									
	Woodlock Manor	RFA 2023-201	\$2,142,000									
	Woodlock Manor Phase Two	RFA 2024-201	\$2,750,000									

RENTAL PROGRAMS

RESOURCES ALLOCATED			UNITS FUNDED			INCOME RESTRICTIONS BY AMI				DEMOGRAPHIC TARGET	CONSTRUCTION CATEGORY ⁸	ESTIMATED TOTAL DEVELOPMENT COSTS ⁹
RRLP ⁴	VIABILITY ⁵	LOCAL BONDS ⁶	TOTAL UNITS	SET-ASIDE UNITS/ BEDS	LINK UNITS ⁷	< 35%	35.01-50%	50.01-60%	60.01-120%			
		2023	100	100	5	13		87		Elderly	NC	\$33,239,226
			72	72		18		54		Homeless	NC	\$25,890,073
			30	30	2	4		20	6	Family	NC	\$12,158,851
			120	120	6		12	108		Elderly	NC	\$39,760,259
			300	300	12	46		185	69	Family	NC	\$128,496,860
			264	264			159	105		Family	R	\$66,463,779
			90	90			23	56	11	Family	NC	\$27,220,774
		2023	104	104	8	21	16	40	27	Family	NC	\$33,552,504
		\$15,600,000	128	128			21	82		Family	A/R	\$34,818,039
		\$29,300,000	144	144		27	19	38	60	Family	A/R	\$60,444,218
			137	137	7	14	68		55	Family	NC	\$41,327,517
		2023	138	138	11	26	10	34	68	Elderly	NC	\$53,036,720
			70	70	4		7	63		Elderly	R	\$8,014,274
			100	100	8	15		63	22	Elderly	NC	\$38,695,496
			96	96		20	4	72		Homeless	NC	\$35,580,494
			88	88		14		33	41	Family	NC	\$36,998,764
		\$91,000,000	396	396				396		Family	NC	\$129,949,854
			118	118	9	18	1	44	55	Family	NC	\$40,998,799
			80	80	6	12		32	36	Elderly	NC	\$23,926,802
			100	100	8	15		40	45	Elderly	NC	\$32,498,082

RENTAL PROGRAMS

RENTAL PROPERTIES AWARDED FUNDING IN 2024

COUNTY	DEVELOPMENT	REQUEST FOR APPLICATION NUMBER	RESOURCES ALLOCATED									
			HC 9%	HC4%	MMRB	SAIL ¹	LIVE LOCAL SAIL ²	HOME	HOME-ARP	NHTF ³	GRANTS FOR PERSONS W. DEVELOPMENTAL DISABILITIES	CDBG-DR
Palm Beach	Calusa Pointe II	RFA 2024-205		\$2,750,000		\$250,000			\$1,458,500			
	Madison Terrace II	RFA 2024-202	\$3,030,000									
	Residences at Marina Village	RFA 2023-213		\$1,357,335	\$33,500,000		\$16,203,000					
	Residences at Martin Manor	RFA 2022-205		2023	\$27,000,000	2023			\$1,475,000	2023		
	Residences at Martin Manor II, The	RFA 2024-202	\$3,250,000									
	Roseland Gardens	RFA 2023-205	2023							\$2,065,000		
	Village of Valor	RFA 2024-205		\$1,267,914		\$2,776,100			\$1,458,500			
Pasco	Ekos at Bayonet Point II	RFA 2024-205		\$2,039,808	\$26,150,000	\$10,320,800			\$779,100			
Pinellas	Clear Bay Terrace Apartments	RFA 2024-NONC		\$1,235,144								
	Flats on Main Street (The)	RFA 2024-202	\$3,000,000									
	Independence Place - Pinellas	RFA-2024-105									\$1,044,500	
	Largo Station	RFA 2024-306										\$10,000,000
	Oakhurst Trace	RFA 2023-213		\$2,500,000			\$11,200,000					
	Palm Lake Urban Sanctuary	RFA 2023-202	\$2,353,680									
	Point (The)	RFA 2024-102				\$4,065,411			\$2,067,000			
Polk	Episcopal Catholic	RFA 2023-NONC		\$2,832,471								
	Highland Creek	RFA 2024-306			\$22,000,000							\$10,000,000
	Trinity Village	RFA 2024-201	\$3,048,800									
Putnam	College Arms	RFA 2021-205		\$992,746	2022							

RENTAL PROGRAMS

RESOURCES ALLOCATED			UNITS FUNDED			INCOME RESTRICTIONS BY AMI				DEMOGRAPHIC TARGET	CONSTRUCTION CATEGORY ⁸	ESTIMATED TOTAL DEVELOPMENT COSTS ⁹
RRLP ⁴	VIABILITY ⁵	LOCAL BONDS ⁶	TOTAL UNITS	SET-ASIDE UNITS/ BEDS	LINK UNITS ⁷	< 35%	35.01-50%	50.01-60%	60.01-120%			
		\$27,000,000	168	168	13	26	8	67	67	Family	NC	\$55,155,276
			85	85	5	9		76		Elderly	NC	\$32,039,634
			149	60	4	8	22	7	112	Family	NC	\$47,336,367
			95	95	8	20	31	11	33	Family	NC	\$42,934,823
			105	105	8	16	19		70	Family	NC	\$40,562,223
		2023	148	148	8	15		133		Elderly	NC	\$40,947,170
		\$14,800,000	54	54	6	17	6	15	16	Family	NC	\$28,693,270
			120	120	6	3	12	105		Elderly	NC	\$43,652,955
		\$15,400,000	101	101			20	81		Elderly	A/R	\$32,168,626
			78	78	6	12		48	18	Family	NC	\$32,708,632
			6	6			2	4		Special Needs	NC	\$2,800,000
		\$30,000,000	168	168		26	24	68	50	Family	NC	\$56,855,834
		\$28,000,000	225	225	12	23	90	22	90	Family	NC	\$56,749,141
			86	86	7	13	14	42	17	Family	NC	\$29,812,681
			17	17		10		7		Special Needs	NC	\$6,323,409
		\$30,000,000	199	196		28		135	33	Elderly	A/R	\$65,355,321
			120	120		18	28	26	48	Family	NC	\$40,182,552
			102	102	8	16		61	25	Elderly	NC	\$29,912,884
			108	108	6		11	97		Family	A/P	\$18,240,266

RENTAL PROGRAMS

RENTAL PROPERTIES AWARDED FUNDING IN 2024

COUNTY	DEVELOPMENT	REQUEST FOR APPLICATION NUMBER	RESOURCES ALLOCATED									
			HC 9%	HC4%	MMRB	SAIL ¹	LIVE LOCAL SAIL ²	HOME	HOME-ARP	NHTF ³	GRANTS FOR PERSONS W. DEVELOPMENTAL DISABILITIES	CDBG-DR
Sarasota	Amaryllis Park Place 4	RFA 2024-205		\$1,705,863		\$9,891,500			\$749,100			
Seminole	Harwick Place	RFA 2024-306			\$15,000,000							\$10,000,000
	Riverbend Landings - Phase II	RFA 2023-213		\$4,252,821			\$4,441,521					
St. Lucie	Sunrise Village	RFA 2024-201	\$3,200,000									
Suwannee	Suwannee Pointe II	RFA 2024-206					\$1,750,000	\$3,520,000				
Taylor	Sandcastle Preserve	RFA 2024-206					\$1,750,000	\$6,665,019				
Volusia	Fox Pointe	RFA 2023-108	2023						\$1,392,300			
TOTALS			\$94,323,850	\$151,911,266	\$1,170,148,000	\$134,066,902	\$236,602,421	\$22,822,768	\$27,298,958	\$24,708,000	\$5,644,500	\$80,480,000

Notes:

When a development has received funding in a prior year, that year is included in the appropriate resources allocated column. In order to serve lower income households, resources from more than one program are often combined to finance a development. This table includes developments that have been awarded funding, but may have been subject to legal challenges as of December 31. As a result the developments list in this table may include those that received a preliminary award prior to the conclusion of such litigation.

¹ The State Apartment Incentive Loan (SAIL) Program resources reported include additional funding used to create units that are affordable to Extremely Low Incomes (ELI) households.

² The Live Local SAIL Program resources reported include additional funding used to create units that are affordable to ELI households.

³ Bayside Breeze, Mariposa Grove, and Residences at Martin Manor received NHTF in 2023, but had to switch to HOME-ARP funding in 2024 based on environmental review requirements..

⁴ The Rental Recovery Loan Program (RRLP) is included even though no new funding was provided in 2024. This is to show developments that received funding in prior years.

RENTAL PROGRAMS

RESOURCES ALLOCATED			UNITS FUNDED			INCOME RESTRICTIONS BY AMI				DEMOGRAPHIC TARGET	CONSTRUCTION CATEGORY ⁸	ESTIMATED TOTAL DEVELOPMENT COSTS ⁹
RRLP ⁴	VIABILITY ⁵	LOCAL BONDS ⁶	TOTAL UNITS	SET-ASIDE UNITS/ BEDS	LINK UNITS ⁷	< 35%	35.01-50%	50.01-60%	60.01-120%			
		\$22,000,000	100	100	15	33		10	57	Family	NC	\$37,173,881
			80	80		12		50	18	Elderly	NC	\$31,037,031
			50	50	2		10			Family	NC	\$12,690,061
			106	106	6		11	95		Family	NC	\$37,042,940
			20	20			4	16		Family	NC	\$5,043,039
			23	23			5	18		Family	NC	\$8,664,822
2023			70	70		14		35	21	Homeless	NC	\$25,698,265
\$-	\$-	\$817,143,000	15,824	15,085	669	1,695	1,829	8,119	3,295			\$5,419,206,835

⁵ The Viability Loan Program is included even though no new funding was provided in 2024. This is to show developments that received funding in prior years.

⁶ Local Bonds financing for developments that have also received Florida Housing resources have been included 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 resources with financing through Florida Housing programs.

⁷ The Link to Permanent Housing (LINK) Program requires developers to set aside a portion of a development's ELI 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. LINK units are also counted in the Set-Aside Units/ Beds for each development.

⁸ Construction Categories include Acquisition and Preservation (A/P), Acquisition and Rehabilitation (A/R), New Construction (NC), and Rehabilitation (R).

⁹ The Estimated Total Development Cost (TDC) is estimated in the development application with a final determination made in credit underwriting.

SPECIAL PROGRAMS

STATE HOUSING INITIATIVES PARTNERSHIP (SHIP) DISTRIBUTION AND ALLOCATION OF FUNDS FOR 2021-2022

LOCAL GOVERNMENT	2021-2022 STATE ANNUAL DISTRIBUTION**	HOMEOWN- ERSHIP EXPENDI- TURES	TOTAL UNITS	RENTAL EXPENDI- TURES	TOTAL UNITS	INCOME LEVELS SERVED					SPECIAL NEEDS***		
						ELI	VL	L	M	121- 140% AMI	SPECIAL NEEDS EXPENDITURES	TOTAL UNITS	% OF DISTRIBUTION
Alachua County	\$939,062	\$957,058	49	\$-	0	4	32	12	1	0	\$593,813	30	63%
.....Gainesville	\$929,346	\$883,259	25	\$-	0	5	6	11	3	0	\$429,058	4	46%
Baker County	\$350,000	\$335,944	2	\$-	0	1	0	1	0	0	\$335,944	4	96%
Bay County	\$963,128	\$1,284,399	20	\$1,498	1	2	4	15	0	0	\$300,000	4	31%
.....Panama City	\$237,630	\$223,418	6	\$75,960	47	4	40	7	2	0	\$60,485	19	25%
Bradford County	\$350,000	\$417,910	7	\$-	0	3	1	1	2	0	\$249,122	4	71%
Brevard County*	\$2,297,865	\$3,311,206	47	\$-	0	11	12	20	4	0	\$903,537	14	39%
.....Cocoa	\$132,457	\$110,454	2	\$-	0	2	0	0	0	0	\$110,454	2	83%
.....Melbourne	\$577,580	\$531,261	12	\$-	0	3	2	6	1	0	\$115,516	4	20%
.....Palm Bay	\$811,353	\$919,606	17	\$-	0	6	4	7	0	0	\$379,193	8	47%
.....Titusville	\$333,012	\$372,329	7	\$-	0	0	4	1	2	0	\$101,489	2	30%
Broward County / Coconut Creek, Margate, Weston	\$3,635,680	\$3,695,209	66	\$100,000	2	9	15	26	18	0	\$898,685	15	25%
.....Coral Springs*	\$883,497	\$866,643	14	\$-	0	3	2	7	2	0	\$325,000	5	37%
.....Davie	\$718,419	\$675,921	12	\$-	0	3	1	4	4	0	\$222,216	5	31%
.....Deerfield Beach	\$548,059	\$495,068	11	\$-	0	1	3	6	1	0	\$263,440	6	48%
.....Fort Lauderdale*	\$1,294,211	\$948,177	17	\$392,495	54	26	22	23	0	0	\$414,962	7	32%
.....Hollywood	\$1,038,010	\$1,433,436	34	\$12,814	3	8	8	20	1	0	\$166,566	3	16%
.....Lauderhill	\$495,234	\$468,278	10	\$-	0	0	4	4	2	0	\$165,893	3	33%
.....Miramar	\$949,529	\$881,124	17	\$-	0	5	8	2	2	0	\$296,099	4	31%
.....Pembroke Pines	\$1,154,225	\$1,285,255	13	\$-	0	3	3	5	2	0	\$767,211	11	66%
.....Plantation	\$620,693	\$595,815	9	\$-	0	0	3	6	0	0	\$332,350	5	54%
.....Pompano Beach	\$772,565	\$814,089	20	\$-	0	5	3	5	7	0	\$286,559	6	37%
.....Sunrise	\$644,464	\$597,369	13	\$-	0	2	4	7	0	0	\$346,065	6	54%
.....Tamarac	\$451,653	\$474,088	12	\$-	0	2	2	4	4	0	\$323,306	8	72%
Calhoun County	\$350,000	\$306,011	9	\$-	0	0	3	3	3	0	\$153,009	4	44%
Charlotte County / Punta Gorda	\$1,290,323	\$1,032,484	86	\$871,213	62	48	48	52	0	0	\$826,649	45	64%
Citrus County	\$1,033,846	\$1,568,463	62	\$-	0	16	21	25	0	0	\$511,485	16	49%
Clay County	\$1,510,150	\$1,536,638	27	\$50,751	9	10	15	9	2	0	\$1,500,282	26	99%
Collier County / Naples*,+	\$2,650,055	\$2,073,365	42	\$443,580	41	2	33	27	21	0	\$474,951	9	18%
Columbia County	\$496,459	\$499,698	41	\$-	0	13	8	8	12	0	\$105,550	10	21%

SPECIAL PROGRAMS

FUNDING AMOUNT BY INCOME LEVEL					AGE OF HOUSEHOLDER				RACE/ETHNICITY OF HOUSEHOLDER					
ELI	VLI	L	M	121-140% AMI	18-25	26-40	41-61	62+	WHITE	BLACK	HISPANIC	ASIAN	AMERICAN INDIAN	OTHER
\$64,542	\$713,080	\$149,735	\$29,700	\$-	1	3	9	36	12	37	0	0	0	0
\$83,066	\$484,733	\$300,460	\$15,000	\$-	0	8	7	10	0	25	0	0	0	0
\$161,246	\$67,527	\$107,171	\$-	\$-	0	0	0	2	1	1	0	0	0	0
\$149,683	\$300,000	\$836,215	\$-	\$-	0	10	7	4	14	6	1	0	0	0
\$3,492	\$95,887	\$118,021	\$81,978	\$-	3	31	12	7	10	36	7	0	0	0
\$103,667	\$35,000	\$145,456	\$133,788	\$-	0	0	3	4	4	3	0	0	0	0
\$794,609	\$987,417	\$1,261,311	\$267,869	\$-	0	1	16	30	32	11	2	1	0	1
\$110,454	\$-	\$-	\$-	\$-	0	0	0	2	0	2	0	0	0	0
\$26,725	\$157,348	\$309,689	\$37,500	\$-	0	3	5	4	4	6	1	0	0	1
\$294,420	\$183,870	\$441,316	\$-	\$-	0	0	8	9	3	9	5	0	0	0
\$-	\$207,897	\$56,020	\$108,412	\$-	0	1	0	6	4	2	1	0	0	0
\$436,424	\$878,334	\$1,463,489	\$1,016,963	\$-	0	18	26	24	13	40	13	1	0	1
\$191,005	\$107,586	\$439,627	\$128,425	\$-	0	0	3	11	4	7	2	0	0	1
\$159,322	\$69,425	\$222,918	\$224,255	\$-	0	2	4	6	2	0	4	2	0	4
\$47,994	\$140,305	\$286,769	\$20,000	\$-	0	1	0	10	4	2	4	0	0	1
\$454,136	\$346,361	\$540,175	\$-	\$-	2	17	29	23	5	66	0	0	0	0
\$325,056	\$376,677	\$739,417	\$5,100	\$-	0	3	6	28	19	13	5	0	0	0
\$-	\$190,837	\$197,441	\$80,000	\$-	0	2	2	6	0	9	1	0	0	0
\$283,609	\$422,186	\$41,625	\$133,703	\$-	0	1	2	14	1	12	2	0	0	2
\$269,477	\$212,529	\$522,055	\$281,194	\$-	0	0	6	7	6	3	1	0	0	3
\$-	\$207,295	\$388,520	\$-	\$-	0	1	2	6	2	5	2	0	0	0
\$185,115	\$120,492	\$248,482	\$260,000	\$-	0	3	11	6	8	12	0	0	0	0
\$73,981	\$178,800	\$344,588	\$-	\$-	0	0	1	12	6	3	3	0	0	1
\$82,925	\$77,772	\$156,011	\$157,380	\$-	0	1	3	8	2	6	4	0	0	0
\$-	\$171,671	\$58,232	\$76,108	\$-	0	1	3	5	6	1	2	0	0	0
\$685,119	\$408,810	\$809,768	\$-	\$-	4	31	5	68	119	15	8	1	0	5
\$363,699	\$639,001	\$565,763	\$-	\$-	3	10	5	14	51	5	6	0	0	0
\$447,418	\$956,693	\$153,278	\$30,000	\$-	0	7	5	24	17	15	3	0	0	1
\$58,355	\$1,152,056	\$993,647	\$312,074	\$-	2	25	1	15	21	21	37	0	0	4
\$141,800	\$77,850	\$124,500	\$155,548	\$-	4	15	11	11	22	18	1	0	0	0

SPECIAL PROGRAMS

STATE HOUSING INITIATIVES PARTNERSHIP (SHIP) DISTRIBUTION AND ALLOCATION OF FUNDS FOR 2021-2022

LOCAL GOVERNMENT	2021-2022 STATE ANNUAL DISTRIBUTION**	HOMEOWN- ERSHIP EXPENDI- TURES	TOTAL UNITS	RENTAL EXPENDI- TURES	TOTAL UNITS	INCOME LEVELS SERVED					SPECIAL NEEDS***		
						ELI	VL	L	M	121- 140% AMI	SPECIAL NEEDS EXPENDITURES	TOTAL UNITS	% OF DISTRIBUTION
DeSoto County	\$350,000	\$782,261	17	\$-	0	2	3	6	6	0	\$515,998	10	147%
Dixie County	\$350,000	\$343,783	17	\$-	0	3	4	4	6	0	\$89,409	6	26%
Duval County / Jacksonville	\$6,717,037	\$6,695,818	275	\$-	0	60	79	77	59	0	\$1,990,169	91	30%
Escambia County / Pensacola	\$2,226,666	\$3,089,213	146	\$-	0	21	18	67	40	0	\$457,900	24	21%
Flagler County / Palm Coast	\$793,634	\$867,486	18	\$44,130	6	0	12	12	0	0	\$410,015	10	52%
Franklin County	\$350,000	\$304,541	13	\$-	0	2	2	3	6	0	\$94,541	4	27%
Gadsden County	\$354,049	\$340,904	9	\$-	0	2	3	4	0	0	\$196,242	5	55%
Gilchrist County	\$350,000	\$408,192	13	\$-	0	2	2	7	2	0	\$73,855	2	21%
Glades County	\$350,000	\$275,983	13	\$-	0	4	1	5	3	0	\$165,844	9	47%
Gulf County*	\$350,000	\$372,344	10	\$-	0	1	5	3	1	0	\$127,661	4	36%
Hamilton County	\$350,000	\$327,625	13	\$-	0	0	1	8	4	0	\$113,275	1	32%
Hardee County	\$350,000	\$560,886	5	\$-	0	1	3	0	1	0	\$543,077	4	155%
Hendry County	\$350,000	\$272,985	19	\$-	0	0	5	10	4	0	\$202,737	14	58%
Hernando County	\$1,326,972	\$2,323,434	81	\$75,000	5	16	15	28	27	0	\$377,419	18	28%
Highlands County	\$736,670	\$708,648	44	\$320,926	95	23	30	61	25	0	\$306,805	46	42%
Hillsborough County*, +	\$7,425,425	\$7,611,466	217	\$1,893,698	164	35	72	166	99	9	\$1,496,008	18	20%
.....Tampa	\$2,686,825	\$3,858,874	127	\$926,760	100	62	64	70	26	5	\$1,712,705	43	64%
Holmes County	\$350,000	\$343,892	9	\$-	0	4	0	4	1	0	\$112,320	2	32%
Indian River County	\$1,098,977	\$1,462,613	51	\$-	0	5	14	25	7	0	\$296,611	14	27%
Jackson County	\$354,049	\$339,261	12	\$-	0	1	6	3	2	0	\$161,602	7	46%
Jefferson County	\$350,000	\$438,722	3	\$-	0	2	0	1	0	0	\$287,711	2	82%
Lafayette County	\$350,000	\$327,863	11	\$-	0	2	2	5	2	0	\$71,504	3	20%
Lake County	\$2,519,792	\$2,208,585	45	\$447,313	74	28	30	41	20	0	\$950,124	25	38%
Lee County*	\$5,223,737	\$4,035,114	88	\$907,590	30	28	39	47	4	0	\$10,884,918	285	208%
.....Cape Coral	\$1,283,325	\$1,420,216	31	\$-	0	5	9	13	4	0	\$403,611	8	31%
.....Fort Myers	\$634,464	\$606,142	9	\$-	0	4	3	1	1	0	\$202,900	1	32%
Leon County	\$693,725	\$896,810	12	\$-	0	2	4	6	0	0	\$680,898	9	98%
.....Tallahassee	\$1,366,028	\$1,163,677	42	\$-	0	17	15	10	0	0	\$612,982	19	45%
Levy County	\$350,000	\$377,131	15	\$-	0	2	4	5	4	0	\$85,240	3	24%
Liberty County	\$350,000	\$317,111	8	\$-	0	0	3	4	1	0	\$221,453	5	63%
Madison County	\$350,000	\$333,452	24	\$-	0	7	3	11	3	0	\$70,000	6	20%
Manatee County	\$2,333,169	\$2,924,792	34	\$-	0	0	8	14	12	0	\$1,539,221	13	66%

SPECIAL PROGRAMS

FUNDING AMOUNT BY INCOME LEVEL					AGE OF HOUSEHOLDER				RACE/ETHNICITY OF HOUSEHOLDER					
ELI	VLI	L	M	121-140% AMI	18-25	26-40	41-61	62+	WHITE	BLACK	HISPANIC	ASIAN	AMERICAN INDIAN	OTHER
\$250,200	\$44,100	\$183,711	\$304,250	\$-	1	3	4	9	7	9	1	0	0	0
\$60,402	\$81,791	\$85,189	\$116,400	\$-	2	4	5	6	16	1	0	0	0	0
\$1,286,455	\$2,257,650	\$1,944,297	\$1,207,415	\$-	4	57	9	135	41	224	7	2	0	1
\$753,783	\$574,006	\$1,236,217	\$525,208	\$-	16	42	36	52	68	70	7	0	1	0
\$-	\$434,065	\$477,551	\$-	\$-	1	6	4	13	9	14	1	0	0	0
\$80,000	\$50,000	\$54,541	\$120,000	\$-	1	4	2	6	10	3	0	0	0	0
\$37,590	\$91,714	\$211,600	\$-	\$-		1	6	2	2	7	0	0	0	0
\$74,134	\$78,571	\$205,488	\$50,000	\$-	1	5	1	6	12	1	0	0	0	0
\$91,090	\$7,764	\$94,749	\$82,380	\$-	0	0	2	11	5	2	6	0	0	0
\$60,000	\$182,102	\$80,241	\$50,000	\$-	0	1	5	4	9	1	0	0	0	0
\$-	\$113,275	\$166,350	\$48,000	\$-	0	1	10	2	4	9	0	0	0	0
\$168,240	\$359,057	\$18,589	\$15,000	\$-	0	1	1	3	3	1	1	0	0	0
\$-	\$89,664	\$126,436	\$56,886	\$-	0	1	6	12	6	10	3	0	0	0
\$539,061	\$390,345	\$901,051	\$567,977	\$-	2	34	33	17	51	15	20	0	0	0
\$130,649	\$210,181	\$493,427	\$195,318	\$-	9	59	54	17	45	52	40	0	2	0
\$652,231	\$2,056,275	\$3,987,422	\$2,527,794	\$225,000	26	90	123	142	109	97	30	4	0	141
\$543,796	\$1,535,275	\$1,547,777	\$814,361	\$344,424	6	97	69	55	36	153	34	2	0	2
\$121,572	\$-	\$212,320	\$10,000	\$-	0	1	2	6	8	1	0	0	0	0
\$145,566	\$345,132	\$922,966	\$48,949	\$-	1	13	18	19	21	26	3	1	0	0
\$8,900	\$145,697	\$98,099	\$86,565	\$-	0	0	3	9	6	5	0	0	0	1
\$308,222	\$-	\$130,500	\$-	\$-	0	0	2	1	0	3	0	0	0	0
\$36,110	\$87,373	\$154,380	\$50,000	\$-	2	2	2	5	11	0	0	0	0	0
\$761,173	\$386,362	\$1,043,308	\$465,055	\$-	12	56	34	17	39	57	19	0	0	4
\$697,884	\$2,002,679	\$1,935,351	\$306,790	\$-	6	21	52	39	43	47	27	1	0	0
\$312,175	\$387,341	\$540,700	\$180,000	\$-	1	9	9	12	18	6	7	0	0	0
\$80,082	\$251,916	\$202,900	\$71,244	\$-	0	0	0	9	0	9	0	0	0	0
\$44,593	\$373,886	\$478,332	\$-	\$-	0	0	2	10	3	9	0	0	0	0
\$389,976	\$467,735	\$305,966	\$-	\$-	0	0	16	26	5	36	0	0	1	0
\$52,600	\$102,468	\$126,408	\$95,655	\$-	0	5	3	7	9	3	3	0	0	0
\$-	\$131,253	\$178,858	\$7,000	\$-	0	0	1	7	7	1	0	0	0	0
\$90,350	\$36,900	\$137,060	\$69,142	\$-	0	6	5	13	7	17	0	0	0	0
\$-	\$1,102,221	\$1,193,517	\$629,055	\$-	3	12	9	10	14	13	2	0	1	4

SPECIAL PROGRAMS

STATE HOUSING INITIATIVES PARTNERSHIP (SHIP) DISTRIBUTION AND ALLOCATION OF FUNDS FOR 2021-2022

LOCAL GOVERNMENT	2021-2022 STATE ANNUAL DISTRIBUTION**	HOMEOWN- ERSHIP EXPENDI- TURES	TOTAL UNITS	RENTAL EXPENDI- TURES	TOTAL UNITS	INCOME LEVELS SERVED					SPECIAL NEEDS***		
						ELI	VL	L	M	121- 140% AMI	SPECIAL NEEDS EXPENDITURES	TOTAL UNITS	% OF DISTRIBUTION
....Bradenton	\$402,402	\$484,535	19	\$-	0	4	5	7	3	0	\$138,956	4	35%
Marion County	\$2,098,574	\$2,232,258	73	\$1,406,354	19	40	17	31	4	0	\$1,016,544	33	48%
....Ocala	\$425,267	\$403,147	8	\$2,823	1	4	2	2	1	0	\$85,745	1	20%
Martin County	\$1,111,194	\$1,295,501	40	\$44,152	18	12	16	18	12	0	\$343,836	16	31%
Miami-Dade County	\$7,911,424	\$7,959,467	99	\$4,893,142	63	54	16	38	54	0	\$1,929,172	25	24%
....Hialeah	\$1,042,304	\$1,000,000	8	\$-	0	3	3	2	0	0	\$750,000	6	72%
....Miami	\$2,163,366	\$2,293,715	31	\$-	0	8	8	13	2	0	\$623,542	10	29%
....Miami Beach	\$408,554	\$281,548	5	\$59,154	3	3	2	2	1	0	\$137,959	3	34%
....Miami Gardens	\$497,156	\$608,772	17	\$24,096	9	8	7	5	6	0	\$143,723	7	29%
....North Miami	\$283,034	\$174,375	7	\$-	0	2	5	0	0	0	\$74,375	3	26%
Monroe County	\$545,325	\$695,846	17	\$-	0	0	3	5	9	0	\$165,846	6	30%
Nassau County	\$618,554	\$694,077	13	\$-	0	3	3	3	4	0	\$152,790	6	25%
Okaloosa County / Fort Walton Beach	\$1,400,202	\$424,868	13	\$-	0	2	2	3	6	0	\$176,978	5	13%
Okeechobee County	\$350,000	\$549,165	37	\$57,057	16	10	6	24	13	0	\$391,213	26	112%
Orange County	\$7,623,301	\$8,018,078	201	\$362,893	81	92	22	76	92	0	\$1,847,801	21	24%
....Orlando	\$2,041,127	\$1,895,488	43	\$-	0	11	13	11	8	0	\$564,720	8	28%
Osceola County	\$2,066,480	\$1,871,059	32	\$269,048	26	15	21	16	6	0	\$795,667	26	39%
....Kissimmee*	\$517,821	\$356,876	9	\$58,110	23	0	17	15	0	0	\$80,002	2	15%
Palm Beach County	\$7,582,218	\$7,238,268	105	\$4,868,600	98	52	71	33	47	0	\$1,956,380	39	26%
....Boca Raton	\$650,735	\$847,496	6	\$-	0	0	2	3	1	0	\$234,594	2	36%
....Boynton Beach	\$536,430	\$538,172	8	\$8,375	1	1	2	3	3	0	\$270,675	5	50%
....Delray Beach	\$459,224	\$308,269	7	\$188,882	24	11	10	8	2	0	\$127,377	11	28%
....West Palm Beach	\$798,128	\$744,411	3	\$22,349	13	9	5	2	0	0	\$258,550	12	32%
Pasco County	\$3,716,662	\$5,056,055	127	\$600,000	5	18	36	58	20	0	\$2,436,923	59	66%
Pinellas County	\$3,491,137	\$2,421,807	45	\$1,898,346	23	15	11	31	11	0	\$1,147,389	15	33%
....Clearwater	\$806,837	\$1,381,246	20	\$362,747	47	38	12	15	2	0	\$400,128	25	50%
....Largo	\$578,043	\$1,023,405	19	\$4,785	2	6	4	5	6	0	\$271,145	5	47%
....St. Petersburg	\$1,853,236	\$2,858,694	59	\$-	0	7	15	31	6	0	\$455,541	10	25%
Polk County	\$3,820,341	\$3,789,495	110	\$500,000	3	5	16	43	49	0	\$1,674,842	27	44%
....Lakeland	\$747,054	\$788,634	29	\$-	0	2	7	11	9	0	\$371,474	13	50%
....Winter Haven	\$321,703	\$436,048	14	\$-	0	2	4	2	6	0	\$104,536	3	32%
Putnam County	\$508,675	\$497,500	11	\$-	0	3	1	4	3	0	\$200,750	4	39%

SPECIAL PROGRAMS

FUNDING AMOUNT BY INCOME LEVEL					AGE OF HOUSEHOLDER				RACE/ETHNICITY OF HOUSEHOLDER					
ELI	VLI	L	M	121-140% AMI	18-25	26-40	41-61	62+	WHITE	BLACK	HISPANIC	ASIAN	AMERICAN INDIAN	OTHER
\$182,983	\$180,324	\$102,796	\$18,432	\$-	0	3	8	8	7	10	1	1	0	0
\$1,482,788	\$539,047	\$1,399,666	\$217,111	\$-	2	17	31	42	41	34	17	0	0	0
\$99,519	\$129,525	\$105,716	\$71,211	\$-	0	2	4	3	1	7	1	0	0	0
\$140,613	\$328,579	\$352,162	\$518,299	\$-	2	13	20	23	33	19	4	2	0	0
\$4,163,142	\$1,290,000	\$2,948,643	\$4,450,824	\$-	3	50	66	43	4	39	94	0	0	25
\$375,000	\$375,000	\$250,000	\$-	\$-	0	0	2	6	0	0	8	0	0	0
\$556,111	\$591,471	\$974,093	\$172,040	\$-	0	6	7	18	0	21	10	0	0	0
\$108,832	\$68,563	\$119,950	\$43,357	\$-	0	1	3	4	3	0	5	0	0	0
\$109,204	\$194,055	\$135,467	\$194,143	\$-	0	9	6	11	6	19	1	0	0	0
\$49,900	\$124,475	\$-	\$-	\$-	0	0	2	5	0	6	1	0	0	0
\$-	\$65,846	\$225,000	\$405,000	\$-	1	8	5	3	14	1	2	0	0	0
\$1,382	\$218,733	\$271,975	\$201,988	\$-	1	3	1	8	5	8	0	0	0	0
\$80,275	\$67,650	\$108,411	\$168,531	\$-	0	1	6	6	6	5	1	1	0	0
\$92,886	\$95,974	\$296,075	\$121,287	\$-	4	18	18	13	27	17	9	0	0	0
\$1,527,145	\$1,431,324	\$2,920,776	\$2,501,726	\$-	11	86	135	50	65	153	41	3	0	20
\$316,113	\$723,510	\$509,817	\$346,049	\$-	2	2	11	28	3	29	9	0	0	2
\$527,006	\$572,164	\$667,449	\$373,487	\$-	1	17	22	18	6	17	34	1	0	0
\$-	\$202,366	\$212,620	\$-	\$-	2	10	13	7	0	5	26	0	0	1
\$1,499,597	\$4,184,529	\$2,241,050	\$4,181,691	\$-	9	73	73	48	28	146	24	3	0	2
\$-	\$321,132	\$451,364	\$75,000	\$-	0	1	3	2	2	2	2	0	0	0
\$8,375	\$210,842	\$213,004	\$114,326	\$-	0	2	4	3	0	7	1	0	0	1
\$53,822	\$103,408	\$261,649	\$78,271	\$-	0	11	13	7	4	25	2	0	0	0
\$16,536	\$270,246	\$479,978	\$-	\$-	0	1	8	7	4	10	2	0	0	0
\$637,474	\$1,470,917	\$2,917,524	\$630,141	\$-	4	15	53	60	102	15	12	2	0	1
\$1,186,962	\$826,859	\$1,808,383	\$497,950	\$-	7	14	25	22	47	11	4	4	0	2
\$293,285	\$282,556	\$922,732	\$245,420	\$-	1	31	20	15	16	50	1		0	0
\$372,000	\$248,000	\$219,358	\$188,832	\$-	5	4	9	3	7	7	2	1	0	4
\$238,335	\$752,457	\$1,636,882	\$231,020	\$-	1	14	18	26	23	33	0	1	0	2
\$471,724	\$1,526,792	\$1,525,979	\$765,000	\$-	12	36	37	28	53	58	2	0	0	0
\$115,992	\$233,030	\$282,106	\$157,505	\$-	1	6	9	13	3	22	4	0	0	0
\$50,699	\$142,829	\$75,362	\$167,158	\$-	1	4	2	7	4	7	3	0	0	0
\$120,000	\$50,000	\$225,000	\$102,500	\$-	2	2	5	2	4	6	1	0	0	0

SPECIAL PROGRAMS

STATE HOUSING INITIATIVES PARTNERSHIP (SHIP) DISTRIBUTION AND ALLOCATION OF FUNDS FOR 2021-2022

LOCAL GOVERNMENT	2021-2022 STATE ANNUAL DISTRIBUTION**	HOMEOWN-ERSHIP EXPENDI-TURES	TOTAL UNITS	RENTAL EXPENDI-TURES	TOTAL UNITS	INCOME LEVELS SERVED					SPECIAL NEEDS***		
						ELI	VL	L	M	121-140% AMI	SPECIAL NEEDS EXPENDITURES	TOTAL UNITS	% OF DISTRIBUTION
Santa Rosa County	\$1,274,057	\$1,666,654	59	\$-	0	13	7	17	22	0	\$270,354	6	21%
Sarasota County / Sarasota	\$3,004,195	\$4,475,617	35	\$-	0	6	21	8	0	0	\$1,064,607	10	35%
Seminole County	\$3,268,839	\$2,573,811	61	\$927,177	36	28	25	33	11	0	\$1,438,684	34	44%
St. Johns County	\$1,795,109	\$1,736,891	38	\$-	0	10	15	13	0	0	\$1,173,896	25	65%
St. Lucie County	\$512,740	\$506,008	20	\$-	0	4	6	10	0	0	\$361,416	12	70%
.....Fort Pierce	\$304,467	\$228,611	7	\$118,422	19	21	5	0	0	0	\$173,421	10	57%
.....Port St. Lucie	\$1,389,075	\$1,852,242	46	\$-	0	2	18	26	0	0	\$893,905	22	64%
Sumter County	\$972,763	\$1,265,978	18	\$-	0	4	3	6	5	0	\$418,141	5	43%
Suwannee County	\$350,000	\$339,674	26	\$-	0	10	10	0	6	0	\$78,462	8	22%
Taylor County	\$350,000	\$334,049	3	\$-	0	0	1	1	1	0	\$140,473	1	40%
Union County	\$350,000	\$338,693	13	\$-	0	5	3	3	2	0	\$71,743	3	20%
Volusia County	\$2,652,481	\$4,023,636	309	\$-	0	59	96	130	24	0	\$997,503	83	38%
.....Daytona Beach	\$480,383	\$572,643	21	\$-	0	6	4	7	4	0	\$247,515	11	52%
.....Deltona	\$640,762	\$603,480	14	\$-	0	0	6	7	1	0	\$199,660	5	31%
Wakulla County	\$350,000	\$335,049	5	\$-	0	0	2	3	0	0	\$172,480	2	49%
Walton County	\$529,059	\$525,155	13	\$-	0	5	2	4	2	0	\$150,000	3	28%
Washington County	\$350,000	\$362,460	8	\$-	0	4	3	1	0	0	\$112,460	3	32%
Subtotal:	\$147,433,487	\$156,842,730	4,071	\$23,240,239	1,223	1,155	1,361	1,834	930	14	\$64,707,535	1,681	44%

Notes:

*Local governments have received approved expenditure extensions.

**Annual distribution amounts do not include program income, recaptured funds, carry forward funds or other funds which local governments also use to fund housing strategies through the SHIP program. Thus, expenditures may exceed the annual allocation.

***Statute requires that local governments spend 20 percent of their SHIP distribution to serve Persons with Special Needs. The Persons with Special Needs percentage of distribution may exceed 100 percent when a local government spends its entire distribution plus any portion of its program income for Special Needs Households.

+Collier County and Hillsborough County both had expenditures that began in the prior FY and continued into this FY. Expenditures from this year are reported in the total expenditures. Unit totals and demographics were reported in the 2023 Annual Report, but are not included here to avoid duplication.

SPECIAL PROGRAMS

FUNDING AMOUNT BY INCOME LEVEL					AGE OF HOUSEHOLDER				RACE/ETHNICITY OF HOUSEHOLDER					
ELI	VLI	L	M	121 - 140% AMI	18 - 25	26 - 40	41 - 61	62 +	WHITE	BLACK	HISPANIC	ASIAN	AMERICAN INDIAN	OTHER
\$573,871	\$126,185	\$441,400	\$525,198	\$-	6	15	18	20	44	11	4	0	0	0
\$153,523	\$3,178,728	\$1,143,367	\$-	\$-	1	7	12	15	23	8	4	0	0	0
\$1,456,010	\$942,622	\$858,379	\$243,978	\$-	3	23	29	42	27	44	21	0	0	5
\$487,563	\$643,744	\$605,584	\$-	\$-	0	4	12	22	17	20	1	0	0	0
\$171,045	\$91,821	\$243,142	\$-	\$-	0	0	9	11	6	13	1	0	0	0
\$241,072	\$105,961	\$-	\$-	\$-	4	13	6	3	2	24	0	0	0	0
\$68,594	\$673,868	\$1,109,780	\$-	\$-	0	2	0	14	29	12	5	0	0	0
\$285,082	\$138,542	\$540,349	\$302,005	\$-	2	0	9	7	11	6	1	0	0	0
\$114,312	\$121,361	\$-	\$104,000	\$-	2	1	0	13	19	5	2	0	0	0
\$-	\$259,819	\$67,118	\$7,111	\$-	1	0	1	1	1	2	0	0	0	0
\$157,353	\$36,535	\$99,805	\$45,000	\$-	1	2	3	7	8	5	0	0	0	0
\$705,219	\$1,309,431	\$1,865,936	\$143,050	\$-	2	31	10	166	161	118	17	0	0	13
\$156,075	\$114,100	\$226,390	\$76,078	\$-	0	6	4	11	5	14	2	0	0	0
\$-	\$288,505	\$251,675	\$63,300	\$-	0	1	5	8	4	3	6	0	0	1
\$53,611	\$133,869	\$147,569	\$-	\$-	1	2	2	0	5	0	0	0	0	0
\$218,345	\$86,810	\$200,000	\$20,000	\$-	0	3	2	8	10	2	0	0	1	0
\$163,900	\$148,560	\$50,000	\$-	\$-	0	0	4	4	2	6	0	0	0	0
\$33,657,447	\$50,566,905	\$64,208,478	\$31,023,460	\$569,424	208	1,296	1,805	1,985	1,908	2,375	714	34	6	257

Additional Notes:

¹ 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. However, 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.

² Local governments are subject to periodic compliance monitoring in which a sample of the reported numbers are examined and verified for accuracy.

SPECIAL PROGRAMS

MULTIFAMILY MIDDLE MARKET CERTIFICATE UNIT CERTIFICATION REQUEST

COUNTY	PROPERTY NAME	TOTAL UNITS IN DEVELOPMENT	80% AMI UNITS SEEKING CERTIFICATION	120% AMI UNITS SEEKING CERTIFICATION	TOTAL UNITS SEEKING CERTIFICATION
Alachua	Aero on 24th	175	0	75	75
	Alsander GNV	235	0	77	77
	Anthem House	123	0	71	71
	Campus Circle	156	0	84	84
	Residences at Markets West	300	0	72	72
	Theory Gainesville	182	0	71	71
	Thirty-Fourth	223	0	72	72
Baker	Starling Grove Apartments	80	0	72	72
Bay	Exchange at the Beach	232	9	124	133
	Macedonia Gardens	100	0	72	72
	Royal Arms Gardens	88	88	0	88
	Sea Sound	300	0	120	120
	The Tyde	300	0	85	85
Brevard	Aventine W Melbourne	289	0	129	129
Broward	889 Riverside Manor	94	0	91	91
	ARIUM Cypress Lakes	188	0	71	71
	Bella Vista Apartments	315	0	238	238
	Boardwalk	310	0	123	123
	Landmark Towers	167	0	73	73
	Legacy at Tamarac	120	0	106	106
	The Six13	142	0	72	72
	Viva	420	0	277	277
Duval	Avery at City River Marketplace	270	0	71	71

SPECIAL PROGRAMS

MULTIFAMILY MIDDLE MARKET CERTIFICATE UNIT CERTIFICATION REQUEST

COUNTY	PROPERTY NAME	TOTAL UNITS IN DEVELOPMENT	80% AMI UNITS SEEKING CERTIFICATION	120% AMI UNITS SEEKING CERTIFICATION	TOTAL UNITS SEEKING CERTIFICATION
Duval cont.	Barlow & The Exchange	486	0	101	101
	Eastborough	226	0	71	71
	Lenox Cove	118	68	10	78
	Lofts at Baymeadows	103	28	14	42
	Pier 5350 Apartments	400	0	298	298
	San Marco Promenade	284	0	99	99
	The Felix	280	0	77	77
	The Sagefield	234	0	124	124
	Vivo Living Jacksonville	103	57	15	72
Escambia	INSPIRE Apartments	350	0	131	131
	Preserve at Perdido Phase I & II	312	0	127	127
Hillsborough	Altis Promenade	336	0	129	129
	Easton Riverview	300	0	110	110
	Lumi Hyde Park	259	0	53	53
	Riverside Palms	351	0	22	22
	Sole at Brandon	366	0	71	71
	Wildgrass Apartments	321	0	105	105
Lake	Eudora Reserve	154	13	92	105
	Orchard at Cagan Crossings	152	0	146	146
Lee	Murano at Three Oaks	318	0	72	72
	Venetian	436	0	104	104
Leon	Alterra 3100	180	177	0	177
Manatee	Robin's Apartments	242	242	0	242

SPECIAL PROGRAMS

MULTIFAMILY MIDDLE MARKET CERTIFICATE UNIT CERTIFICATION REQUEST

COUNTY	PROPERTY NAME	TOTAL UNITS IN DEVELOPMENT	80% AMI UNITS SEEKING CERTIFICATION	120% AMI UNITS SEEKING CERTIFICATION	TOTAL UNITS SEEKING CERTIFICATION
Marion	Pointe Grand Ocala	360	0	73	73
Miami-Dade	850 Living	230	0	192	192
	A17 Residences	192	39	119	158
	Altire Westland	251	0	113	113
	Douglas Enclave	199	39	91	130
	Edison Place	200	80	0	80
	Emerald Bay	311	0	72	72
	Gardens of Homestead	233	229	0	229
	Grand Court Lakes	198	0	35	35
	Landmark South Dade	631	0	153	153
	Legacy at 19th	80	0	71	71
	Lil Abner II	244	96	139	235
	Oak Grove	368	0	310	310
	Park Towers	210	0	72	72
	Pine Groves	204	0	192	192
	Prestige Biscayne	91	0	77	77
	Prestige Boardwalk	94	0	87	87
	Pura Vida Hialeah	260	0	87	87
	Resia Biscayne Village	216	0	118	118
	Resia Old Cutler	390	0	72	72
	Sophia Square	281	0	128	128
	Village at Coral Reef	174	0	117	117
Monroe	Wrecker's Cay	280	70	210	280

SPECIAL PROGRAMS

MULTIFAMILY MIDDLE MARKET CERTIFICATE UNIT CERTIFICATION REQUEST

COUNTY	PROPERTY NAME	TOTAL UNITS IN DEVELOPMENT	80% AMI UNITS SEEKING CERTIFICATION	120% AMI UNITS SEEKING CERTIFICATION	TOTAL UNITS SEEKING CERTIFICATION
Okaloosa	The Charles Apartments	192	0	82	82
Orange	400 North	300	0	205	205
	Alvista West Vue	442	0	262	262
	Amelia Court at Creative Village	268	9	41	50
	Colonial Gardens	219	219	0	219
	Encore Orlando	215	0	106	106
	Hudson Apartments	320	0	89	89
	Lake Betty Apartments	336	0	84	84
	M2 at Millenia	403	0	343	343
	Palm Gardens Orlando	150	150	0	150
	Prose Avalon Pointe	300	0	124	124
	Ridley on Main Apartments	375	0	71	71
	The Morgan Apartments	280	0	78	78
	The Tiffany at Maitland West	315	0	209	209
	Vale East	456	0	400	400
	Vida Winter Garden	250	0	48	48
Osceola	14Fifty NeoCity	292	0	138	138
	Academy Park	420	0	145	145
	ARIUM Kissimmee Lakes	448	0	71	71
	Backlot Apartments	297	297	0	297
	Muse at Winter Garden	326	0	131	131
	Prose Stevens Pointe	264	0	118	118
	The Teale	299	0	155	155

SPECIAL PROGRAMS

MULTIFAMILY MIDDLE MARKET CERTIFICATE UNIT CERTIFICATION REQUEST

COUNTY	PROPERTY NAME	TOTAL UNITS IN DEVELOPMENT	80% AMI UNITS SEEKING CERTIFICATION	120% AMI UNITS SEEKING CERTIFICATION	TOTAL UNITS SEEKING CERTIFICATION
Palm Beach	Cortland Portofino Place	812	0	163	163
	Cortland Uptown Boca	456	28	57	85
	Cresthaven	308	0	211	211
	Palo Verde	266	0	177	177
	Resia Mangonia Lake	240	0	127	127
	The Bohemian	200	0	79	79
	The Grand	309	41	104	145
	The MID	230	0	133	133
Pasco	Tapestry Cypress Creek	340	0	191	191
	The Gallery at Trinity Apartments	289	0	75	75
Pinellas	The Nolen	250	0	167	167
	The Wayland	482	0	280	280
Polk	Serenity at Lake Wales	335	0	159	159
	The Pointe at Siena Ridge	163	0	71	71
Sarasota	Huntington Place	252	0	93	93
	Venice Isles	324	0	231	231
Seminole	Integra Crossings	348	0	156	156
	VUE on Lake Monroe	280	0	141	141
	Watervue at Longwood	130	8	69	77
St. Johns	Camellia World Commerce	210	0	73	73
	Flagler Crossing	330	0	71	71
	Reserve at Nocatee	242	0	74	74
St. Lucie	Atlantic Palms at Tradition	600	0	71	71

SPECIAL PROGRAMS

MULTIFAMILY MIDDLE MARKET CERTIFICATE UNIT CERTIFICATION REQUEST

COUNTY	PROPERTY NAME	TOTAL UNITS IN DEVELOPMENT	80% AMI UNITS SEEKING CERTIFICATION	120% AMI UNITS SEEKING CERTIFICATION	TOTAL UNITS SEEKING CERTIFICATION
St. Lucie cont.	Mason Port St. Lucie	252	0	72	72
Sumter	Lake Sumter Apartment Homes	332	5	66	71
	Wildwood Preserve	126	10	78	88
Volusia	Clyde Morris Landings	482	0	54	54
	Integra 289 Exchange	289	0	113	113
	Pointe Grand Daytona	264	0	89	89
TOTALS		33,125	2,002	13,090	15,092

SPECIAL PROGRAMS

PREDEVELOPMENT LOAN PROGRAM LOAN SUMMARY AS OF DECEMBER 31, 2024

	DEVELOPMENT	DEVELOPER	COUNTY	HOMEOWNERSHIP/ RENTAL	NUMBER OF UNITS	DEMOGRAPHIC TARGET
ACTIVE LOANS	Boulevard Art Lofts	MFK/REVA Development LLC	Broward	Rental	45	Workforce
	Cornerstone at Sixth	Hannibal Square CLT, Inc.	Orange	Homeownership	24	Family
	Sweetwater Apartments	Greater Lake City CDC	Columbia	Rental	56	Family
	Phoenix Crossings	Abundant Life Ministries-Hope House, Inc.	Flagler	Rental	30	Youth
	The Promenade at Westlake	Hannibal Square CLT, Inc.	Orange	Rental	28	Family
	The Townhomes at Westlake	Hannibal Square CLT, Inc.	Orange	Homeownership	30	Family
	Clermont Ridge II	Provident Housing Solutions, Inc.	Orange	Rental	93	Elderly
	Independence Place	Community Assisted and Supported Living, Inc.	Pinellas	Rental	20	PWDD
	View 29	2901 Wynwood, LLC	Miami-Dade	Rental	116	Family
	Liberty City Homes	Neighborhood Housing Foundation	Miami-Dade	Homeownership	48	Family
	Gardens at Diana Point II	CDC of Tampa	Hillsborough	Homeownership	24	Family
	Villa of Solana	Riviera Beach CDC	Palm Beach	Homeownership	28	Family
	AmStrong Building	EcoTech Visions Foundation	Miami-Dade	Rental	48	Family
	Little Haiti Towers	NANA, Inc.	Miami-Dade	Rental	73	Family
	Oaks at Moore Creek II	East to West Development Corporation	St. Lucie	Homeownership	15	Family
	NANA City Homes	NANA, Inc.	Miami-Dade	Homeownership	37	Family
	CCSD Goulds Homeownership	Community Coalition of South Dade, Inc.	Miami-Dade	Homeownership	9	Family
	34 Ways Homeownership	Thirty Four Ways Foundation, Inc.	Miami-Dade	Homeownership	6	Family
	Village of Valor	Village of Valor LLC	Palm Beach	Rental	54	Veterans
	Embassy Village	Resurrection Life CDC	St. Lucie	Rental	54	Family
	Gardens at Casa Familia	Casa Familia, Inc.	Miami-Dade	Rental	50	PWDD
	One Mission Lehigh Residences	Affordably Lavish Foundation, Inc.	Lee	Homeownership	7	Family
	Charm Little Haiti Development	Caring and Sharing, Inc.	Miami-Dade	Homeownership	6	Family
	Notre Maison	Notre Maison I, LLP	Miami-Dade	Rental	75	Homeless
	Gateway Estates	Affordable Housing Solutions for Florida, Inc.	Madison	Rental	23	Family
	Sandcastle Preserve	Sandcastles Foundation, Inc.	Taylor	Rental	23	Family
	Jessie's Village	The Hutchinson Foundation, Inc.	Alachua	Rental	22	Family
	Midtown St. Petersburg Apartments	Pathway to Success	Pinellas	Rental	27	Family
	Toloosa North	Alachua Habitat for Humanity	Alachua	Homeownership	52	Family
APPROVED LOANS	Greater Heights II	Neighbor Up Brevard	Brevard	Rental	6	PWDD
	Florida City Condos	Caring and Sharing, Inc.	Miami-Dade	Homeownership	6	Family
	Tooley Oaks of East Mims	Tooley Community Development Group, Inc.	Brevard	Homeownership	5	Family
	Mary Alice Brown Apartments	Alice Brown Family Villas LLC	Miami-Dade	Rental	216	Family
	Habitat Village	Habitat for Humanity of Bay County	Bay	Homeownership	15	Family
	The Point	Pinellas Affordable Living, Inc.	Pinellas	Rental	17	Homeless
	Blue Heron Apartments	Great Blue LLLP	Palm Beach	Rental	140	Elderly
	Waterview Apartments at Mangonia Park	Waterview Partners, LLLP	Palm Beach	Rental	140	Elderly
LOANS REPAID IN 2024	Hope Hammock	Community of Hope	Brevard	Rental	9	Family
	Mercy Village	Saving Mercy Corporation	Marion	Rental	59	Homeless
	Sandcastle Manor	Sandcastles Foundation, Inc.	Brevard	Rental	22	Family
PAST DUE LOANS	Grace Manor Apartments	Grace & Truth Community Development Corporation	Duval	Rental	80	Elderly
	Ridgewood Apartments	Ridgewood Apartments of Winter Haven, LLC.	Polk	Rental	33	Family

Notes:

¹ Known construction funding sources, which may or may not include private financing, secured as of December 31, 2024.

SPECIAL PROGRAMS

PLP LOAN AMOUNT	BOARD APPROVAL DATE	CONSTRUCTION FINANCING STATUS	FUNDING SOURCE ¹	CONSTRUCTION AMOUNT	OUTSTANDING PLP LOAN BALANCE
\$500,000	9/19/2014	Seeking funding	LIHTC, SAIL	\$12,049,071	\$360,315
\$750,000	11/2/2018	Seeking funding	Local funds	\$6,933,150	\$614,000
\$500,000	5/10/2019	Funding awarded	LIHTC, MMRB, SAIL	\$9,134,782	\$282,105
\$500,000	10/31/2019	Seeking funding	SAIL	\$5,102,000	\$393,758
\$750,000	12/13/2019	Seeking funding	FHLB, Local funds	\$5,543,983	\$194,189
\$750,000	12/13/2019	Seeking funding	FHLB, Local funds	\$7,394,644	\$750,000
\$750,000	4/17/2020	Seeking funding	LIHTC, SAIL	\$19,853,000	\$533,096
\$628,000	9/4/2020	Funding awarded	DD Grant	\$4,134,000	\$502,845
\$500,000	10/16/2020	Seeking funding	CDBG, Miami-Dade Surtax	\$37,948,810	\$500,000
\$664,390	4/30/2021	Seeking funding	CDBG, Miami-Dade Surtax	\$9,887,000	\$554,467
\$438,300	6/18/2021	Seeking funding	FCLF, Local funds	\$7,042,154	\$121,636
\$250,000	6/18/2021	Seeking funding	HOME, Local funds	\$7,623,128	\$111,710
\$500,000	10/22/2021	Seeking funding	LISC, MD Surtax	\$14,326,700	\$419,660
\$500,000	10/22/2021	Seeking funding	Miami-Dade Surtax, NLP	\$16,050,000	\$300,921
\$500,000	12/10/2021	Seeking funding	FCLF, Local funds	\$4,900,000	\$249,760
\$500,000	1/21/2022	Seeking funding	LISC, Miami-Dade Surtax	\$7,714,035	\$230,878
\$540,000	4/29/2022	Seeking funding	Miami-Dade Surtax, NLP	\$2,500,000	\$319,137
\$350,000	4/29/2022	Seeking funding	Miami-Dade Surtax	\$1,400,000	\$217,233
\$500,000	1/27/2023	Seeking funding	LIHTC, MMRB, NSP	\$18,599,507	\$500,000
\$500,000	4/28/2023	Seeking funding	LIHTC, MMRB, SAIL	\$29,351,576	\$288,208
\$500,000	9/8/2023	Seeking funding	DD Grant, LIHTC, NHTF	\$27,992,502	\$454,748
\$379,500	10/27/2023	Seeking funding	Self, SHIP	\$1,965,500	\$286,742
\$650,000	10/27/2023	Seeking funding	Miami-Dade Surtax	\$2,105,000	\$382,442
\$500,000	3/26/2024	Funding awarded	LIHTC, NHTF, SAIL	\$35,017,401	\$500,000
\$618,193	6/28/2024	Funding awarded	HOME, SAIL	\$7,530,705	\$70,005
\$748,500	6/28/2024	Funding awarded	HOME, SAIL	\$8,664,822	\$587,522
\$162,600	6/28/2024	Seeking funding	CDBG, Local funds	\$4,400,442	\$75,364
\$439,900	8/23/2024	Seeking funding	Equity, FCLF	\$5,926,211	\$127,994
\$750,000	8/23/2024	Seeking funding	Bank Loan	\$13,627,515	\$-
\$215,000	9/10/2021	Seeking funding	LIHTC, SAIL, SHIP	\$1,993,226	Not Closed
\$650,000	3/26/2024	Seeking funding	TBD	\$1,622,200	Not Closed
\$227,795	6/28/2024	Seeking funding	Local funds	\$2,853,745	Not Closed
\$500,000	8/23/2024	Seeking funding	Miami-Dade Surtax	\$75,926,632	Not Closed
\$231,900	10/22/2024	Funding awarded	Appropriations, Donations, Habitat	\$3,123,904	Not Closed
\$337,445	12/13/2024	Funding awarded	HOME-ARP, SAIL	\$7,167,661	Not Closed
\$500,000	12/13/2024	Funding awarded	Bonds, LIHTC, PBCHA	\$50,335,486	Not Closed
\$500,000	12/13/2024	Funding awarded	Bonds, LIHTC, PBCHA	\$52,971,203	Not Closed
\$163,000	5/10/2019	Seeking funding	CDBG, FHLB, HOME, SAIL	\$1,331,500	\$-
\$500,000	7/27/2018	Funding awarded	NHTF, SAIL	\$5,800,000	\$-
\$494,100	3/10/2023	Funding awarded	HOME, Local funds	\$7,254,901	\$-
\$649,989	N/A	N/A			\$649,989
\$76,359	N/A	N/A			\$76,359

Abbreviations:

Florida Community Loan Fund (FCLF), Federal Home Loan Bank (FHLB), Local Initiatives Support Corporation (LISC), Neighborhood Lending Partners (NLP), Neighborhood Stabilization Program (NSP), Palm Beach County Housing Authority (PBCHA)

SPECIAL PROGRAMS

PREDEVELOPMENT LOAN PROGRAM RENTAL LOANS APPROVED FOR FUNDING IN 2024

COUNTY	DEVELOPMENT	LOAN AMOUNT	TOTAL UNITS	SET-ASIDE UNITS*
Alachua	Jessie's Village	\$162,600	22	4
Madison	Gateway Estates	\$618,193	23	5
Miami-Dade	Mary Alice Brown Apartments	\$500,000	216	43
	Notre Maison	\$500,000	75	15
Palm Beach	Blue Heron Apartments	\$500,000	140	28
	Waterview Apartments at Mangonia Park	\$500,000	140	28
Pinellas	Midtown St. Petersburg Apartments	\$439,900	27	5
	The Point	\$337,445	17	3
Taylor	Sandcastle Preserve	\$748,500	23	5
TOTALS		\$3,025,845	422	84

*Total Set-aside units is the minimum required for the program. The developments will be required to meet the set-aside requirements of the most restrictive financing program source.

SPECIAL PROGRAMS

PREDEVELOPMENT LOAN PROGRAM HOMEOWNERSHIP LOANS APPROVED FOR FUNDING IN 2024

COUNTY	DEVELOPMENT	LOAN AMOUNT	TOTAL UNITS	SET-ASIDE UNITS
Alachua	Toloosa North	\$750,000	52	52
Bay	Habitat Village	\$231,900	15	15
Brevard	Tooley Oaks of East Mims	\$227,795	10	10
Miami-Dade	Florida City Condos	\$650,000	6	6
TOTALS		\$1,859,695	83	83

DISASTER RECOVERY

HURRICANE HOUSING RECOVERY PROGRAM (HHRP)

LOCAL GOVERNMENT	TOTAL FUNDING	HOMEOWNERSHIP DISTRIBUTION	HOMEOWNERSHIP UNITS	RENTAL DISTRIBUTION	RENTAL UNITS
Bay County*	\$8,685,600	\$3,749,628	71	\$2,382,385	17
Panama City*	\$2,594,400	\$2,171,320	30	\$8,073	3
Calhoun County	\$1,580,000	\$1,368,846	18	\$0	0
Franklin County	\$380,000	\$323,932	5	\$0	0
Gadsden County	\$940,000	\$959,318	7	\$0	0
Gulf County*	\$1,820,000	\$1,200,000	16	\$0	0
Holmes County*	\$180,000	\$153,000	3	\$0	0
Jackson County*	\$2,220,000	\$1,679,500	15	\$0	0
Leon County	\$108,000	\$95,053	5	\$0	0
Tallahassee	\$132,000	\$146,071	5	\$0	0
Liberty County	\$540,000	\$489,023	11	\$0	0
Washington County	\$580,000	\$493,010	4	\$0	0
TOTALS	\$19,760,000	\$12,828,701	190	\$2,390,458	20

*Local government has been granted an extension for the encumbrance and expenditure of funds.

Notes:

These HHRP funds are from the Fiscal Year 2020-2021. Local governments were required to report on funds expended and encumbered through June 30, 2024 (not including administrative fees). 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, may be higher for this reason.

All information was certified and provided by each local government participating in the HHRP 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.

DISASTER RECOVERY

COMMUNITY DEVELOPMENT BLOCK GRANT - DISASTER RECOVERY (CDBG-DR)

COUNTY	DEVELOPMENT	FUNDING AMOUNT	TOTAL UNITS	SET-ASIDE UNITS
Collier	Ekos at Santa Clara	\$10,000,000	84	84
Escambia	Avery Place	\$7,000,000	112	112
	Kupfrian Manor	\$7,000,000	94	94
	Magnolia Trail	\$6,980,000	88	88
Manatee	DeSoto Apartments	\$10,000,000	140	140
Osceola	Amberwood Lofts	\$9,500,000	88	88
Pinellas	Largo Station	\$10,000,000	168	168
Polk	Highland Creek	\$10,000,000	120	72
Seminole	Harwick Place	\$10,000,000	80	80
TOTALS		\$80,480,000	974	926

HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)

COUNTY	DEVELOPMENT	FUNDING AMOUNT	TOTAL UNITS	SET-ASIDE UNITS
Dixie	Sandcastle Crossing	\$6,637,749	23	23
Madison	Gateway Estates	\$6,000,000	23	23
Suwannee	Suwannee Pointe II	\$3,520,000	20	20
Taylor	Sandcastle Preserve	\$6,665,019	23	23
TOTALS		\$22,822,768	89	89

RENTAL PORTFOLIO

AVERAGE RENTS CHARGED AT RENTAL PROPERTIES IN FLORIDA HOUSING'S PORTFOLIO AS OF DECEMBER 31, 2024

COUNTY	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Alachua	-	\$505	\$680	\$850	\$625	\$1,339
Baker	-	\$339	\$310	\$848	\$1,497	-
Bay	-	\$684	\$884	\$1,051	\$993	-
Bradford	-	\$445	\$846	\$963	\$1,044	-
Brevard	\$396	\$692	\$860	\$1,123	\$1,087	\$728
Broward	\$744	\$956	\$1,273	\$1,466	\$1,242	\$1,266
Charlotte	-	\$612	\$922	\$1,087	\$1,317	-
Citrus	\$353	\$643	\$871	\$944	\$1,081	-
Clay	\$783	\$689	\$1,003	\$1,205	\$1,690	-
Collier	-	\$821	\$1,250	\$1,468	\$1,391	-
Columbia	\$234	\$672	\$949	\$1,156	-	-
DeSoto	-	\$464	\$799	\$945	\$930	-
Duval	\$302	\$580	\$892	\$1,035	\$1,117	-
Escambia	\$340	\$591	\$806	\$1,021	\$621	-
Flagler	-	\$571	\$923	\$1,194	\$1,147	-
Franklin	-	\$765	\$995	\$1,185	-	-
Gadsden	-	\$532	\$703	\$587	\$553	-
Glades	-	\$707	\$823	-	-	-
Gulf	-	\$358	\$590	\$916	\$1,048	-
Hamilton	-	\$395	\$434	\$497	-	-
Hardee	-	\$756	\$891	\$933	\$435	-
Hendry	-	\$490	\$707	\$907	\$1,044	-
Hernando	-	\$765	\$1,123	\$1,351	\$1,462	-
Highlands	-	\$564	\$880	\$1,017	\$1,164	-
Hillsborough	\$332	\$682	\$1,079	\$1,297	\$1,432	\$775
Indian River	\$604	\$710	\$926	\$1,121	\$1,145	-
Jackson	\$319	\$382	\$346	\$374	-	-
Jefferson	-	\$302	\$477	-	-	-
Lake	-	\$676	\$1,055	\$1,289	\$1,421	-
Lee	-	\$691	\$949	\$1,142	\$1,014	-
Leon	-	\$715	\$912	\$888	\$333	-
Levy	-	\$411	\$639	\$930	-	-

RENTAL PORTFOLIO

COUNTY	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Madison	-	\$740	\$967	\$1,092	-	-
Manatee	\$500	\$814	\$1,126	\$1,314	\$1,448	\$353
Marion	-	\$559	\$622	\$871	\$937	-
Martin	-	\$877	\$1,051	\$1,272	\$803	-
Miami-Dade	\$378	\$770	\$1,239	\$1,493	\$1,533	-
Monroe	-	\$1,009	\$1,246	\$1,377	\$1,494	-
Nassau	-	\$570	\$790	\$974	\$872	-
Okaloosa	-	\$722	\$978	\$1,243	\$1,569	-
Okeechobee	-	\$631	\$752	\$915	-	-
Orange	\$590	\$857	\$1,138	\$1,344	\$1,483	-
Osceola	-	\$857	\$1,133	\$1,356	\$1,536	-
Palm Beach	\$305	\$769	\$1,218	\$1,484	\$1,639	-
Pasco	-	\$785	\$1,055	\$1,289	\$581	-
Pinellas	\$423	\$571	\$911	\$1,070	\$1,200	\$1,066
Polk	\$327	\$531	\$751	\$930	\$976	\$674
Putnam	-	\$534	\$737	\$879	\$1,054	-
Santa Rosa	\$774	\$839	\$953	\$959	-	-
Sarasota	-	\$718	\$1,051	\$1,360	\$1,336	-
Seminole	-	\$808	\$1,082	\$1,306	\$1,506	-
St. Johns	-	\$818	\$1,062	\$1,161	\$1,350	-
St. Lucie	-	\$775	\$1,085	\$1,265	\$1,435	-
Sumter	-	\$369	\$504	-	-	-
Suwannee	-	\$750	\$904	\$1,114	-	-
Taylor	-	\$326	\$226	\$206	\$353	-
Volusia	-	\$589	\$857	\$1,062	\$1,221	-
Wakulla	-	\$429	\$603	-	-	-
Walton	-	\$442	\$549	\$639	-	-
Washington	-	\$770	-	-	-	-

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 households that were formerly homeless, 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 in 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.

ESTIMATED TOTAL HOUSEHOLDS SERVED			217,225
RESIDENT HOUSEHOLD SIZE	1-2 Person(s) per Household		101,381
	3-4 Persons per Household		46,316
	5+ Persons per Household		9,789
RESIDENTS SERVED BY AGE	0-17		123,332
	18-54		153,445
	55-61		21,598
	62+		55,773
RESIDENTS SERVED BY ETHNICITY	Hispanic/Latino		105,884
	Non-Hispanic/Latino		224,443
RESIDENTS SERVED BY RACE	American Indian or Alaskan Native		2,730
	Asian		2,044
	Black/African American		91,755
	Other		72,866
	Two or more Races		3,184
	White		149,266
ACTIVE TOTAL UNITS BY DEMOGRAPHIC TARGET**	Elderly		33,309
	Family		177,446
	Farmworker or Commercial Fishing Worker		1,706
	Homeless		2,701
	Special Needs		2,063
ACTIVE TOTAL UNITS BY AMI	0 - 30% AMI		6,970
	30.01 - 50% AMI		26,026
	50.01 - 80% AMI		183,781
	80.01 - 100% AMI		-
	Over 100% AMI		453
ELI UNITS***			21,922
AVERAGE HOUSEHOLD SIZE			2.2
AVERAGE HOUSEHOLD INCOME			\$31,176
GEOGRAPHIC DISTRIBUTION	Large	Medium	Small
NUMBER OF UNITS BY COUNTY SIZE***	163,231	90,386	10,678
PERCENTAGE BY COUNTY SIZE	61.8%	34.2%	4.0%

Notes:

* Resident information may not be representative of the entire household composition. ** Excludes pipeline developments. May include more than one demographic set aside. *** Includes pipeline and unrestricted units if applicable.

GUARANTEE PROGRAM - STATUS OF MULTIFAMILY LOANS AS OF DECEMBER 31, 2024

DEVELOPMENT	CITY	COUNTY	OWNER	TOTAL UNITS	ORIGINAL ISSUER/LENDER	MORTGAGE MATURITY DATE	ORIGINAL AMOUNT GUARANTEED	PARTICIPATION IN HUD HFA RISK-SHARING PROGRAM	CURRENT AMOUNT GUARANTEED
Vista Palms	Lehigh Acres	Lee	Creative Choice Homes	229	Lee County	06/01/41	\$10,700,000	No	\$4,626,004
TOTAL				229			\$10,700,000		\$4,626,004

RENTAL PORTFOLIO

OCCUPANCY RATES FOR ACTIVE, REPORTING UNITS IN FLORIDA HOUSING'S PORTFOLIO, FOURTH QUARTER OF 2024 AND 2023

Out of a total of 330,211 active, leasing-up and pipeline units, 218,153 are actively operating and reported information for this survey covering October through December of 2024. For comparison, the occupancy rate is provided for the fourth quarter of 2023. The occupancy rate is a weighted average (by unit).

COUNTY	2024		2023
	TOTAL ACTIVE AND REPORTING UNITS	OCCUPANCY RATE	OCCUPANCY RATE
Alachua	2,941	92.2%	94.7%
Baker	80	99.6%	98.8%
Bay	2,384	93.8%	96.2%
Bradford	316	90.4%	95.6%
Brevard	4,399	95.2%	96.6%
Broward	15,933	98.0%	98.1%
Charlotte	1,679	98.4%	98.1%
Citrus	624	84.1%	93.1%
Clay	1,453	96.7%	93.9%
Collier	4,265	96.9%	96.8%
Columbia	465	93.2%	94.8%
DeSoto	859	88.9%	87.8%
Duval	15,125	91.8%	92.1%
Escambia	2,165	89.5%	89.8%
Flagler	661	98.3%	97.5%
Franklin	91	90.5%	82.6%
Gadsden	519	88.1%	91.9%
Glades	50	77.3%	82.7%
Gulf	101	91.7%	88.5%
Hamilton	109	83.8%	77.7%
Hardee	416	92.2%	92.6%
Hendry	329	96.3%	95.6%
Hernando	1,896	97.5%	96.9%
Highlands	977	93.0%	95.7%
Hillsborough	16,248	95.7%	97.1%
Indian River	2,399	97.6%	96.7%
Jackson	586	90.9%	93.6%
Jefferson	39	90.6%	97.4%
Lake	3,489	95.7%	96.3%
Lee	4,224	94.6%	96.2%
Leon	2,696	89.1%	92.3%
Levy	263	95.2%	97.7%
Madison	220	89.5%	92.2%
Manatee	3,533	96.8%	96.1%
Marion	1,885	97.2%	97.1%
Martin	690	96.8%	97.0%
Miami-Dade	44,022	97.0%	98.0%
Monroe	1,749	94.8%	97.4%

COUNTY	2024		2023
	TOTAL ACTIVE AND REPORTING UNITS	OCCUPANCY RATE	OCCUPANCY RATE
Nassau	460	96.9%	94.6%
Okaloosa	678	89.1%	98.3%
Okeechobee	243	97.8%	95.6%
Orange	25,647	96.6%	97.6%
Osceola	7,125	97.5%	92.5%
Palm Beach	11,132	97.2%	98.0%
Pasco	2,905	96.4%	96.8%
Pinellas	6,757	96.7%	95.1%
Polk	4,763	96.3%	97.7%
Putnam	568	89.3%	94.1%
Santa Rosa	391	80.6%	98.1%
Sarasota	1,999	92.5%	96.8%
Seminole	5,199	97.4%	97.2%
St. Johns	1,368	96.1%	94.6%
St. Lucie	2,547	97.3%	96.6%
Sumter	489	93.8%	93.5%
Suwannee	146	98.9%	96.6%
Taylor	100	91.7%	94.5%
Volusia	5,426	96.8%	97.2%
Wakulla	121	98.6%	99.6%
Walton	204	97.1%	91.3%
Washington	5	100.0%	NA
Statewide	218,153	95.9%	96.5%

Notes:

The US Census measures vacancy rates for all residential rental units, serving all income level, not just affordable apartments. For comparison, the rental vacancy rate reported by the US Census was 10.0 percent for Florida and 6.8 percent for the US during the fourth quarter of 2024. This equals a 90.0 percent occupancy rate for Florida and a 93.2 percent occupancy rate nationally.

In comparison, the overall occupancy rate for Florida Housing's rental portfolio was 95.9 percent at the end of 2024, higher than the state occupancy rate for all rental properties in Florida noted above. While 6.8 percent of all Florida Housing properties had an occupancy rate of less than 90 percent, only 5.8 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 131 units. Although properties with less than 75 units account for 44.3 percent of those properties with an occupancy rate below 90 percent, they only represent 0.9 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

STATE APARTMENT INCENTIVE LOAN PROGRAM LOANS OUTSTANDING AS OF DECEMBER 31, 2024

COUNTY	DEVELOPMENT NAME	CITY	OWNER	TOTAL UNITS	SET-ASIDE UNITS	DEMOGRAPHIC POPULATION SERVED ¹
Alachua	Eden Park at Ironwood	Gainesville	Ironwood Associates Ltd.	104	104	Family
	Horizon House Sunset	Gainesville	Horizon Sunset Apartments LLC	80	80	Family
	Pine Grove Apartments	Gainesville	Pine Grove VOA Affordable Housing, LP	97	97	Elderly
	Royal Park Apartments	Gainesville	BDG Royal Park Apartments, LP	192	8	Family
	Royal Park Apartments	Gainesville	BDG Royal Park Apartments, LP	192	192	Family
	Woodland Park I	Gainesville	Woodland Park Redevelopment I, LLC	96	96	Family
Bay	Independence Village	Panama City	Independence Village, LLC	24	24	Special Needs
	Panama Commons	Panama City	Panama Commons, L.P.	92	92	Family
	Pelican Pointe	Panama City	Pelican Pointe of Bay, Ltd.	78	8	Family
	Pelican Pointe	Panama City	Pelican Pointe of Bay, Ltd.	78	78	Family
	Pinnacle at Hammock Crossings	Lynn Haven	Lynn Haven Acquisitions, LLC	92	92	Family
	Stone Harbor	Panama City	Pier Park Partners Ltd.	160	160	Family
Brevard	Clear Pond Estates	Cocoa	Hot Cacao Limited Partnership	100	10	Family
	Clear Pond Estates	Cocoa	Hot Cacao Limited Partnership	100	100	Family
	Malabar Cove I	Palm Bay	Malabar Cove, LLLP	76	76	Family
	Malabar Cove I	Palm Bay	Malabar Cove, LLLP	76	76	Family
	Malabar Cove II	Palm Bay	Malabar Cove II, Ltd.	72	28	Family
	Manatee Cove	Melbourne	Manatee Cove, Ltd.	192	192	Family
	Orchid Lake	Cocoa	HTG Orchid Lake, Ltd.	90	14	Special Needs
	Orchid Lake	Cocoa	HTG Orchid Lake, Ltd.	90	90	Special Needs
	Promise in Brevard	West Melbourne	Promise in Brevard, LLC	117	113	Special Needs
	Space Coast Commons	Palm Bay	Volunteers of America of Florida Inc.	31	31	Special Needs
	Timber Trace	Titusville	Timber Trace Apartments, Ltd.	204	204	Family
	Timber Trace	Titusville	Timber Trace Apartments, Ltd.	204	204	Family
	Trinity Towers East	Melbourne	New Trinity Towers East Preservation Associates, LLLP	156	32	Elderly
	Trinity Towers East	Melbourne	New Trinity Towers East Preservation Associates, LLLP	156	16	Elderly
	Trinity Towers East	Melbourne	New Trinity Towers East Preservation Associates, LLLP	156	120	Elderly
	Trinity Towers South	Melbourne	New Trinity Towers South Preservation Associates, LLLP	162	33	Elderly
	Willow Brook Village	Melbourne	Community Housing Initiative, Inc.	56	56	Family
Broward	Captiva Cove III	Pompano Beach	Captiva Cove III Associates, Ltd.	106	16	Family
	Captiva Cove III	Pompano Beach	Captiva Cove III Associates, Ltd.	106	106	Family
	Caravel Arms	Lauderdale Lakes	SP Caravel Apartments, LLC	110	11	Family
	Caravel Arms	Lauderdale Lakes	SP Caravel Apartments, LLC	110	110	Family
	Chaves Lake	Hallandale	Chaves Lake Apartments, Ltd.	238	238	Family
	Colonial Park	Margate	Reflections Preservation, LP	160	158	Elderly
	Douglas Gardens V	Pembroke Pines	Housing Trust Group, LLC	110	11	Elderly
	Douglas Gardens V	Pembroke Pines	Housing Trust Group, LLC	110	110	Elderly

RENTAL PORTFOLIO

ORIGINAL LOAN AMOUNT	MATURITY DATE	INTEREST RATE	LOAN BALANCE AS OF 12/31/2024	INTEREST PAID IN 2024	AFFORDABILITY PERIOD	LOAN STATUS ²	FUNDING TYPE ³
\$1,025,000	9/2/2045	9.00%	\$1,025,000	\$0	50	Past Due	SAIL
\$2,000,000	12/31/2056	1.00%	\$927,268	\$9,519	50	Current	SAIL
\$750,000	2/25/2047	1.00%	\$750,000	\$0	15	Current	EHCL
\$600,000	4/17/2040	0.00%	\$600,000	\$0	15	Current	ELI
\$5,242,500	4/17/2040	1.00%	\$5,065,623	\$38,745	50	Current	SAIL
\$3,840,000	4/30/2037	1.00%	\$3,840,000	\$36,326	50	Forbearance Agreement	SAIL
\$1,691,745	8/3/2026	1.00%	\$1,486,930	\$50,000	50	Current	SAIL
\$1,892,544	2/1/2051	1.00%	\$1,743,105	\$0	50	Current	SAIL
\$408,200	9/21/2038	0.00%	\$408,200	\$0	50	Current	ELI
\$4,047,210	9/21/2038	1.00%	\$4,047,210	\$0	50	Current	SAIL
\$3,003,800	6/20/2034	1.00%	\$2,290,000	\$22,900	50	Current	SAIL
\$1,225,000	7/21/2036	3.00%	\$0	\$0	50	Current	SAIL
\$652,000	8/1/2058	0.00%	\$652,000	\$0	50	Current	ELI
\$3,329,900	8/1/2058	1.00%	\$3,329,900	\$33,299	50	Current	SAIL
\$4,000,000	11/1/2048	1.00%	\$4,000,000	\$40,000	50	Current	SAIL
\$680,000	11/1/2048	0.00%	\$680,000	\$0	50	Current	SAIL
\$2,000,000	11/1/2048	1.00%	\$2,000,000	\$20,000	50	Current	SAIL
\$4,000,000	11/15/2037	3.00%	\$4,000,000	\$0	50	Current	SAIL
\$380,000	6/13/2040	0.00%	\$380,000	\$0	15	Current	ELI
\$9,051,050	6/13/2040	0.50%	\$8,209,756	\$0	50	Current	SAIL
\$2,000,000	3/31/2046	0.00%	\$1,978,315	\$0	20	Current	SAIL
\$2,950,000	4/30/2041	0.00%	\$920,932	\$0	30	Current	SAIL
\$1,000,000	3/15/2045	1.00%	\$1,000,000	\$0	50	Current	SAIL
\$4,000,000	3/15/2045	3.00%	\$4,000,000	\$38,427	50	Current	SAIL
\$750,000	11/29/2048	1.00%	\$750,000	\$0	15	Current	EHCL
\$889,600	11/29/2048	0.00%	\$889,600	\$0	50	Current	ELI
\$4,018,404	11/29/2048	1.00%	\$4,018,404	\$64,154	50	Current	SAIL
\$750,000	12/9/2048	1.00%	\$750,000	\$0	15	Current	EHCL
\$4,348,848	4/1/2057	1.00%	\$4,027,511	\$40,876	50	Current	SAIL
\$600,000	9/17/2040	0.00%	\$300,000	\$0	15	Current	ELI
\$7,480,000	9/17/2040	1.00%	\$5,550,410	\$0	50	Current	SAIL
\$825,000	9/22/2029	0.00%	\$825,000	\$0	35	Current	ELI
\$250,000	10/1/2049	1.00%	\$249,798	\$2,498	35	Current	SAIL
\$2,000,000	5/1/2050	3.00%	\$1,056,466	\$31,694	50	Current	SAIL
\$2,000,000	6/1/2044	3.00%	\$1,887,123	\$56,614	50	Current	SAIL
\$781,900	7/22/2036	0.00%	\$781,900	\$0	50	Current	ELI
\$5,000,000	7/22/2036	1.00%	\$5,000,000	\$30,066	50	Current	SAIL

RENTAL PORTFOLIO

STATE APARTMENT INCENTIVE LOAN PROGRAM LOANS OUTSTANDING AS OF DECEMBER 31, 2024

COUNTY	DEVELOPMENT NAME	CITY	OWNER	TOTAL UNITS	SET-ASIDE UNITS	DEMOGRAPHIC POPULATION SERVED ¹
Broward cont.	Emerald Palms	Fort Lauderdale	Emerald Palms Venture, LP	318	318	Family
	Golf View Gardens	Sunrise	Golf View Gardens, Ltd.	160	160	Elderly
	Heritage Park at Crane Creek	Melbourne	Rosemary Village Apartments, LLLP	108	17	Homeless
	Heritage Park at Crane Creek	Melbourne	Rosemary Village Apartments, LLLP	108	108	Homeless
	Hillsboro Landing	Deerfield Beach	Tallman Pines HR, Ltd.	75	12	Elderly
	Hillsboro Landing	Deerfield Beach	Tallman Pines HR, Ltd.	75	75	Elderly
	Marquis Apartments	Pompano Beach	Marquis Partners, Ltd.	100	15	Family
	Marquis Apartments	Pompano Beach	Marquis Partners, Ltd.	100	100	Family
	Meridian - Hollywood	Hollywood	Meridian Preservation LP	160	158	Elderly
	Northwest Gardens V	Ft. Lauderdale	Northwest Properties V, Ltd	200	20	Elderly
	Northwest Gardens V	Ft. Lauderdale	Northwest Properties V, Ltd	200	200	Elderly
	Pembroke Tower Apartments	Pembroke Pines	SP Tower LLC	100	10	Elderly
	Pembroke Tower Apartments	Pembroke Pines	SP Tower LLC	100	100	Elderly
	Pembroke Tower II	Pembroke Pines	SP Broward LLC	88	9	Elderly
	Pembroke Tower II	Pembroke Pines	SP Broward LLC	88	88	Elderly
	Pinnacle 441 II	Hollywood	Pinnacle 441 Phase 2, LLC	100	100	Family
	Pinnacle 441 II	Hollywood	Pinnacle 441 Phase 2, LLC	100	10	Family
	Residences at Crystal Lake	Pompano Beach	Crystal Lakes Housing Partners, LP	92	5	Family
	Residences at Crystal Lake	Pompano Beach	Crystal Lakes Housing Partners, LP	92	92	Family
	Seven on Seventh	Ft Lauderdale	Seven on Seventh, Ltd.	72	11	Homeless
	Seven on Seventh	Ft Lauderdale	Seven on Seventh, Ltd.	72	72	Homeless
	Southwest Hammocks	Pembroke Pines	Southwest Hammocks, LLLP	100	15	Special Needs
	Southwest Hammocks	Pembroke Pines	Southwest Hammocks, LLLP	100	100	Special Needs
	St Croix	Lauderdale Lakes	PC St. Croix LLC	246	246	Family
	Suncrest Court	Fort Lauderdale	Suncrest Court Redevelopment, LLC	116	12	Family
	Suncrest Court	Fort Lauderdale	Suncrest Court Redevelopment, LLC	116	116	Family
	University Station	Hollywood	University Station I, LLC	216	11	Family
	University Station	Hollywood	University Station I, LLC	216	216	Family
	Water's Edge Apartments	Sunrise	Water's Edge Associates, Ltd.	128	13	Family
	Water's Edge Apartments	Sunrise	Water's Edge Associates, Ltd.	128	128	Family
Charlotte	Hampton Point Apts.	Port Charlotte	Hampton Point Preservation, Ltd.	284	35	Family
	Hampton Point Apts.	Port Charlotte	Hampton Point Preservation, Ltd.	284	35	Family
	Jacaranda Place	Port Charlotte	Blue CASL Charlotte, LLC	88	88	Special Needs
Citrus	Marina Del Ray	Beverly Hills	Creative Choice Homes XXVIII Ltd	100	100	Elderly
Clay	Briarwood	Middleburg	218 Housing Partners LP	102	102	Family
	Nathan Ridge	Middleburg	Nathan Ridge, Ltd.	192	192	Family
Collier	Allegro at Hacienda Lakes	Naples	MHP Collier, Ltd.	160	16	Elderly
	Allegro at Hacienda Lakes	Naples	MHP Collier, Ltd.	160	160	Elderly
	Cadenza at Hacienda Lakes	Naples	MHP FL VII, LLLP	160	16	Elderly
	Cadenza at Hacienda Lakes	Naples	MHP FL VII, LLLP	160	160	Elderly

RENTAL PORTFOLIO

ORIGINAL LOAN AMOUNT	MATURITY DATE	INTEREST RATE	LOAN BALANCE AS OF 12/31/2024	INTEREST PAID IN 2024	AFFORDABILITY PERIOD	LOAN STATUS ²	FUNDING TYPE ³
\$2,500,000	4/1/2035	3.00%	\$1,250,000	\$112,500	50	Current	SAIL
\$2,000,000	11/1/2043	3.00%	\$1,000,000	\$60,000	50	Current	SAIL
\$240,600	5/26/2037	0.00%	\$240,600	\$0	15	Current	ELI
\$4,228,900	5/26/2037	0.48%	\$4,228,900	\$20,188	50	Current	SAIL
\$600,000	6/7/2041	0.00%	\$518,478	\$0	50	Current	ELI
\$7,011,828	6/7/2041	1.00%	\$6,044,324	\$0	50	Current	SAIL
\$600,000	4/30/2053	0.00%	\$600,000	\$0	50	Current	ELI
\$3,040,000	4/30/2053	1.00%	\$3,040,000	\$0	50	Current	SAIL
\$2,000,000	4/1/2044	3.00%	\$1,668,160	\$0	50	Current	SAIL
\$1,500,000	8/8/2033	0.00%	\$1,500,000	\$0	30	Current	ELI
\$4,960,000	8/8/2033	1.00%	\$4,960,000	\$0	30	Current	SAIL
\$600,000	10/1/2054	0.00%	\$600,000	\$0	30	Current	ELI
\$3,200,000	10/1/2054	1.00%	\$3,200,000	\$0	30	Current	SAIL
\$600,000	11/30/2041	0.00%	\$0	\$0	15	Current	ELI
\$2,000,000	11/30/2041	1.00%	\$2,000,000	\$0	50	Current	SAIL
\$4,000,000	8/30/2048	1.00%	\$45,990	\$0	50	Current	SAIL
\$750,000	8/30/2048	0.00%	\$18,552	\$0	15	Current	ELI
\$457,600	11/7/2036	0.00%	\$457,600	\$0	50	Current	ELI
\$5,000,000	11/7/2036	1.00%	\$5,000,000	\$0	50	Current	SAIL
\$370,800	6/25/2051	0.00%	\$370,800	\$0	50	Current	ELI
\$5,040,000	6/25/2051	0.50%	\$5,040,000	\$23,636	50	Current	SAIL
\$597,600	10/4/2040	0.00%	\$580,942	\$0	15	Current	ELI
\$7,702,400	10/4/2040	0.50%	\$7,487,699	\$0	50	Current	SAIL
\$2,000,000	4/1/2049	3.00%	\$1,600,451	\$48,014	50	Current	SAIL
\$600,000	6/1/2052	0.00%	\$600,000	\$0	50	Current	ELI
\$6,500,000	6/1/2052	1.00%	\$6,500,000	\$0	50	Current	SAIL
\$600,000	11/25/2042	0.00%	\$600,000	\$0	50	Current	ELI
\$10,609,360	11/25/2042	1.00%	\$8,326,028	\$0	50	Current	SAIL
\$600,000	6/13/2037	0.00%	\$600,000	\$0	15	Current	ELI
\$3,000,000	6/13/2037	1.00%	\$3,000,000	\$0	50	Current	SAIL
\$1,125,000	5/1/2049	0.00%	\$149,513	\$0	15	Current	ELI
\$2,500,000	5/1/2049	0.00%	\$665,750	\$0	15	Current	ELI
\$4,000,000	7/20/2038	0.50%	\$4,000,000	\$0	50	Current	SAIL
\$1,100,000	6/11/2025	3.00%	\$1,100,000	\$13,623	50	Loan Matured	SAIL
\$3,100,000	4/30/2042	3.00%	\$3,100,000	\$0	50	Current	SAIL
\$5,675,000	10/12/2042	1.00%	\$5,675,000	\$82,491	50	Current	SAIL
\$600,000	8/1/2040	0.00%	\$545,721	\$0	15	Current	ELI
\$6,000,000	8/1/2040	1.00%	\$5,622,686	\$0	50	Current	SAIL
\$600,000	8/30/2040	0.00%	\$544,172	\$0	15	Current	ELI
\$10,300,000	8/30/2040	1.00%	\$9,243,466	\$0	50	Current	SAIL

RENTAL PORTFOLIO

STATE APARTMENT INCENTIVE LOAN PROGRAM LOANS OUTSTANDING AS OF DECEMBER 31, 2024

COUNTY	DEVELOPMENT NAME	CITY	OWNER	TOTAL UNITS	SET-ASIDE UNITS	DEMOGRAPHIC POPULATION SERVED ¹
Collier cont.	Casa Amigos	Immokalee	Casa Amigos EHT, LLC	24	24	FW CFW
	Eden Gardens II	Immokalee	Eden Gardens II, LLC	37	15	FW CFW
	Esperanza Place	Immokalee	Florida Nonprofit Services, Inc.	48	48	FW CFW
	Noahs Landing	Naples	SREIT Noah's Landing, LLC	264	66	Family
	Noahs Landing	Naples	SREIT Noah's Landing, LLC	264	66	Family
	Summer Lakes	Naples	Sawgrass Pines, LLC	140	140	Family
	Timber Ridge	Immokalee	Oak Marsh, LLC	34	34	FW CFW
	Timber Ridge @ Sanders Pines Reserv	Immokalee	Oak Marsh, LLC	34	34	FW CFW
	Tuscan Isle	Naples	SREIT Tuscan Isle, LLC	298	53	Family
Columbia	Cedar Park	Lake City	SP Park LLC	72	22	Family
	Cedar Park	Lake City	SP Park LLC	72	72	Family
	Lake City Cabins for Veterans	Lake City	Volunteers of America of Florida Inc.	32	32	Homeless
	Thornwood Terrace	Lake City	Thornwood Terrace of Lake City Ltd.	29	29	Elderly
DeSoto	McPines	Arcadia	Pines-Cypress, Ltd.	64	64	Family
Duval	Arc Village	Jacksonville	The Arc Jacksonville Village, Ltd.	122	31	Special Needs
	Arc Village	Jacksonville	The Arc Jacksonville Village, Ltd.	122	122	Special Needs
	Ashley Square	Jacksonville	Ashley Square Jacksonville, Ltd.	120	12	Elderly
	Ashley Square	Jacksonville	Ashley Square Jacksonville, Ltd.	120	120	Elderly
	Campus Towers Apartments	Jacksonville	Campus Towers Apartments, LLP	192	188	Elderly
	Caroline Oaks	Jacksonville	Caroline Oaks, Ltd.	82	9	Elderly
	Caroline Oaks	Jacksonville	Caroline Oaks, Ltd.	82	82	Elderly
	Cathedral Terrace	Jacksonville	Cathedral Terrace 2, Ltd.	240	12	Elderly
	Cathedral Terrace	Jacksonville	Cathedral Terrace 2, Ltd.	240	240	Elderly
	Christine Cove	Jacksonville	Christine Cove Apartments, Ltd.	96	96	Elderly
	Hampton Villa	Jacksonville	SP HV Apartments LLC	60	6	Family
	Hampton Villa	Jacksonville	SP HV Apartments LLC	60	60	Family
	Leigh Meadows	Jacksonville	SREIT Leigh Meadows Apartments LLC	304	44	Family
	Liberty Center	Jacksonville	Harris Group, Inc.	100	100	Homeless
	Liberty Center II	Jacksonville	Harris Group, Inc.	134	134	Homeless
	Liberty Center IV	Jacksonville	Liberty Center IV, Ltd.	100	100	Homeless
	Lindsey Terrace	Jacksonville	SREIT Lindsey Terrace LLC	336	298	Family
	Lofts at San Marco East	Jacksonville	Lofts at San Marco East, Ltd.	172	9	Family
	Lofts at San Marco East	Jacksonville	Lofts at San Marco East, Ltd.	172	172	Family
	Logans Pointe	Jacksonville	3544 St Johns Bluff Road South (FL) Owner LLC	248	37	Family
	Logans Pointe	Jacksonville	3544 St Johns Bluff Road South (FL) Owner LLC	248	37	Family
	Mount Carmel Gardens	Jacksonville	East Lake Community Development, Inc.	207	32	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	5	Special Needs
	San Juan Village	Jacksonville	R&R Loving Hands, Inc. dba Genesis Horizon	22	22	Special Needs
	Savannah Springs	Jacksonville	Savannah Springs Apartments, Ltd.	234	234	Family

RENTAL PORTFOLIO

ORIGINAL LOAN AMOUNT	MATURITY DATE	INTEREST RATE	LOAN BALANCE AS OF 12/31/2024	INTEREST PAID IN 2024	AFFORDABILITY PERIOD	LOAN STATUS ²	FUNDING TYPE ³
\$5,150,000	5/26/2038	0.60%	\$5,150,000	\$16,545	50	Current	SAIL
\$3,500,000	1/1/2040	1.00%	\$3,500,000	\$37,904	50	Current	SAIL
\$3,187,764	2/11/2043	0.00%	\$3,187,764	\$0	50	Current	SAIL
\$2,490,000	12/11/2027	0.00%	\$497,004	\$0	15	Current	ELI
\$4,950,000	4/25/2027	0.00%	\$988,020	\$0	15	Current	ELI
\$1,500,000	2/15/2036	3.00%	\$1,500,000	\$474,309	50	Current	SAIL
\$526,648	10/25/2033	1.00%	\$526,648	\$0	50	Current	SAIL
\$2,215,000	10/25/2033	1.00%	\$2,215,000	\$0	50	Current	SAIL
\$3,975,000	11/6/2029	0.00%	\$1,323,675	\$0	15	Current	ELI
\$272,300	6/19/2034	0.00%	\$272,300	\$0	50	Current	ELI
\$3,200,000	6/19/2034	1.00%	\$3,200,000	\$0	50	Current	SAIL
\$1,600,000	10/29/2024	0.00%	\$1,600,000	\$0	50	Current	SAIL
\$455,000	12/1/2048	1.00%	\$375,726	\$3,832	50	Current	SAIL
\$1,000,000	6/1/2033	3.00%	\$1,000,000	\$0	50	Current	SAIL
\$1,790,000	4/28/2065	0.00%	\$1,790,000	\$0	50	Current	ELI
\$1,230,000	4/28/2045	0.00%	\$1,230,000	\$0	50	Current	SAIL
\$600,000	11/23/2042	0.00%	\$600,000	\$0	50	Current	ELI
\$6,500,000	11/23/2042	1.00%	\$6,500,000	\$0	50	Current	SAIL
\$750,000	7/1/2039	1.00%	\$750,000	\$0	21	Current	EHCL
\$600,000	4/22/2045	0.00%	\$600,000	\$0	50	Current	ELI
\$1,200,000	4/22/2045	1.00%	\$1,200,000	\$4,723	50	Current	SAIL
\$734,400	1/22/2033	0.00%	\$734,400	\$0	50	Current	ELI
\$3,200,000	1/22/2033	1.00%	\$3,200,000	\$32,000	50	Current	SAIL
\$4,000,000	9/15/2038	3.00%	\$4,000,000	\$0	50	Current	SAIL
\$340,800	4/1/2033	0.00%	\$340,800	\$0	50	Current	ELI
\$2,000,000	4/1/2033	1.00%	\$2,000,000	\$0	50	Current	SAIL
\$3,300,000	3/28/2026	0.00%	\$438,570	\$0	50	Current	ELI
\$1,800,000	5/31/2037	0.00%	\$745,000	\$0	50	Current	SAIL
\$1,429,329	7/1/2038	0.00%	\$669,411	\$0	50	Current	SAIL
\$2,000,000	6/4/2034	1.00%	\$2,000,000	\$20,000	50	Current	SAIL
\$2,500,000	1/1/2034	3.00%	\$923,000	\$0	50	Current	SAIL
\$600,000	2/8/2045	0.00%	\$527,260	\$0	15	Current	ELI
\$7,900,000	2/8/2045	1.00%	\$6,979,617	\$0	50	Current	SAIL
\$1,875,000	3/1/2048	0.00%	\$249,188	\$0	15	Current	ELI
\$900,000	3/1/2048	0.00%	\$179,640	\$0	15	Current	ELI
\$1,968,900	1/1/2058	0.00%	\$1,968,900	\$0	30	Current	ELI
\$4,010,087	1/1/2058	0.80%	\$4,010,087	\$16,456	30	Current	SAIL
\$312,500	8/29/2035	0.00%	\$311,965	\$0	30	Current	ELI
\$4,397,490	8/29/2035	0.00%	\$4,397,490	\$0	30	Current	SAIL
\$4,000,000	12/15/2044	3.00%	\$4,000,000	\$0	50	Current	SAIL

RENTAL PORTFOLIO

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COUNTY	DEVELOPMENT NAME	CITY	OWNER	TOTAL UNITS	SET-ASIDE UNITS	DEMOGRAPHIC POPULATION SERVED ¹
Duval cont.	Savannah Springs	Jacksonville	Savannah Springs Apartments, Ltd.	234	234	Family
	Stevens Duval	Jacksonville	SP SD Apartments LLC	52	3	Elderly
	Stevens Duval	Jacksonville	SP SD Apartments LLC	52	52	Elderly
	Sulzbacher Village	Jacksonville	Sulzbacher Center for Women and Children, Ltd.	97	43	Homeless
	Sundance Pointe	Jacksonville	PC Sundance Pointe I, LLC	288	58	Family
	Sundance Pointe	Jacksonville	PC Sundance Pointe I, LLC	288	58	Family
	Village at Hyde Park	Jacksonville	Ability Londontowne, LLC	80	80	Special Needs
	Village on Wiley	Jacksonville	Ability Wiley, LLC	43	13	Homeless
	Waves	Jacksonville Beach	The Waves of Jacksonville Ltd.	127	13	Family
	Waves	Jacksonville Beach	The Waves of Jacksonville Ltd.	127	127	Family
Escambia	Alabaster Gardens	Pensacola	Alabaster Gardens Ltd.	147	147	Elderly
	Belmont Duplexes	Pensacola	AMR at Pensacola, Inc.	26	8	Family
	Delphin Downs	Pensacola	SP Downs, LLC	72	8	Family
	Delphin Downs	Pensacola	SP Downs, LLC	72	72	Family
	Pensacola Veteran Housing	Pensacola	Volunteers of America of Florida - Pensacola Veterans, Inc.	31	31	Homeless
Flagler	Palms at Town Center	Palm Coast	HTG Palms, LLC	88	88	Family
Gadsden	Arbours at Quincy	Quincy	Arbours at Quincy, LLC	80	8	Family
	Arbours at Quincy	Quincy	Arbours at Quincy, LLC	80	80	Family
	Lanier Oaks	Gretna	North Florida Educational Development Corporation	22	22	Family
	Omega Villas	Quincy	CEDO Housing Development Corp. (CEDO-HDC)	56	36	Family
Hardee	Hannah House	Wauchula	Alpha and Omega Freedom Ministries Inc.	17	17	Homeless
Hendry	Pollywog Creek Commons I	Labelle	Everglades Housing Group Inc.	40	18	FW CFW
	Pollywog Creek Commons II	Labelle	Everglades Housing Group Inc.	24	5	FW CFW
	Tall Pines	Labelle	National Development Foundation, Inc.	39	39	FW CFW
Hernando	Brook Haven	Brooksville	Brook Haven Ltd.	160	160	Family
	Freedom Gardens II	Brooksville	Housing Trust Group, LLC	94	10	Family
	Freedom Gardens II	Brooksville	Housing Trust Group, LLC	94	94	Family
	Madison Reserve	Spring Hill	Madison Reserve, Ltd.	90	90	Elderly
	Mariners Cay	Spring Hill	Lamson Avenue Apartments, Ltd.	160	160	Family
	Mariners Cay	Spring Hill	Lamson Avenue Apartments, Ltd.	160	160	Family
	Spring Haven	Spring Hill	SHA Associates, Ltd.	176	176	Family
	Spring Haven II	Spring Hill	SHA Associates II, Ltd.	88	88	Family
Highlands	Highland Palms	Avon Park	SP Highlands LP	52	52	FW CFW
	Highland Palms	Avon Park	SP Highlands LP	52	52	FW CFW
	Lakeside Park I	Avon Park	Lakeside Park I LLC	16	16	Homeless
Hillsborough	Arbor Place	Tampa	Arbor Place Apartments Ltd.	32	32	Special Needs
	Autumn Place	Tampa	Foxtrail Acres, Ltd.	120	120	Family
	Autumn Place	Tampa	Foxtrail Acres, Ltd.	120	120	Family

RENTAL PORTFOLIO

ORIGINAL LOAN AMOUNT	MATURITY DATE	INTEREST RATE	LOAN BALANCE AS OF 12/31/2024	INTEREST PAID IN 2024	AFFORDABILITY PERIOD	LOAN STATUS ²	FUNDING TYPE ³
\$1,000,000	12/15/2044	1.00%	\$1,000,000	\$0	50	Current	SAIL
\$183,600	3/15/2032	0.00%	\$183,600	\$0	50	Current	ELI
\$1,800,000	3/15/2032	1.00%	\$1,800,000	\$0	50	Current	SAIL
\$3,500,000	5/5/2057	0.00%	\$3,500,000	\$0	50	Current	SAIL
\$4,200,000	3/28/2026	0.00%	\$558,180	\$0	15	Current	ELI
\$2,100,000	6/19/2028	0.00%	\$559,230	\$0	15	Current	ELI
\$2,865,000	11/20/2048	1.00%	\$460,000	\$4,600	50	Current	SAIL
\$975,000	12/18/2034	0.00%	\$467,986	\$0	20	Current	ELI
\$600,000	9/26/2061	0.00%	\$600,000	\$0	15	Current	ELI
\$7,000,000	9/26/2061	1.00%	\$6,620,000	\$0	50	Past Due	SAIL
\$4,000,000	11/15/2038	3.00%	\$4,000,000	\$0	50	Current	SAIL
\$328,500	11/10/2036	1.00%	\$203,582	\$1,940	50	Current	SAIL
\$400,000	6/1/2051	0.00%	\$400,000	\$0	50	Current	ELI
\$4,180,000	6/1/2051	1.00%	\$4,180,000	\$0	50	Current	SAIL
\$850,000	12/30/2030	0.00%	\$850,000	\$0	50	Current	SAIL
\$8,500,000	3/27/2049	1.00%	\$8,500,000	\$0	50	Current	SAIL
\$600,000	12/1/2064	0.00%	\$0	\$0	15	Current	ELI
\$7,023,957	12/1/2064	1.00%	\$6,046,343	\$0	50	Current	SAIL
\$1,430,000	12/9/2047	1.00%	\$1,425,179	\$7,179	50	Past Due	SAIL
\$2,490,000	12/31/2023	9.00%	\$2,490,000	\$0	50	Loan Matured	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	Current	SAIL
\$1,140,282	1/1/2042	0.00%	\$1,140,282	\$0	50	Current	SAIL
\$2,535,000	10/31/2033	3.00%	\$2,535,000	\$24,539	50	Current	SAIL
\$2,900,000	7/21/2039	3.00%	\$2,900,000	\$23,044	50	Current	SAIL
\$493,400	5/22/2051	0.00%	\$493,400	\$0	50	Current	ELI
\$5,500,000	5/22/2051	1.00%	\$5,500,000	\$0	50	Current	SAIL
\$2,603,198	7/1/2028	1.00%	\$2,603,198	\$26,032	50	Current	SAIL
\$4,700,000	12/15/2041	1.00%	\$4,700,000	\$30,720	50	Current	SAIL
\$1,360,000	12/15/2041	0.00%	\$1,360,000	\$0	50	Current	SAIL
\$1,500,000	3/21/2037	3.00%	\$1,500,000	\$731,839	50	Current	SAIL
\$2,750,000	6/15/2039	3.00%	\$2,750,000	\$103,457	50	Current	SAIL
\$2,640,000	6/11/2026	1.00%	\$2,640,000	\$40,448	50	Current	SAIL
\$425,000	6/11/2026	0.00%	\$425,000	\$0	50	Current	SAIL
\$760,000	8/29/2026	0.00%	\$304,000	\$0	50	Current	SAIL
\$185,000	6/1/2044	1.00%	\$125,476	\$1,287	68	Current	SAIL
\$5,000,000	7/15/2041	1.00%	\$5,000,000	\$0	50	Current	SAIL
\$1,020,000	7/15/2041	0.00%	\$1,020,000	\$0	50	Current	SAIL

RENTAL PORTFOLIO

STATE APARTMENT INCENTIVE LOAN PROGRAM LOANS OUTSTANDING AS OF DECEMBER 31, 2024

COUNTY	DEVELOPMENT NAME	CITY	OWNER	TOTAL UNITS	SET-ASIDE UNITS	DEMOGRAPHIC POPULATION SERVED ¹
Hillsborough cont.	Boulevard Tower 2	Tampa	WRDG T3C, LP	119	119	Family
	Brandywine	Tampa	Brandywine Housing, Ltd.	144	144	Family
	Bristol Bay	Tampa	4821 Bristol Bay Way (FL) Owner LLC	300	15	Family
	Canopy at West River Towers 3	Tampa	WRDG T4 Phase Two, LP	188	31	Family
	Canopy at West River Towers 3	Tampa	WRDG T4 Phase Two, LP	188	188	Family
	Casa di Francesco	Seffner	Blue St. Franics, Ltd.	140	14	Elderly
	Casa di Francesco	Seffner	Blue St. Franics, Ltd.	140	140	Elderly
	Claymore Crossings	Tampa	Claymore Housing, Ltd.	260	260	Family
	Clipper Bay	Tampa	6727 S. Lois Avenue (FL) Owner LLC	276	14	Family
	Columbus Court	Tampa	SP CC Apartments LLC	160	16	Family
	Columbus Court	Tampa	SP CC Apartments LLC	160	160	Family
	Fulham Terrace	Riverview	Fulham Terrace, Ltd.	116	18	Elderly
	Fulham Terrace	Riverview	Fulham Terrace, Ltd.	116	116	Elderly
	Graham at Gracepoint	Tampa	The Graham at Gracepoint, LLC	90	90	Homeless
	Grande Oaks	Tampa	Grande Oaks, LLC	168	168	Family
	Grande Oaks	Tampa	Grande Oaks, LLC	168	168	Family
	Haley Park	Tampa	NVC Haley Park, Ltd.	80	8	Elderly
	Haley Park	Tampa	NVC Haley Park, Ltd.	80	80	Elderly
	Heights at Gracepoint	Tampa	Gracepoint Heights, LLC	64	10	Special Needs
	Heights at Gracepoint	Tampa	Gracepoint Heights, LLC	64	64	Special Needs
	Hunt Club	Tampa	Sunset View, Ltd.	96	96	Family
	La Estancia	Wimauma	La Estancia, Ltd.	84	84	FW CFW
	La Estancia	Wimauma	La Estancia, Ltd.	84	84	FW CFW
	Lake Kathy	Brandon	Lake Kathy, Ltd.	360	360	Family
	Landon Preserve	Brandon	Brandon Preserve, Ltd.	230	230	Family
	Manatee Village IV	Ruskin	Little Manatee Housing Corporation	27	6	FW CFW
	Mango Terrace	Seffner	SP Terrace LLC	104	11	Family
	Mango Terrace	Seffner	SP Terrace LLC	104	104	Family
	Mariners Cove - Tampa	Tampa	4012 Mariners Cove Court (FL) Owner LLC	208	45	Family
	Mariners Cove - Tampa	Tampa	4012 Mariners Cove Court (FL) Owner LLC	208	45	Family
	Morgan Creek	Tampa	Hunter's Run, LLC	336	336	Family
	Renaissance at West River	Tampa	West River Phase 1 A, LP	160	16	Elderly
	Renaissance at West River	Tampa	West River Phase 1 A, LP	160	160	Elderly
	SabalPlace	Brandon	Blue Broadway 2, LLC	112	17	Homeless
	SabalPlace	Brandon	Blue Broadway 2, LLC	112	112	Homeless
	Spanish Trace	Tampa	Spanish Trace Housing, Ltd.	120	120	Family
	St. James Place	Tampa	SP St James LP	126	126	Family
	St. James Place	Tampa	SP St James LP	126	126	Family
	Wexford	Tampa	SPT WAH Wexford LLC	324	324	Family
	Woodbridge	Plant City	SPT WAH Woodbridge LLC	236	24	Family

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ORIGINAL LOAN AMOUNT	MATURITY DATE	INTEREST RATE	LOAN BALANCE AS OF 12/31/2024	INTEREST PAID IN 2024	AFFORDABILITY PERIOD	LOAN STATUS ²	FUNDING TYPE ³
\$4,720,000	8/1/2039	1.00%	\$4,720,000	\$0	50	Current	SAIL
\$4,000,000	6/15/2039	3.00%	\$4,000,000	\$0	50	Current	SAIL
\$1,125,000	4/1/2050	0.00%	\$374,625	\$0	50	Current	ELI
\$750,000	12/21/2044	0.00%	\$210,522	\$0	15	Current	ELI
\$2,000,000	12/21/2044	1.00%	\$0	\$0	50	Current	SAIL
\$600,000	4/27/2041	0.00%	\$198,770	\$0	15	Current	ELI
\$3,500,000	4/27/2041	1.00%	\$1,159,491	\$0	50	Current	SAIL
\$4,000,000	11/15/2038	3.00%	\$4,000,000	\$132,955	50	Current	SAIL
\$1,050,000	3/1/2050	0.00%	\$349,650	\$0	15	Current	ELI
\$789,900	12/29/2032	0.00%	\$789,900	\$0	50	Current	ELI
\$3,175,000	12/29/2032	1.00%	\$3,175,000	\$0	50	Current	SAIL
\$600,000	1/27/2041	0.00%	\$517,899	\$0	50	Current	ELI
\$7,510,696	1/27/2041	1.00%	\$5,932,386	\$0	50	Current	SAIL
\$4,500,000	1/26/2033	0.50%	\$4,500,000	\$22,500	50	Current	SAIL
\$1,000,000	6/15/2037	3.00%	\$1,000,000	\$0	50	Current	SAIL
\$2,000,000	6/15/2037	3.00%	\$2,000,000	\$0	50	Current	SAIL
\$600,000	5/13/2045	0.00%	\$600,000	\$0	50	Current	ELI
\$2,300,000	5/13/2045	1.00%	\$2,300,000	\$23,000	50	Current	SAIL
\$135,000	6/27/2037	0.00%	\$135,000	\$0	15	Current	ELI
\$3,243,000	6/27/2037	0.30%	\$3,243,000	\$9,729	50	Current	SAIL
\$5,000,000	8/15/2041	1.00%	\$5,000,000	\$76,269	50	Current	SAIL
\$1,092,207	2/1/2039	0.00%	\$1,092,207	\$0	50	Current	SAIL
\$4,200,000	2/25/2039	0.00%	\$4,200,000	\$0	50	Current	SAIL
\$4,000,000	12/15/2039	3.00%	\$4,000,000	\$640,733	50	Current	SAIL
\$6,500,000	2/1/2063	1.00%	\$6,500,000	\$65,045	50	Current	SAIL
\$1,250,000	11/30/2042	1.00%	\$1,250,000	\$16,620	50	Current	SAIL
\$600,000	1/1/2039	0.00%	\$600,000	\$0	15	Current	ELI
\$5,000,000	1/1/2039	1.00%	\$5,000,000	\$0	50	Current	SAIL
\$900,000	5/1/2049	0.00%	\$239,670	\$0	15	Current	ELI
\$2,475,000	5/1/2049	0.00%	\$659,093	\$0	15	Current	ELI
\$2,000,000	6/15/2036	3.00%	\$2,000,000	\$60,000	50	Current	SAIL
\$600,000	11/8/2048	0.00%	\$600,000	\$0	15	Current	ELI
\$7,000,000	11/8/2048	1.00%	\$7,000,000	\$0	50	Current	SAIL
\$285,500	9/11/2036	0.00%	\$285,500	\$0	50	Current	ELI
\$4,214,500	9/11/2036	0.30%	\$4,214,500	\$12,644	50	Current	SAIL
\$4,000,000	1/15/2041	3.00%	\$4,000,000	\$28,721	50	Current	SAIL
\$5,000,000	5/8/2038	1.00%	\$5,000,000	\$0	50	Current	SAIL
\$1,105,000	5/8/2038	0.00%	\$1,105,000	\$0	50	Current	SAIL
\$2,000,000	8/1/2035	3.00%	\$1,533,945	\$46,018	50	Current	SAIL
\$1,800,000	1/1/2047	0.00%	\$239,220	\$0	15	Current	ELI

RENTAL PORTFOLIO

STATE APARTMENT INCENTIVE LOAN PROGRAM LOANS OUTSTANDING AS OF DECEMBER 31, 2024

COUNTY	DEVELOPMENT NAME	CITY	OWNER	TOTAL UNITS	SET-ASIDE UNITS	DEMOGRAPHIC POPULATION SERVED ¹
Indian River	Heritage Villas	Vero Beach	Indian River RDA, LP	116	116	Family
	Orange Blossom Village	Vero Beach	Orange Blossom Village, LLP	80	8	Elderly
	Orange Blossom Village	Vero Beach	Orange Blossom Village, LLP	80	80	Elderly
	Preserve at Oslo	Vero Beach	Creative Choice Homes XVI LP	176	9	Family
	Sunset	Vero Beach	Gifford Elderly Housing, Ltd.	36	36	Elderly
Jackson	Holly Hill	Marianna	Marianna Holly Hill RRH Ltd.	53	53	Family
	Three Rivers	Marianna	Marianna Gardens Preservation LP	100	10	Family
	Three Rivers	Marianna	Marianna Gardens Preservation LP	100	100	Family
Lake	Franklin House	Eustis	Franklin Senior Housing Limited Partnership	46	5	Elderly
	Franklin House	Eustis	Franklin Senior Housing Limited Partnership	46	46	Elderly
	Lake Harris Cove	Leesburg	Lake Harris Cove Partners, Ltd.	152	62	Family
	Lakeside Pointe	Leesburg	Harris Cove Partners, Ltd.	128	128	Family
	Lakeside Pointe	Leesburg	Harris Cove Partners, Ltd.	128	128	Family
	Laurel Oaks	Leesburg	Sleepy Hollow Apartments, Ltd.	144	144	Family
	Osprey Ridge	Clermont	SPT Dolphin Osprey Ridge LLC	176	172	Family
	Rolling Acres I	Lady Lake	Rolling Acres Club, L.L.P.	104	104	Family
	Rolling Acres II	Lady Lake	Rolling Acres Club II, LLLP	35	15	Elderly
	Rolling Acres II	Lady Lake	Rolling Acres Club II, LLLP	35	15	Elderly
	Southwinds Cove	Leesburg	Southwinds Partners, LLLP	112	46	Family
	Southwinds Cove	Leesburg	Southwinds Partners, LLLP	112	46	Family
	Spring Harbor Apartments	Mount Dora	SPT Dolphin Spring Harbor LLC	248	25	Family
	Spring Harbor Apartments	Mount Dora	SPT Dolphin Spring Harbor LLC	248	25	Family
	Spring Lake Cove I	Fruitland Park	Spring Lake Cove, L.L.P.	96	40	Family
	Valencia Grove	Eustis	HTG Valencia, LLC	144	8	Family
	Valencia Grove	Eustis	HTG Valencia, LLC	144	144	Family
	Valencia Grove II	Eustis	HTG Valencia II, Ltd.	110	11	Elderly
	Valencia Grove II	Eustis	HTG Valencia II, Ltd.	110	110	Elderly
	Woodwinds	Clermont	Woodwinds Clermont, LLC	96	96	Homeless
Lee	3611 & 3621 Cleveland Ave	Fort Myers	Fort Myers Redevelopment, LLC	92	10	Family
	3611 & 3621 Cleveland Ave	Fort Myers	Fort Myers Redevelopment, LLC	92	74	Family
	Bernwood Trace	Ft. Myers	9804 Bernwood Place Drive (FL) Owner LLC	340	51	Family
	Brookside Village	Ft. Myers	SP BV Apartments LLC	50	15	Family
	Brookside Village	Ft. Myers	SP BV Apartments LLC	50	50	Family
	Cypress Village	Ft. Myers	Blue CASL II, LLC	95	15	Homeless
	Cypress Village	Ft. Myers	Blue CASL II, LLC	95	95	Homeless
	Hermosa North Fort Myers II	Palmona Park	Hermosa NFTM 41 II, Ltd.	88	9	Elderly
	Hermosa North Fort Myers II	Palmona Park	Hermosa NFTM 41 II, Ltd.	88	88	Elderly
	Hibiscus Apartments	Ft. Myers	BDG Hibiscus Apartments, LP	96	12	Family
	Hibiscus Apartments	Ft. Myers	BDG Hibiscus Apartments, LP	96	96	Family
	Mariners Landing	Fort Myers	Creative Choice Homes XXIX Ltd	112	112	Elderly

RENTAL PORTFOLIO

ORIGINAL LOAN AMOUNT	MATURITY DATE	INTEREST RATE	LOAN BALANCE AS OF 12/31/2024	INTEREST PAID IN 2024	AFFORDABILITY PERIOD	LOAN STATUS ²	FUNDING TYPE ³
\$4,000,000	10/30/2037	3.00%	\$4,000,000	\$0	50	Current	SAIL
\$463,200	8/30/2039	0.00%	\$463,200	\$0	50	Current	ELI
\$4,500,000	8/30/2039	1.00%	\$4,500,000	\$40,952	50	Current	SAIL
\$675,000	2/1/2057	0.00%	\$89,708	\$0	15	Current	ELI
\$315,000	4/9/2033	1.00%	\$112,406	\$1,127	45	Current	SAIL
\$1,087,000	5/31/2033	9.00%	\$1,087,000	\$0	50	Current	SAIL
\$750,000	3/6/2045	0.00%	\$750,000	\$0	30	Current	ELI
\$350,000	3/6/2045	1.00%	\$350,000	\$0	30	Current	SAIL
\$411,000	11/16/2041	0.00%	\$229,311	\$0	15	Current	ELI
\$1,500,000	11/16/2041	1.00%	\$861,646	\$0	50	Current	SAIL
\$4,000,000	10/1/2038	3.00%	\$0	\$286,126	50	Current	SAIL
\$1,500,000	8/15/2038	0.00%	\$0	\$241,059	50	Current	SAIL
\$1,500,000	8/15/2038	0.00%	\$0	\$110,165	50	Current	SAIL
\$5,000,000	8/15/2042	1.00%	\$5,000,000	\$50,000	50	Current	SAIL
\$1,808,000	6/30/2032	3.00%	\$0	\$0	50	Current	SAIL
\$5,000,000	11/1/2042	1.00%	\$5,000,000	\$50,000	50	Current	SAIL
\$2,289,000	11/1/2042	1.00%	\$2,289,000	\$22,890	35	Current	SAIL
\$340,000	11/1/2042	0.00%	\$340,000	\$0	35	Current	SAIL
\$5,000,000	12/1/2042	1.00%	\$5,000,000	\$50,000	50	Current	SAIL
\$510,000	12/1/2042	0.00%	\$510,000	\$0	50	Current	SAIL
\$975,000	5/1/2028	0.00%	\$975,000	\$0	15	Current	ELI
\$1,875,000	5/1/2028	0.00%	\$374,250	\$0	15	Current	ELI
\$5,000,000	12/15/2042	1.00%	\$5,000,000	\$50,000	35	Current	SAIL
\$383,600	11/20/2032	0.00%	\$383,600	\$0	50	Current	ELI
\$5,000,000	11/20/2032	1.00%	\$5,000,000	\$50,000	50	Current	SAIL
\$600,000	6/1/2038	0.00%	\$600,000	\$0	15	Current	ELI
\$5,750,000	6/1/2038	1.00%	\$5,750,000	\$87,318	50	Current	SAIL
\$4,000,000	12/27/2033	1.00%	\$4,000,000	\$40,000	50	Current	SAIL
\$662,500	9/28/2057	0.00%	\$242,966	\$0	50	Current	ELI
\$8,740,000	9/28/2047	1.00%	\$3,203,993	\$0	50	Current	SAIL
\$4,875,000	2/1/2048	0.00%	\$647,888	\$0	15	Current	ELI
\$145,300	1/25/2032	0.00%	\$145,300	\$0	50	Current	ELI
\$1,989,000	1/25/2032	1.00%	\$1,989,000	\$0	50	Current	SAIL
\$286,000	2/12/2037	0.00%	\$285,986	\$0	50	Current	ELI
\$5,000,000	2/12/2037	0.50%	\$4,999,915	\$67,462	50	Current	SAIL
\$580,500	12/20/2042	0.00%	\$0	\$0	15	Current	ELI
\$5,500,000	12/20/2042	1.00%	\$0	\$0	50	Current	SAIL
\$510,800	10/23/2037	0.00%	\$510,800	\$0	15	Current	ELI
\$5,125,000	10/23/2037	1.00%	\$5,125,000	\$0	50	Current	SAIL
\$860,000	11/12/2024	3.00%	\$817,225	\$96,442	50	Loan Matured	SAIL

RENTAL PORTFOLIO

STATE APARTMENT INCENTIVE LOAN PROGRAM LOANS OUTSTANDING AS OF DECEMBER 31, 2024

COUNTY	DEVELOPMENT NAME	CITY	OWNER	TOTAL UNITS	SET-ASIDE UNITS	DEMOGRAPHIC POPULATION SERVED ¹
Lee cont.	Palm City Gardens	Fort Myers	Dunbar Improvement Association, Inc.	100	100	Elderly
	Palm City Gardens	Fort Myers	Dunbar Improvement Association, Inc.	100	100	Elderly
	Pueblo Bonito	Bonita Springs	Partnership in Housing, Inc	80	80	FW CFW
	Renaissance Preserve Senior	Fort Myers	Renaissance Preserve I, LLLP	120	120	Elderly
	Renaissance Preserve Senior	Fort Myers	Renaissance Preserve I, LLLP	120	120	Elderly
	St. Peter Claver Place Phase I	Ft. Myers	St. Peter Claver Place, Ltd.	136	14	Family
	St. Peter Claver Place Phase I	Ft. Myers	St. Peter Claver Place, Ltd.	136	136	Family
	Vista Palms	Lehigh Acres	Creative Choice Homes XI Ltd	229	46	Family
	Vista Palms	Lehigh Acres	Creative Choice Homes XI Ltd	229	229	Family
	Westwood	Ft. Myers	SPT WAH Westwood LLC	288	72	Family
Leon	Brookestone I	Tallahassee	Brookestone I, LP	108	108	Elderly
	Casanas Village @ Frenchtown Square	Tallahassee	Frenchtown Square Partners, LLC	88	72	Family
	Jackson Forest	Tallahassee	SP Forest LLC	105	11	Family
	Jackson Forest	Tallahassee	SP Forest LLC	105	105	Family
	Lake Bradford Apartments	Tallahassee	ECG Lake Bradford, LP	158	39	Family
	Lake Bradford Apartments	Tallahassee	ECG Lake Bradford, LP	158	158	Family
	Magnolia Family	Tallahassee	Country Club Magnolia Family, LP	130	13	Family
	Magnolia Family	Tallahassee	Country Club Magnolia Family, LP	130	130	Family
	Ridge Road	Tallahassee	ECG Ridge Road, LP	250	250	Family
	Sunrise Place	Tallahassee	SP Sunrise LP	99	99	Family
Madison	Springhill Apartments	Madison	Springhill Apartments, LLC	76	8	Family
	Springhill Apartments	Madison	Springhill Apartments, LLC	76	76	Family
Manatee	Addison	Bradenton	HTG Addison, LLC	90	64	Family
	Astoria on 9th	Bradenton	HTG Astoria, LTD	120	12	Elderly
	Astoria on 9th	Bradenton	HTG Astoria, LTD	120	120	Elderly
	Parrish Oaks	Parrish	SP Oaks LLC	120	12	Family
	Parrish Oaks	Parrish	SP Oaks LLC	120	120	Family
	Parrish Oaks II	Parrish	SP Braden LLC	48	5	Family
	Parrish Oaks II	Parrish	SP Braden LLC	48	48	Family
Marion	Hickory Knoll	Ocala	SP HK Apartments, LLC	96	10	Family
	Hickory Knoll	Ocala	SP HK Apartments, LLC	96	92	Family
	Magnolia Walk Phase II	Ocala	Magnolia Walk Apartments II, Ltd.	144	144	Elderly
	Ritz Reserve II	Ocala	Volunteers of America of Florida Inc.	27	6	Special Needs
	Ritz Reserve II	Ocala	Volunteers of America of Florida Inc.	27	27	Special Needs
	Spring Manor	Ocala	SP SM Apartments LLC	160	48	Family
	Spring Manor	Ocala	SP SM Apartments LLC	160	160	Family
Martin	Crossings at Indian Run	Stuart	SP Crossings LLC	344	344	Family
	Crossings at Indian Run	Stuart	SP Crossings LLC	344	344	Family
Miami-Dade	Allen Apartments	Miami Beach	Miami Beach Community Development Corporation	39	39	Elderly
	Alto Tower	Miami	Blue CASL Dade, LLC	84	13	Homeless

RENTAL PORTFOLIO

ORIGINAL LOAN AMOUNT	MATURITY DATE	INTEREST RATE	LOAN BALANCE AS OF 12/31/2024	INTEREST PAID IN 2024	AFFORDABILITY PERIOD	LOAN STATUS ²	FUNDING TYPE ³
\$750,000	4/29/2041	1.00%	\$750,000	\$0	22.5	Current	EHCL
\$750,000	4/29/2041	1.00%	\$750,000	\$0	22.5	Current	EHCL
\$4,000,000	10/19/2037	0.00%	\$4,000,000	\$0	30	Current	SAIL
\$6,150,000	4/10/2058	1.00%	\$6,150,000	\$71,500	50	Forbearance Agreement	SAIL
\$1,020,000	4/10/2058	0.00%	\$1,020,000	\$0	50	Current	SAIL
\$600,000	4/6/2043	0.00%	\$600,000	\$0	15	Current	ELI
\$7,862,649	4/6/2043	1.00%	\$7,862,649	\$0	50	Current	SAIL
\$3,450,000	10/26/2026	0.00%	\$458,505	\$0	15	Current	ELI
\$2,000,000	6/30/2025	9.00%	\$2,000,000	\$118,388	50	Current	SAIL
\$5,400,000	4/30/2027	0.00%	\$1,077,840	\$0	15	Current	ELI
\$3,050,000	10/14/2034	1.00%	\$3,050,000	\$0	30	Current	SAIL
\$2,000,000	5/10/2034	1.00%	\$2,000,000	\$20,000	50	Current	SAIL
\$600,000	9/30/2040	0.00%	\$600,000	\$0	15	Current	ELI
\$5,850,000	9/30/2040	1.00%	\$5,221,121	\$0	50	Current	SAIL
\$750,000	6/17/2043	0.00%	\$88,139	\$0	15	Current	ELI
\$5,434,700	6/17/2043	1.00%	\$638,682	\$0	50	Current	SAIL
\$600,000	10/1/2040	0.00%	\$600,000	\$0	15	Current	ELI
\$5,611,577	10/1/2040	1.00%	\$5,611,577	\$0	50	Current	SAIL
\$9,800,000	9/8/2043	1.00%	\$7,272,807	\$0	50	Current	SAIL
\$900,000	10/1/2029	3.00%	\$0	\$194,654	50	Current	SAIL
\$251,600	7/1/2061	0.00%	\$251,600	\$0	50	Current	ELI
\$3,064,400	7/1/2061	1.00%	\$2,990,922	\$0	50	Current	SAIL
\$2,000,000	11/16/2035	1.00%	\$2,000,000	\$216	50	Current	SAIL
\$600,000	4/1/2041	0.00%	\$442,512	\$0	15	Current	ELI
\$9,050,000	4/1/2041	1.00%	\$6,674,562	\$0	50	Current	SAIL
\$600,000	11/1/2061	0.00%	\$600,000	\$0	15	Current	ELI
\$6,000,000	11/1/2061	1.00%	\$6,000,000	\$182,384	50	Current	SAIL
\$419,100	5/20/2041	0.00%	\$419,100	\$0	15	Current	ELI
\$2,248,000	5/20/2041	1.00%	\$2,248,000	\$41,077	50	Current	SAIL
\$304,800	5/1/2033	0.00%	\$304,800	\$0	50	Current	ELI
\$3,150,000	5/1/2033	1.00%	\$3,150,000	\$63,000	50	Current	SAIL
\$1,000,000	7/28/2031	1.00%	\$1,335,068	\$14,712	50	Current	SAIL
\$177,400	5/14/2036	0.00%	\$167,320	\$0	15	Current	ELI
\$3,649,554	5/14/2036	0.00%	\$3,649,554	\$0	30	Current	SAIL
\$233,600	11/20/2031	0.00%	\$233,600	\$0	50	Current	ELI
\$4,398,240	11/20/2031	1.00%	\$4,398,240	\$0	50	Current	SAIL
\$4,947,342	6/1/2031	3.00%	\$4,947,342	\$0	50	Current	SAIL
\$5,123,238	6/1/2031	0.00%	\$5,123,238	\$0	50	Current	SAIL
\$750,000	11/10/2039	1.00%	\$750,000	\$0	15	Current	EHCL
\$459,600	8/29/2040	0.00%	\$369,174	\$0	15	Current	ELI

RENTAL PORTFOLIO

STATE APARTMENT INCENTIVE LOAN PROGRAM LOANS OUTSTANDING AS OF DECEMBER 31, 2024

COUNTY	DEVELOPMENT NAME	CITY	OWNER	TOTAL UNITS	SET-ASIDE UNITS	DEMOGRAPHIC POPULATION SERVED ¹
Miami-Dade cont.	Alto Tower	Miami	Blue CASL Dade, LLC	84	84	Homeless
	Ambar Key	Florida City	Ambar Key, Ltd.	94	94	Family
	Ambar Key Homes	Florida City	Ambar Key Homes, Ltd.	155	35	Family
	Ambar Trail	Homestead	Ambar Trail, Ltd.	210	210	Family
	Biscayne Court	Miami	Georgia Apartments, LLC	60	60	Elderly
	Brisas del Este II	Miami	Brisas del Este Phase Two, LLC	120	120	Family
	Brisas Del Rio	Miami	Brisas del Rio Apartments, LLC	168	17	Elderly
	Brisas Del Rio	Miami	Brisas del Rio Apartments, LLC	168	168	Elderly
	Calusa Cove	Miami	Waterside Apartments, Ltd.	144	144	Family
	Caribbean Village	Miami	Caribbean Village, Ltd.	123	7	Elderly
	Caribbean Village	Miami	Caribbean Village, Ltd.	123	123	Elderly
	Casa Juarez	Florida City	Casa Juarez, LLC	32	5	FW CFW
	Casa Juarez	Florida City	Casa Juarez, LLC	32	32	FW CFW
	Coalition Lift	Miami	Coalition Lift, LLC	34	11	Homeless
	Coquina Place	Miami	Coquina Place Associates, Ltd.	96	10	Family
	Coquina Place	Miami	Coquina Place Associates, Ltd.	96	96	Family
	Coral Bay Cove	Miami	Coral Bay Cove, LLC	224	23	Family
	Coral Bay Cove	Miami	Coral Bay Cove, LLC	224	224	Family
	Courtside II	Miami	AMC HTG 2, Ltd.	120	120	Family
	Culmer	Miami	Culmer Apartments, Ltd.	239	37	Family
	Culmer	Miami	Culmer Apartments, Ltd.	239	239	Family
	Cutler Manor	Miami	POAH Cutler Manor LLC	219	219	Family
	Cutler Manor II	Miami	POAH Cutler Manor II, LLC	113	19	Family
	Cutler Manor II	Miami	POAH Cutler Manor II, LLC	113	113	Family
	Dr. Barbara Carey-Shuler Manor	Miami	Liberty Gateway, Ltd	100	100	Homeless
	Dr. Barbara Carey-Shuler Manor	Miami	Liberty Gateway, Ltd	100	100	Homeless
	Dr. Barbara Carey-Shuler Manor	Miami	Liberty Gateway, Ltd	100	100	Homeless
	Edison Place	Miami	Tacolcy Edison Gardens, LLC	200	200	Family
	Everett Stewart Senior Village	Miami	Brownsville Village I Ltd	96	96	Family
	Garden Walk	Cutler Bay	Tacolcy Garden Walk I, LLC	228	228	Family
	Hainlin Mills	Miami	Hainlin Mills Preservation, LP	144	144	Elderly
	Harding Village	Miami Beach	Harding Village, Ltd.	92	92	Homeless
	Hidden Grove	Homestead	Hidden Grove Housing LP	222	222	Family
	Karis Village	Miami	Carfour 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	350 NW LLC	90	90	Homeless
	Le Jeune Gardens	Hialeah	Spinal Cord Living-Assistance Development, Inc.	18	5	Special Needs

RENTAL PORTFOLIO

ORIGINAL LOAN AMOUNT	MATURITY DATE	INTEREST RATE	LOAN BALANCE AS OF 12/31/2024	INTEREST PAID IN 2024	AFFORDABILITY PERIOD	LOAN STATUS ²	FUNDING TYPE ³
\$5,719,104	8/29/2040	0.50%	\$4,593,872	\$0	50	Current	SAIL
\$8,465,000	1/12/2036	1.00%	\$8,465,000	\$95,325	50	Current	SAIL
\$8,500,000	12/12/2060	1.00%	\$8,500,000	\$0	50	Current	SAIL
\$5,000,000	9/1/2063	1.00%	\$5,000,000	\$117,318	50	Current	SAIL
\$510,000	7/31/2039	0.00%	\$510,000	\$0	15	Current	SAIL
\$4,260,000	2/11/2039	1.00%	\$4,260,000	\$0	50	Current	SAIL
\$600,000	1/31/2039	0.00%	\$600,000	\$0	15	Current	ELI
\$4,346,770	1/31/2039	1.00%	\$4,346,770	\$0	50	Current	SAIL
\$1,449,387	1/31/2033	1.00%	\$968,612	\$10,242	50	Current	SAIL
\$362,400	7/27/2036	0.00%	\$362,400	\$0	50	Current	ELI
\$5,000,000	7/27/2036	1.00%	\$5,000,000	\$50,000	50	Current	SAIL
\$508,000	1/21/2035	0.00%	\$508,000	\$0	50	Current	ELI
\$5,992,000	1/21/2035	1.00%	\$5,992,000	\$59,920	50	Current	SAIL
\$825,000	5/25/2036	0.00%	\$536,250	\$0	20	Current	ELI
\$750,000	10/30/2045	0.00%	\$750,000	\$0	30	Current	ELI
\$2,592,000	10/30/2045	1.00%	\$2,592,000	\$25,920	30	Current	SAIL
\$600,000	9/21/2048	0.00%	\$600,000	\$0	50	Current	ELI
\$6,500,000	9/21/2048	1.00%	\$6,500,000	\$65,000	50	Current	SAIL
\$2,750,000	4/3/2045	1.00%	\$566,499	\$0	50	Current	SAIL
\$600,000	4/27/2066	0.00%	\$268,820	\$0	15	Current	ELI
\$11,300,000	4/27/2066	1.00%	\$4,903,371	\$0	50	Current	SAIL
\$2,661,095	12/31/2026	1.00%	\$2,661,095	\$0	50	Current	SAIL
\$600,000	12/24/2059	0.00%	\$469,789	\$0	50	Current	ELI
\$3,000,000	12/24/2059	1.00%	\$2,592,625	\$0	50	Current	SAIL
\$1,267,637	4/23/2025	1.00%	\$1,267,637	\$12,676	50	Current	SAIL
\$765,000	4/23/2025	0.00%	\$765,000	\$0	50	Current	SAIL
\$1,267,637	4/23/2025	0.00%	\$1,267,637	\$0	50	Current	SAIL
\$8,500,000	3/25/2038	1.00%	\$8,500,000	\$0	50	Current	SAIL
\$765,000	5/21/2025	0.00%	\$765,000	\$0	15	Current	SAIL
\$3,110,901	6/1/2051	3.00%	\$2,110,901	\$0	50	Current	SAIL
\$1,564,000	5/1/2042	3.00%	\$1,564,000	\$46,920	31	Current	SAIL
\$2,000,000	5/18/2025	1.00%	\$2,000,000	\$20,000	50	Current	SAIL
\$2,239,000	9/30/2042	3.00%	\$1,399,375	\$41,981	50	Current	SAIL
\$4,300,000	11/1/2046	0.50%	\$2,323,761	\$11,619	50	Current	SAIL
\$1,481,200	1/15/2037	9.00%	\$1,481,200	\$0	45	Past Due	SAIL
\$1,481,200	1/15/2037	9.00%	\$1,481,200	\$0	45	Past Due	SAIL
\$4,000,000	7/30/2025	0.44%	\$4,000,000	\$17,600	50	Current	SAIL
\$352,600	5/27/2035	0.00%	\$352,600	\$0	30	Current	ELI

RENTAL PORTFOLIO

STATE APARTMENT INCENTIVE LOAN PROGRAM LOANS OUTSTANDING AS OF DECEMBER 31, 2024

COUNTY	DEVELOPMENT NAME	CITY	OWNER	TOTAL UNITS	SET-ASIDE UNITS	DEMOGRAPHIC POPULATION SERVED ¹
Miami-Dade cont.	Le Jeune Gardens	Hialeah	Spinal Cord Living-Assistance Development, Inc.	18	18	Special Needs
	Liberty Square III	Miami	Liberty Square Phase Three, LLC	192	192	Family
	Liberty Square IV	Miami	Liberty Square Phase Four, LLC	193	193	Family
	Liberty Village	Miami	Osprey Apartments, LLC	60	15	Homeless
	Liberty Village	Miami	Osprey Apartments, LLC	60	60	Homeless
	Little Haiti Gateway	Miami	Little Haiti Gateway, Inc.	80	34	Family
	M & M Maison II	Miami	Urban League of Greater Miami Inc.	21	21	Family
	Naranja Grand II	Leisure City	Naranja Grand II, LLC	200	10	Family
	Naranja Grand II	Leisure City	Naranja Grand II, LLC	200	200	Family
	Northside Commons	Miami	Northside Commons Residential, LLC	80	12	Special Needs
	Northside Commons	Miami	Northside Commons Residential, LLC	80	64	Special Needs
	Northside Transit Village II	Miami	Northside Property II, Ltd.	180	18	Elderly
	Northside Transit Village II	Miami	Northside Property II, Ltd.	180	180	Elderly
	Orchid Estates	Naranja	Orchid Estates, Ltd.	74	8	Family
	Orchid Estates	Naranja	Orchid Estates, Ltd.	74	74	Family
	Paseo del Rio	Miami	Paseo del Rio, LLC	182	66	Family
	Paseo del Rio	Miami	Paseo del Rio, LLC	182	180	Family
	Pinnacle Park	Miami	Pinnacle Park, Ltd.	135	121	Family
	Princeton Crossings	Princeton	Princeton Crossings LLC	150	23	Family
	Princeton Crossings	Princeton	Princeton Crossings LLC	150	150	Family
	Quail Roost Transit Village I	Cutler Bay	Quail Roost Transit Village I Ltd.	200	200	Family
	Redland Crossings	Miami	Redland Crossings, LLC	134	134	Family
	Regatta Place	Miami	Regatta Place Associates, Ltd.	108	11	Family
	Regatta Place	Miami	Regatta Place Associates, Ltd.	108	108	Family
	Rio Towers	Miami	Rio Towers ELHCDC LLC	82	82	Elderly
	Royalton	Miami	Royalton Apartments, Ltd.	100	100	Homeless
	San Sherri Villas	Homestead	Homestead Housing Partnership II, Ltd.	80	80	Family
	Smathers II	Miami	Smathers Phase Two LLC	133	14	Elderly
	Smathers II	Miami	Smathers Phase Two LLC	133	133	Elderly
	Solimar	Florida City	Solimar Associates, Ltd.	180	180	Family
	Southpoint Crossing	Florida City	POAH Southpoint Crossing LLC	123	123	Family
	Stadium Towers	Miami	Stadium Tower Apartments LLC	149	23	Family
	Stadium Towers	Miami	Stadium Tower Apartments LLC	149	149	Family
	Sunset Pointe II	Miami	Sunset Pointe II Associates, Ltd.	96	15	Family
	Sunset Pointe II	Miami	Sunset Pointe II Associates, Ltd.	96	96	Family
	Superior Manor II	Miami	Superior Manor Phase II, LLC	76	8	Family
	Superior Manor II	Miami	Superior Manor Phase II, LLC	76	76	Family
	Tuscany Cove I	Miami	Tacolcy Tuscany Cove I, LLLP	160	16	Elderly
	Tuscany Cove I	Miami	Tacolcy Tuscany Cove I, LLLP	160	160	Elderly
	Villa Aurora	Miami	Villa Aurora LLLP	76	76	Homeless

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ORIGINAL LOAN AMOUNT	MATURITY DATE	INTEREST RATE	LOAN BALANCE AS OF 12/31/2024	INTEREST PAID IN 2024	AFFORDABILITY PERIOD	LOAN STATUS ²	FUNDING TYPE ³
\$3,420,000	5/27/2035	0.00%	\$3,420,000	\$0	30	Current	SAIL
\$6,450,000	11/29/2038	1.00%	\$6,450,000	\$0	50	Current	SAIL
\$3,250,000	1/19/2042	1.00%	\$2,424,313	\$0	50	Current	SAIL
\$225,000	9/29/2046	0.00%	\$225,000	\$0	15	Current	ELI
\$1,100,000	9/29/2046	1.00%	\$1,100,000	\$11,000	50	Current	SAIL
\$495,000	11/14/2028	3.00%	\$427,083	\$0	50	Current	SAIL
\$160,000	8/1/2025	1.00%	\$10,321	\$232	50	Current	SAIL
\$600,000	10/3/2042	0.00%	\$213,437	\$0	15	Current	ELI
\$5,000,000	10/3/2042	1.00%	\$1,778,638	\$0	50	Current	SAIL
\$361,400	12/11/2036	0.00%	\$361,400	\$0	15	Current	ELI
\$3,638,600	12/11/2036	0.30%	\$3,638,600	\$10,916	50	Current	SAIL
\$600,000	6/19/2050	0.00%	\$600,000	\$0	15	Current	ELI
\$7,000,000	6/19/2045	1.00%	\$7,000,000	\$46,934	50	Current	SAIL
\$296,400	8/31/2033	0.00%	\$296,400	\$0	50	Current	ELI
\$4,250,000	8/31/2033	1.00%	\$4,250,000	\$11,432	50	Current	SAIL
\$600,000	11/3/2039	0.00%	\$600,000	\$0	50	Current	ELI
\$5,400,000	11/3/2039	1.00%	\$5,400,000	\$0	50	Current	SAIL
\$1,040,000	8/31/2025	3.00%	\$1,040,000	\$31,200	50	Current	SAIL
\$600,000	11/12/2041	0.00%	\$0	\$0	50	Current	ELI
\$4,020,000	11/12/2041	1.00%	\$0	\$0	50	Current	SAIL
\$6,500,000	2/1/2065	1.00%	\$4,347,769	\$0	50	Current	SAIL
\$7,488,000	6/5/2036	1.00%	\$7,488,000	\$74,880	50	Current	SAIL
\$600,000	2/23/2036	0.00%	\$600,000	\$0	50	Current	ELI
\$3,000,000	2/23/2036	1.00%	\$3,000,000	\$0	50	Current	SAIL
\$800,000	7/23/2037	1.00%	\$364,945	\$4,455	50	Past Due	SAIL
\$3,000,000	10/11/2025	1.00%	\$3,000,000	\$30,000	50	Current	SAIL
\$2,373,200	10/27/2021	3.00%	\$0	\$0	52	Current	SAIL
\$975,000	5/19/2045	0.00%	\$975,000	\$0	30	Current	ELI
\$1,138,150	5/19/2045	1.00%	\$1,138,150	\$11,382	30	Current	SAIL
\$8,075,000	12/14/2038	1.00%	\$7,972,000	\$0	50	Current	SAIL
\$3,850,025	5/31/2040	1.00%	\$3,850,025	\$0	65	Current	SAIL
\$600,000	1/1/2040	0.00%	\$514,536	\$0	50	Current	ELI
\$4,321,000	1/1/2040	1.00%	\$2,782,282	\$0	50	Current	SAIL
\$600,000	4/29/2038	0.00%	\$600,000	\$0	50	Current	ELI
\$3,000,000	4/29/2038	1.00%	\$3,000,000	\$0	50	Current	SAIL
\$600,000	12/17/2038	0.00%	\$600,000	\$0	15	Current	ELI
\$3,000,000	12/17/2038	1.00%	\$1,987,330	\$0	50	Current	SAIL
\$1,200,000	12/29/2046	0.00%	\$1,200,000	\$0	30	Current	ELI
\$2,524,999	12/29/2046	1.00%	\$2,524,999	\$0	30	Current	SAIL
\$3,000,000	12/4/2037	0.50%	\$3,000,000	\$15,000	50	Current	SAIL

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COUNTY	DEVELOPMENT NAME	CITY	OWNER	TOTAL UNITS	SET-ASIDE UNITS	DEMOGRAPHIC POPULATION SERVED ¹
Miami-Dade cont.	Village Carver II	Miami	Village Carver Phase II, LLC	100	100	Elderly
	Villages I	Miami	The Village Miami Phase I, Ltd.	150	8	Family
	Villages I	Miami	The Village Miami Phase I, Ltd.	150	150	Family
	Vista Breeze	Miami Beach	Vista Breeze,LTD.	119	20	Elderly
	Vista Breeze	Miami Beach	Vista Breeze,LTD.	119	119	Elderly
	Windmill Farms	Princeton	Windmill Farms Associates, LLC	274	274	Family
	Woodland Grove	Miami	Woodland Grove Apartments, LLC	190	19	Family
	Woodland Grove	Miami	Woodland Grove Apartments, LLC	190	190	Family
Monroe	Atlantic Pines	Big Pine Key	Atlantic Pines LLC	14	14	FW CFW
	Boatworks Residences	Marathon	Keys Affordable Development IV, LLC	52	52	Family
	Caya Place	Marathon	Keys Affordable Development II, LLC	42	42	Family
	Cayo Del Mar	Key West	Creative Choice Homes XXVI Ltd	130	130	Family
	Coco Vista	Marathon	Coco Vista Community, Ltd.	109	109	Family
	Lofts at Bahama Village	Key West	Bahama Village Community, Ltd.	98	98	Family
	Marty's Place	Key West	Marty's Place Associates, Ltd.	47	47	Family
	Poinciana Royale	Key West	Poinciana Royale Associates, Ltd.	50	50	Family
	Poinciana Royale	Key West	Poinciana Royale Associates, Ltd.	50	50	Family
	Quarry	Big Coppitt Key	Quarry Big Coppitt, Ltd.	96	96	Family
	Quarry II	Big Coppitt Island	Quarry Big Coppitt II, Ltd.	112	112	Family
	Quarry III	Key West	Quarry Big Coppitt III, Ltd	57	57	Family
	Residences at Crystal Cove	Marathon	Crystal Cove Housing Partners, LP	46	46	Family
	Residences at Marathon Key	Marathon	Marathon Key Housing Partners, LP	55	55	Family
	Sea Grape I	Marathon	Sea Grape Apartments, Ltd.	56	56	Family
	Sea Grape II	Marathon	Sea Grape II, Ltd.	28	28	Family
	Sea Grape II	Marathon	Sea Grape II, Ltd.	28	28	Family
Okaloosa	Choctaw Village	Ft. Walton Beach	SP Village LLC	48	5	Family
	Choctaw Village	Ft. Walton Beach	SP Village LLC	48	48	Family
	Princeton Grove	Crestview	Princeton Grove, Ltd.	107	11	Elderly
	Princeton Grove	Crestview	Princeton Grove, Ltd.	107	107	Elderly
Orange	Concord Court at Creative Village	Orlando	Concord Court at Creative Village Partners, Ltd.	116	70	Family
	Crescent Club	Orlando	PEF Crescent Club LP	215	215	Elderly
	Durham Place	Orlando	Durham Place, Ltd.	102	16	Homeless
	Durham Place	Orlando	Durham Place, Ltd.	102	102	Homeless
	Emerald Villas Phase Two	Pine Hills	Emerald Villas Phase II, LLC	96	10	Elderly
	Emerald Villas Phase Two	Pine Hills	Emerald Villas Phase II, LLC	96	96	Elderly
	Enclave at Canopy Park	Orange County	The Enclave at Canopy Partners, LLC	104	16	Family
	Enclave at Canopy Park	Orange County	The Enclave at Canopy Partners, LLC	104	104	Family
	Fairlawn Village	Orlando	Blue CASL Orlando, LLC	116	12	Family
	Fairlawn Village	Orlando	Blue CASL Orlando, LLC	116	116	Family

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ORIGINAL LOAN AMOUNT	MATURITY DATE	INTEREST RATE	LOAN BALANCE AS OF 12/31/2024	INTEREST PAID IN 2024	AFFORDABILITY PERIOD	LOAN STATUS ²	FUNDING TYPE ³
\$765,000	12/8/2025	0.00%	\$765,000	\$0	15	Current	SAIL
\$636,500	12/21/2045	0.00%	\$636,500	\$0	50	Current	ELI
\$5,000,000	12/21/2045	1.00%	\$5,000,000	\$19,865	50	Current	SAIL
\$600,000	6/15/2044	0.00%	\$217,370	\$0	15	Current	ELI
\$3,000,000	6/15/2044	1.00%	\$988,216	\$0	50	Current	SAIL
\$10,600,000	2/24/2042	1.00%	\$8,419,500	\$0	50	Current	SAIL
\$600,000	6/1/2040	0.00%	\$600,000	\$0	30	Current	ELI
\$7,000,000	6/1/2040	1.00%	\$5,194,590	\$82,725	30	Current	SAIL
\$612,882	5/1/2039	0.00%	\$292,821	\$0	65	Current	SAIL
\$5,000,000	12/29/2037	1.00%	\$5,000,000	\$0	50	Current	SAIL
\$3,500,000	1/30/2047	1.00%	\$3,500,000	\$0	50	Current	SAIL
\$2,000,000	10/1/2025	3.00%	\$1,875,918	\$112,555	50	Current	SAIL
\$5,250,000	1/1/2041	1.00%	\$4,169,105	\$0	50	Current	SAIL
\$5,520,000	12/15/2041	1.00%	\$3,027,446	\$0	50	Current	SAIL
\$2,200,000	5/29/2036	1.00%	\$2,200,000	\$56,632	50	Current	SAIL
\$2,078,686	4/22/2025	1.00%	\$1,726,827	\$17,268	50	Current	SAIL
\$425,000	4/22/2025	0.00%	\$425,000	\$0	50	Current	SAIL
\$3,000,000	7/20/2036	1.00%	\$3,000,000	\$0	50	Current	SAIL
\$6,608,000	7/20/2036	1.00%	\$6,608,000	\$0	50	Current	SAIL
\$3,740,000	2/19/2038	1.00%	\$3,740,000	\$70,301	50	Current	SAIL
\$4,600,000	11/30/2037	1.00%	\$4,600,000	\$0	50	Current	SAIL
\$5,400,000	11/30/2037	1.00%	\$5,400,000	\$0	50	Current	SAIL
\$1,854,549	12/18/2038	3.00%	\$1,854,549	\$32,514	50	Current	SAIL
\$991,033	2/4/2039	1.00%	\$664,782	\$6,648	30	Current	SAIL
\$255,000	2/4/2039	0.00%	\$254,788	\$0	30	Current	SAIL
\$396,300	9/28/2035	0.00%	\$396,300	\$0	50	Current	ELI
\$2,500,000	9/28/2035	1.00%	\$2,500,000	\$0	50	Current	SAIL
\$600,000	9/22/2041	0.00%	\$409,253	\$0	15	Current	ELI
\$8,550,000	9/22/2041	1.00%	\$5,831,853	\$0	50	Current	SAIL
\$2,000,000	9/24/2050	1.00%	\$2,000,000	\$20,000	50	Current	SAIL
\$2,000,000	5/13/2034	3.00%	\$0	\$0	50	Current	SAIL
\$359,500	6/30/2040	0.00%	\$359,500	\$0	15	Current	ELI
\$4,771,550	6/30/2040	0.00%	\$4,771,550	\$0	50	Current	SAIL
\$426,200	8/28/2036	0.00%	\$426,200	\$0	50	Current	ELI
\$4,950,000	8/28/2036	1.00%	\$4,950,000	\$0	50	Current	SAIL
\$750,000	12/12/2057	0.00%	\$194,139	\$0	15	Current	ELI
\$7,900,000	12/12/2049	1.00%	\$2,220,098	\$0	50	Current	SAIL
\$600,000	9/30/2041	0.00%	\$600,000	\$0	30	Current	ELI
\$6,250,000	9/30/2041	1.00%	\$6,250,000	\$0	30	Current	SAIL

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COUNTY	DEVELOPMENT NAME	CITY	OWNER	TOTAL UNITS	SET-ASIDE UNITS	DEMOGRAPHIC POPULATION SERVED ¹
Orange cont.	Fern Grove	Orlando	BDG Fern Grove, LP	138	21	Elderly
	Fern Grove	Orlando	BDG Fern Grove, LP	138	138	Elderly
	Fountains at Millenia III	Orlando	Fountains at Millenia III, LLLP	82	34	Family
	Fountains at Millenia III	Orlando	Fountains at Millenia III, LLLP	82	34	Family
	Fountains at Millenia IV	Orlando	Fountains at Millenia IV, LLLP	100	100	Family
	Marbella Cove	Orlando	Marbella Cove II, LLLP	104	70	Family
	Marbella Pointe	Orlando	Marbella Pointe Development Group, L.L.L.P.	120	120	Family
	Nassau Bay I	Orlando	Orlando Leased Housing Associates I Ltd. Partnership	252	51	Family
	Nassau Bay II	Orlando	Orlando Leased Housing Associates I Ltd. Partnership	240	48	Family
	Oak Harbor	Orlando	Oak Harbor Partners Ltd.	176	176	Family
	Pendana at West Lakes	Orlando	West Lakes Phase I, LP	200	120	Family
	Plymouth Apartments	Winter Park	Winter Park Housing Authority	196	196	Elderly
	Quest Village	Orlando	Quest Village, Ltd.	48	48	Special Needs
	Southwick Commons	Apopka	Southwick Commons, Ltd.	192	29	Family
	Southwick Commons	Apopka	Southwick Commons, Ltd.	192	192	Family
	Sumerset Housing	Orlando	Sumerset Apartments LLC	148	148	Family
	Village on Mercy	Orlando	Ability Mercy, LLC	166	166	Homeless
	Wentworth II	Orlando	SPT WAH Wentworth II LLC	264	50	Family
	Whispering Oaks	Orlando	SP East LLC	192	29	Family
	Whispering Oaks	Orlando	SP East LLC	192	192	Family
	Willow Lake	Apopka	SPT WAH Willow Lake LLC	428	65	Family
Osceola	Cameron Preserves Apartments	Kissimmee	Cameron Preserve LLC	100	100	Homeless
	Dillingham	Kissimmee	Park Place Behavioral Healthcare, a dba	30	6	Special Needs
	Dillingham	Kissimmee	Park Place Behavioral Healthcare, a dba	30	30	Special Needs
	Falcon Trace II	Kissimmee	Falcon Trace II, LLC	354	36	Family
	Falcon Trace II	Kissimmee	Falcon Trace II, LLC	354	354	Family
	Gannet Pointe	Kissimmee	Gannet Pointe, Ltd.	80	12	Homeless
	Gannet Pointe	Kissimmee	Gannet Pointe, Ltd.	80	80	Homeless
	Palos Verdes Apartments	Kissimmee	Osceola Palos Verdes, Ltd.	120	12	Elderly
	Palos Verdes Apartments	Kissimmee	Osceola Palos Verdes, Ltd.	120	120	Elderly
	Rosewood Pointe	Kissimmee	BDG Rosewood Pointe, LLC	192	29	Family
	Rosewood Pointe	Kissimmee	BDG Rosewood Pointe, LLC	192	192	Family
	Walden Park	Kissimmee	SPT WAH Walden Park LLC	300	8	Family
Palm Beach	Banyan Court	Lake Worth	BDG Banyan Court, LP	85	9	Family
	Banyan Court	Lake Worth	BDG Banyan Court, LP	85	85	Family
	Christian Manor	West Palm Beach	Christian Manor Restoration, LP	200	20	Elderly
	Christian Manor	West Palm Beach	Christian Manor Restoration, LP	200	200	Elderly
	Coleman Park Renaissance	West Palm Beach	CP Renaissance, LLC	43	7	Family
	Coleman Park Renaissance	West Palm Beach	CP Renaissance, LLC	43	43	Family

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ORIGINAL LOAN AMOUNT	MATURITY DATE	INTEREST RATE	LOAN BALANCE AS OF 12/31/2024	INTEREST PAID IN 2024	AFFORDABILITY PERIOD	LOAN STATUS ²	FUNDING TYPE ³
\$600,000	9/29/2044	0.00%	\$374,039	\$0	50	Current	ELI
\$8,399,999	9/29/2044	1.00%	\$5,253,454	\$0	50	Current	SAIL
\$5,000,000	12/1/2042	1.00%	\$5,000,000	\$50,000	50	Current	SAIL
\$765,000	12/1/2042	0.00%	\$765,000	\$0	50	Current	SAIL
\$4,414,365	12/1/2042	1.00%	\$4,414,365	\$44,144	50	Current	SAIL
\$4,500,000	6/15/2042	1.00%	\$4,500,000	\$45,000	50	Current	SAIL
\$4,000,000	2/25/2025	3.00%	\$4,000,000	\$120,000	15	Current	SAIL
\$3,825,000	3/10/2030	0.00%	\$508,343	\$0	15	Current	ELI
\$3,600,000	3/10/2030	0.00%	\$478,440	\$0	15	Current	ELI
\$1,835,000	11/1/2044	3.00%	\$1,835,000	\$55,050	50	Current	SAIL
\$2,000,000	3/7/2047	1.00%	\$1,456,649	\$0	50	Current	SAIL
\$688,611	11/1/2033	1.00%	\$622,163	\$6,584	15	Current	EHCL
\$1,000,000	1/1/2047	0.00%	\$1,000,000	\$0	50	Current	SAIL
\$600,000	9/19/2044	0.00%	\$98,505	\$0	50	Current	ELI
\$7,000,000	9/19/2044	1.00%	\$1,151,347	\$0	50	Current	SAIL
\$2,000,000	6/1/2036	3.00%	\$2,000,000	\$52,147	50	Current	SAIL
\$5,000,000	4/10/2050	1.00%	\$4,999,990	\$50,000	50	Current	SAIL
\$3,750,000	12/1/2047	0.00%	\$748,500	\$0	15	Current	ELI
\$600,000	3/28/2042	0.00%	\$169,763	\$0	15	Current	ELI
\$3,960,000	3/28/2042	1.00%	\$3,026,194	\$0	50	Current	SAIL
\$4,875,000	6/1/2047	0.00%	\$647,888	\$0	15	Current	ELI
\$4,000,000	8/1/2037	1.00%	\$3,098,862	\$30,989	50	Current	SAIL
\$434,500	12/21/2039	0.00%	\$434,500	\$0	15	Current	ELI
\$4,875,000	12/21/2039	0.00%	\$4,875,000	\$0	30	Current	SAIL
\$600,000	10/28/2044	0.00%	\$251,573	\$0	15	Current	ELI
\$10,300,000	10/28/2044	1.00%	\$4,318,662	\$0	50	Current	SAIL
\$182,000	3/1/2040	0.00%	\$182,000	\$0	50	Current	ELI
\$4,318,000	3/1/2040	0.30%	\$4,318,000	\$0	50	Current	SAIL
\$552,300	4/15/2036	0.00%	\$552,300	\$0	15	Current	ELI
\$5,200,000	4/15/2036	1.00%	\$5,200,000	\$0	50	Current	SAIL
\$600,000	6/16/2040	0.00%	\$560,327	\$0	50	Current	ELI
\$10,300,000	6/16/2040	1.00%	\$9,886,168	\$0	50	Current	SAIL
\$535,000	11/1/2048	0.00%	\$142,471	\$0	15	Current	ELI
\$600,000	11/9/2035	0.00%	\$600,000	\$0	50	Current	ELI
\$5,400,000	11/9/2035	1.00%	\$5,400,000	\$0	50	Current	SAIL
\$600,000	8/1/2063	0.00%	\$547,057	\$0	15	Current	ELI
\$5,000,000	8/1/2063	1.00%	\$4,558,804	\$0	50	Current	SAIL
\$571,300	12/15/2045	0.00%	\$288,518	\$0	50	Current	ELI
\$2,940,000	12/15/2045	1.00%	\$842,846	\$0	50	Current	SAIL

RENTAL PORTFOLIO

STATE APARTMENT INCENTIVE LOAN PROGRAM LOANS OUTSTANDING AS OF DECEMBER 31, 2024

COUNTY	DEVELOPMENT NAME	CITY	OWNER	TOTAL UNITS	SET-ASIDE UNITS	DEMOGRAPHIC POPULATION SERVED ¹
Palm Beach cont.	Groves of Delray	Delray Beach	Groves of Delray II, Ltd.	158	158	Elderly
	Heron Estates Family	Riviera Beach	HTG Heron Estates Family, LLC	79	12	Family
	Heron Estates Family	Riviera Beach	HTG Heron Estates Family, LLC	79	79	Family
	Heron Estates Senior	Riviera Beach	HTG Heron Estates Senior, LLC	101	11	Elderly
	Heron Estates Senior	Riviera Beach	HTG Heron Estates Senior, LLC	101	101	Elderly
	In the Pines South	Delray Beach	In the Pines, Inc.	40	40	FW CFW
	Indian Trace	Riviera Beach	1000 Indian Trace Circle (FL) Owner LLC	330	33	Family
	Island Cove	Delray Beach	Island Cove, LLC	60	25	Family
	Island Cove	Delray Beach	Island Cove, LLC	60	60	Family
	Lake Shore	West Palm Beach	Lakeshore Apartments, LLC	192	192	Family
	Merry Place	West Palm Beach	MerryPlace at Pleasant City Associates, Ltd	130	130	Family
	Paul Laurence Dunbar Senior Complex	West Palm Beach	Paul Laurence Dunbar Senior Complex, Ltd.	99	30	Elderly
	Paul Laurence Dunbar Senior Complex	West Palm Beach	Paul Laurence Dunbar Senior Complex, Ltd.	99	99	Elderly
	Pinnacle Palms	West Palm Beach	Pinnacle Palms Ltd.	152	152	Elderly
	Portofino	Palm Springs	2767 10th Avenue (FL) Owner LLC	270	33	Family
	Portofino	Palm Springs	2767 10th Avenue (FL) Owner LLC	270	33	Family
	Quiet Waters	Belle Glade	McCurdy Center, Ltd.	93	93	Homeless
	Riverview House	Lake Worth	Riverview House Limited Partnership	160	160	Elderly
	Royal Palm Place	Palm Beach	Royal Palm Place, Ltd	125	38	Family
	Royal Palm Place	Palm Beach	Royal Palm Place, Ltd	125	125	Family
	San Marco Villas II	Lake Park	SREIT San Marco Villas, L.L.C.	112	112	Family
	Waverly	West Palm Beach	Starwood Capital Group	260	33	Family
	Windsor Park	West Palm Beach	SPT WAH Windsor Park LLC	240	24	Elderly
	Woodlake	West Palm Beach	Woodlake Preservation, LP	224	224	Family
Pasco	Banyan Senior	Port Richey	Banyan Senior Limited Partnership	96	96	Elderly
	Hudson Ridge	Port Richey	Hudson Ridge, Ltd.	168	168	Family
	Hudson Ridge	Port Richey	Hudson Ridge, Ltd.	168	168	Family
	Landings at Sea Forest	New Port Richey	Landings at Sea Forest, Ltd.	200	40	Elderly
	Landings of Saint Andrew	New Port Richey	Landings Port Richey Senior Housing Limited Partnership	196	178	Elderly
	Landings of Saint Andrew	New Port Richey	Landings Port Richey Senior Housing Limited Partnership	196	178	Elderly
	Osprey Pointe	Dade City	HTG Osprey Pointe, LLC	110	11	Family
	Osprey Pointe	Dade City	HTG Osprey Pointe, LLC	110	110	Family
	Ozanam Village	New Port Richey	Society of St. Vincent de Paul of South Pinellas, Inc.	30	8	Special Needs
	Ozanam Village	New Port Richey	Society of St. Vincent de Paul of South Pinellas, Inc.	30	30	Special Needs
	Ozanam Village II	New Port Richey	Society of St. Vincent de Paul of South Pinellas, Inc.	30	8	Special Needs
	Ozanam Village II	New Port Richey	Society of St. Vincent de Paul of South Pinellas, Inc.	30	30	Special Needs
	Ozanam Village III	New Port Richey	Society of St. Vincent de Paul of South Pinellas, Inc.	30	30	Special Needs
	Park at Wellington II	Holiday	HTG Wellington II, LLC	110	11	Family

RENTAL PORTFOLIO

ORIGINAL LOAN AMOUNT	MATURITY DATE	INTEREST RATE	LOAN BALANCE AS OF 12/31/2024	INTEREST PAID IN 2024	AFFORDABILITY PERIOD	LOAN STATUS ²	FUNDING TYPE ³
\$1,502,000	8/1/2061	3.00%	\$744,076	\$54,294	50	Current	SAIL
\$600,000	4/7/2038	0.00%	\$600,000	\$0	50	Current	ELI
\$5,500,000	4/7/2038	1.00%	\$5,500,000	\$0	50	Current	SAIL
\$720,500	4/20/2035	0.00%	\$720,500	\$0	50	Current	ELI
\$4,971,218	4/20/2035	1.00%	\$4,971,218	\$196,019	50	Current	SAIL
\$1,346,710	10/31/2031	0.00%	\$1,296,189	\$0	50	Current	SAIL
\$2,475,000	6/24/2056	0.00%	\$494,010	\$0	50	Current	ELI
\$600,000	6/23/2040	0.00%	\$600,000	\$0	50	Current	ELI
\$3,000,000	6/23/2040	1.00%	\$3,000,000	\$0	50	Current	SAIL
\$2,000,000	6/15/2037	3.00%	\$0	\$117,541	50	Current	SAIL
\$1,024,000	8/16/2027	3.00%	\$1,024,000	\$58,683	50	Current	SAIL
\$750,000	8/1/2061	0.00%	\$750,000	\$0	50	Current	ELI
\$2,474,000	8/1/2061	1.00%	\$2,457,848	\$0	50	Current	SAIL
\$1,579,000	6/1/2042	3.00%	\$1,300,566	\$78,034	50	Current	SAIL
\$1,125,000	6/1/2049	0.00%	\$299,588	\$0	50	Current	ELI
\$2,475,000	6/1/2049	0.00%	\$659,093	\$0	50	Current	ELI
\$1,750,000	6/11/2038	3.00%	\$1,750,000	\$52,500	50	Current	SAIL
\$1,662,960	2/1/2054	3.00%	\$722,960	\$13,961	50	Current	SAIL
\$495,900	8/4/2050	0.00%	\$495,900	\$0	50	Current	ELI
\$4,750,000	8/4/2050	1.00%	\$4,750,000	\$36,954	50	Current	SAIL
\$905,350	12/15/2043	3.00%	\$0	\$0	50	Current	SAIL
\$2,475,000	1/1/2049	0.00%	\$659,093	\$0	15	Current	ELI
\$1,800,000	6/1/2048	0.00%	\$239,220	\$0	15	Current	ELI
\$2,350,000	3/1/2030	3.00%	\$2,350,000	\$70,500	50	Current	SAIL
\$850,000	2/13/2038	0.00%	\$850,000	\$0	15	Current	SAIL
\$4,700,000	8/15/2041	1.00%	\$4,700,000	\$53,641	50	Current	SAIL
\$1,445,000	8/15/2041	0.00%	\$1,445,000	\$0	50	Current	SAIL
\$3,240,000	12/9/2046	1.00%	\$2,606,660	\$26,896	50	Current	SAIL
\$1,990,000	2/27/2035	1.00%	\$1,990,000	\$12,086	53	Current	SAIL
\$2,000,000	2/27/2035	0.80%	\$2,000,000	\$0	53	Current	SAIL
\$556,900	2/8/2037	0.00%	\$556,900	\$0	30	Current	ELI
\$6,000,000	2/8/2037	1.00%	\$6,000,000	\$154,515	30	Current	SAIL
\$309,360	6/22/2032	0.00%	\$298,219	\$0	30	Current	ELI
\$4,683,000	6/22/2032	0.00%	\$4,512,414	\$0	30	Current	SAIL
\$100,000	8/13/2035	0.00%	\$100,000	\$0	30	Current	ELI
\$4,900,000	8/13/2035	0.00%	\$4,900,000	\$0	30	Current	SAIL
\$5,000,000	2/27/2035	0.00%	\$4,844,950	\$0	30	Current	SAIL
\$549,600	12/1/2033	0.00%	\$549,600	\$0	50	Current	ELI

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COUNTY	DEVELOPMENT NAME	CITY	OWNER	TOTAL UNITS	SET-ASIDE UNITS	DEMOGRAPHIC POPULATION SERVED ¹
Pasco cont.	Park at Wellington II	Holiday	HTG Wellington II, LLC	110	110	Family
	Regency Palms	Port Richey	Port Richey Leased Housing Assoc II LLLP	200	196	Family
Pinellas	Bear Creek Commons	St. Petersburg	Blue 64th Street, LLC	85	13	Elderly
	Bear Creek Commons	St. Petersburg	Blue 64th Street, LLC	85	85	Elderly
	Brookside Square	St. Petersburg	Brookside Tax Credit, Ltd.	142	8	Family
	Brookside Square	St. Petersburg	Brookside Tax Credit, Ltd.	142	142	Family
	Burlington Post II	St. Petersburg	Burlington Post 2, Ltd.	75	12	Elderly
	Burlington Post II	St. Petersburg	Burlington Post 2, Ltd.	75	75	Elderly
	Butterfly Grove Apartments	St. Petersburg	Pinellas Affordable Living, Inc.	20	4	Special Needs
	Butterfly Grove Apartments	St. Petersburg	Pinellas Affordable Living, Inc.	20	20	Special Needs
	Clear Bay Terrace	Clearwater	Clear Bay Terrace VOA Affordable Housing, LP	101	101	Elderly
	Clear Harbor	Clearwater	Clear Harbor, Ltd.	84	84	Family
	Clear Harbor	Clearwater	Clear Harbor, Ltd.	84	84	Family
	Columbian Apartments	St. Petersburg	SP One, Ltd.	188	188	Elderly
	Columbian Apartments	St. Petersburg	SP One, Ltd.	188	188	Elderly
	Creskide Manor	Clearwater	Volunteers of America National Services Corporation	92	92	Elderly
	Delmar Terrace	St. Petersburg	Delmar Terrace South, LLC	65	65	Homeless
	Duval Park	St. Petersburg	Duval Park, Ltd.	88	22	Special Needs
	Duval Park	St. Petersburg	Duval Park, Ltd.	88	88	Special Needs
	Evergreen Village	Pinellas Park	Pinellas Affordable Living, Inc.	21	4	Special Needs
	Evergreen Village	Pinellas Park	Pinellas Affordable Living, Inc.	21	21	Special Needs
	Founders Point	St. Petersburg	Pinellas Affordable Living, Inc.	15	15	Special Needs
	Garden Trail	Clearwater	Garden Trail Apartments 2013 LLC	76	4	Family
	Garden Trail	Clearwater	Garden Trail Apartments 2013 LLC	76	76	Family
	Innovare	St. Petersburg	Innovare, LP	51	8	Homeless
	Innovare	St. Petersburg	Innovare, LP	51	51	Homeless
	Palmetto Pointe	Pinellas Park	SP Pinellas I, LLC	82	9	Family
	Palmetto Pointe	Pinellas Park	SP Pinellas I, LLC	82	82	Family
	Peterborough Apartments	St Petersburg	Peterborough 2, Ltd.	150	45	Elderly
	Peterborough Apartments	St Petersburg	Peterborough 2, Ltd.	150	146	Elderly
	Pinellas Hope II	Clearwater	Catholic Charities Housing, Inc.	80	80	Homeless
	Pinellas Hope V	Clearwater	Catholic Charities Housing Inc.	45	45	Homeless
	Ranch at Pinellas Park	Pinellas Park	Pinellas Affordable Living, Inc.	25	5	Special Needs
	Ranch at Pinellas Park	Pinellas Park	Pinellas Affordable Living, Inc.	25	25	Special Needs
	Salt Creek	Saint Petersburg	Salt Creek Apartments, Ltd.	18	18	Homeless
	Skyway Lofts II	St Petersburg	Blue Pinellas 2, LLC	66	66	Family
	Valor Preserve at Lake Seminole	Seminole	Valor Preserve, LLLP	64	10	Special Needs
	Valor Preserve at Lake Seminole	Seminole	Valor Preserve, LLLP	64	64	Special Needs
	Vincenian Village	St. Petersburg	Ability SVdP, LLC	73	11	Homeless
	Vincenian Village	St. Petersburg	Ability SVdP, LLC	73	73	Homeless

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ORIGINAL LOAN AMOUNT	MATURITY DATE	INTEREST RATE	LOAN BALANCE AS OF 12/31/2024	INTEREST PAID IN 2024	AFFORDABILITY PERIOD	LOAN STATUS ²	FUNDING TYPE ³
\$4,899,714	12/1/2033	1.00%	\$4,899,714	\$7,574	50	Current	SAIL
\$2,000,000	12/1/2033	3.00%	\$2,000,000	\$0	50	Current	SAIL
\$600,000	12/1/2040	0.00%	\$356,403	\$0	15	Current	ELI
\$2,250,000	12/1/2040	1.00%	\$1,334,635	\$0	50	Current	SAIL
\$383,600	12/14/2032	0.00%	\$383,600	\$0	50	Current	ELI
\$4,400,000	12/14/2032	1.00%	\$4,400,000	\$0	50	Current	SAIL
\$636,000	2/6/2077	0.00%	\$138,683	\$0	15	Current	ELI
\$2,500,000	2/6/2050	1.00%	\$545,147	\$0	50	Current	SAIL
\$229,600	4/30/2037	0.00%	\$214,318	\$0	15	Current	ELI
\$4,079,394	4/30/2037	0.00%	\$3,807,598	\$0	30	Current	SAIL
\$750,000	6/30/2047	1.00%	\$750,000	\$0	15	Current	EHCL
\$3,000,000	6/15/2042	3.00%	\$3,000,000	\$0	50	Current	SAIL
\$413,841	6/15/2042	1.00%	\$413,841	\$0	50	Current	SAIL
\$4,320,000	12/10/2041	1.00%	\$4,320,000	\$43,200	50	Current	SAIL
\$1,615,000	6/30/2059	0.00%	\$1,615,000	\$0	50	Current	SAIL
\$750,000	7/26/2041	1.00%	\$750,000	\$0	15	Current	EHCL
\$3,250,000	4/26/2050	0.49%	\$3,250,000	\$0	50	Current	SAIL
\$300,000	10/2/2029	0.00%	\$300,000	\$0	50	Current	ELI
\$2,976,377	10/2/2031	0.00%	\$2,976,377	\$0	50	Current	SAIL
\$235,300	11/14/2035	0.00%	\$235,300	\$0	15	Current	ELI
\$4,305,000	11/14/2035	0.00%	\$4,241,170	\$0	30	Current	SAIL
\$3,750,000	10/11/2040	0.00%	\$1,930,855	\$0	30	Current	SAIL
\$185,700	1/1/2034	0.00%	\$185,700	\$0	50	Current	ELI
\$4,100,000	1/1/2034	1.00%	\$4,100,000	\$0	50	Current	SAIL
\$205,600	10/19/2038	0.00%	\$205,600	\$0	50	Current	ELI
\$3,500,000	10/19/2038	0.50%	\$3,279,633	\$0	50	Current	SAIL
\$463,900	3/30/2038	0.00%	\$463,900	\$0	50	Current	ELI
\$5,400,000	3/30/2038	1.00%	\$5,400,000	\$0	50	Current	SAIL
\$1,125,000	1/27/2033	0.00%	\$1,125,000	\$0	15	Current	ELI
\$3,939,840	1/27/2033	1.00%	\$3,939,840	\$39,398	30	Current	SAIL
\$3,000,000	8/10/2024	0.00%	\$0	\$0	50	Current	SAIL
\$1,050,000	3/31/2035	0.00%	\$630,000	\$0	20	Current	ELI
\$226,600	7/16/2035	0.00%	\$211,887	\$0	30	Current	ELI
\$3,890,189	7/16/2035	0.00%	\$3,766,273	\$0	30	Current	SAIL
\$245,583	9/1/2039	0.00%	\$147,350	\$0	50	Current	SAIL
\$750,000	8/8/2041	1.00%	\$171,510	\$0	50	Current	SAIL
\$270,400	2/10/2040	0.00%	\$247,580	\$0	15	Current	ELI
\$3,729,600	2/10/2040	0.50%	\$3,414,836	\$0	50	Current	SAIL
\$214,500	4/5/2042	0.00%	\$15,599	\$0	50	Current	ELI
\$4,895,500	4/5/2042	0.50%	\$355,950	\$0	50	Current	SAIL

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COUNTY	DEVELOPMENT NAME	CITY	OWNER	TOTAL UNITS	SET-ASIDE UNITS	DEMOGRAPHIC POPULATION SERVED ¹
Pinellas cont.	Whispering Pines	St. Petersburg	Pinellas Affordable Living, Inc.	20	20	Special Needs
	Woodlawn Trail	Clearwater	SP Trail LLC	80	8	Family
	Woodlawn Trail	Clearwater	SP Trail LLC	80	80	Family
Polk	Griffin Lofts	Lakeland	Allegre Pointe, LLC	60	60	Homeless
	Griffin Lofts	Lakeland	Allegre Pointe, LLC	60	9	Homeless
	Harbour Court	Haines City	SP HC Apartments LLC	64	7	Family
	Harbour Court	Haines City	SP HC Apartments LLC	64	64	Family
	Lake Wales Gardens	Lake Wales	SP Lake LLC	96	10	Family
	Lake Wales Gardens	Lake Wales	SP Lake LLC	96	96	Family
	Manor at West Bartow	Bartow	West Bartow Partnership Ltd., LLLP	100	100	Elderly
	Plateau Village	Lakeland	Oakfield Groves Apartments, LP	72	11	Homeless
	Plateau Village	Lakeland	Oakfield Groves Apartments, LP	72	72	Homeless
	Providence Reserve Seniors	Lakeland	BDG Providence Reserve Seniors, LP	139	14	Elderly
	Providence Reserve Seniors	Lakeland	BDG Providence Reserve Seniors, LP	139	139	Elderly
	Swan Lake Village	Lakeland	Blue Griffin, LLC	84	13	Special Needs
	Swan Lake Village	Lakeland	Blue Griffin, LLC	84	84	Special Needs
	Twin Lakes Estates - Phase I	Lakeland	West Lake I, Ltd.	100	10	Elderly
	Twin Lakes Estates - Phase I	Lakeland	West Lake I, Ltd.	100	100	Elderly
	Twin Lakes Estates II	Lakeland	Lake Beulah, Ltd.	132	14	Family
	Twin Lakes Estates II	Lakeland	Lake Beulah, Ltd.	132	132	Family
	Villages at Noah's Landing	Lakeland	The Villages at Noah's Landing, Ltd.	126	32	Special Needs
	Villages at Noah's Landing	Lakeland	The Villages at Noah's Landing, Ltd.	126	126	Special Needs
	Villas at Lake Smart	Winter Haven	Villas at Lake Smart LLC	220	55	Family
	Whispering Pines	Bartow	Scott Pines, Ltd.	64	64	FW CFW
	Wilmington	Lakeland	SPT WAH Wilmington LLC	200	33	Family
	Winter Haven Baptist Manor	Winter Haven	Winter Haven Baptist Manor, Inc.	125	32	Elderly
Putnam	College Arms	Palatka	College Preservation, LP	108	11	Family
	College Arms	Palatka	College Preservation, LP	108	108	Family
	Grand Pines	Palatka	Grand Pines Apartments LLC	78	78	Elderly
	Kay Larkin Apartments	Palatka	Kay Larkin Apartments LLC	60	60	Family
Saint Johns	Whispering Woods	St. Augustine	SPT WAH Whispering Woods LLC	200	33	Family
	Woodcrest	St Augustine	SPT WAH Woodcrest LLC	90	90	Family
Saint Lucie	Grove Park	Port St. Lucie	Lennard Road Partners Ltd.	210	21	Special Needs
	Grove Park	Port St. Lucie	Lennard Road Partners Ltd.	210	126	Special Needs
	Orangewood Village	Ft. Pierce	Orange Apartments LLC	60	18	Family
	Orangewood Village	Ft. Pierce	Orange Apartments LLC	60	60	Family
	Peacock Run	Port St. Lucie	Creative Choice Homes XX Ltd	264	14	Family
	Sabal Chase	Ft. Pierce	Sabal Chase Essential Housing LLC	340	63	Family
Sarasota	Arbor Park	North Port	MHP FL X LLLP	136	24	Elderly
	Arbor Park	North Port	MHP FL X LLLP	136	136	Elderly

RENTAL PORTFOLIO

ORIGINAL LOAN AMOUNT	MATURITY DATE	INTEREST RATE	LOAN BALANCE AS OF 12/31/2024	INTEREST PAID IN 2024	AFFORDABILITY PERIOD	LOAN STATUS ²	FUNDING TYPE ³
\$5,940,260	3/23/2039	0.00%	\$5,877,021	\$0	30	Current	SAIL
\$410,400	11/24/2050	0.00%	\$410,400	\$0	50	Current	ELI
\$4,100,000	11/24/2050	1.00%	\$4,100,000	\$0	50	Current	SAIL
\$4,200,000	11/9/2053	0.50%	\$3,007,638	\$0	50	Current	SAIL
\$140,300	11/9/2053	0.00%	\$100,469	\$0	15	Current	ELI
\$525,000	7/21/2030	0.00%	\$525,000	\$0	30	Current	ELI
\$1,750,000	1/21/2032	1.00%	\$1,750,000	\$0	30	Current	SAIL
\$436,100	6/18/2036	0.00%	\$436,100	\$0	50	Current	ELI
\$3,860,000	6/18/2036	1.00%	\$3,860,000	\$38,600	50	Current	SAIL
\$850,000	8/22/2058	0.00%	\$850,000	\$0	15	Current	SAIL
\$194,700	2/28/2039	0.00%	\$194,700	\$0	50	Current	ELI
\$3,820,000	2/28/2039	0.50%	\$3,820,000	\$0	50	Current	SAIL
\$429,800	6/1/2037	0.00%	\$429,800	\$0	50	Current	ELI
\$6,000,000	6/1/2037	1.00%	\$6,000,000	\$9,668	50	Current	SAIL
\$198,600	10/20/2037	0.00%	\$198,600	\$0	15	Current	ELI
\$3,800,000	10/20/2037	0.50%	\$3,800,000	\$0	50	Current	SAIL
\$294,000	3/21/2047	0.00%	\$294,000	\$0	50	Current	ELI
\$5,000,000	3/21/2048	1.00%	\$5,000,000	\$50,000	50	Current	SAIL
\$600,000	4/30/2037	0.00%	\$600,000	\$0	15	Current	ELI
\$6,000,000	4/30/2037	1.00%	\$6,000,000	\$0	50	Current	SAIL
\$1,000,000	4/16/2065	0.00%	\$1,000,000	\$0	50	Current	ELI
\$1,320,000	4/16/2045	0.00%	\$1,320,000	\$0	50	Current	SAIL
\$4,125,000	9/1/2049	0.00%	\$823,350	\$0	15	Current	ELI
\$1,282,000	6/1/2033	3.00%	\$1,282,000	\$52	50	Current	SAIL
\$2,475,000	8/21/2028	0.00%	\$659,093	\$0	50	Current	ELI
\$265,306	9/30/2024	0.00%	\$0	\$0	34	Current	EHCL
\$522,100	7/1/2042	0.00%	\$237,849	\$0	50	Current	ELI
\$4,999,860	7/1/2042	1.00%	\$2,277,760	\$0	50	Current	SAIL
\$810,000	4/22/2027	3.00%	\$810,000	\$41,210	50	Current	SAIL
\$1,175,000	4/22/2027	3.00%	\$1,175,000	\$0	50	Current	SAIL
\$2,475,000	4/17/2028	0.00%	\$659,093	\$0	15	Current	ELI
\$1,061,605	1/1/2049	3.00%	\$0	\$0	50	Current	SAIL
\$1,575,000	9/28/2046	0.00%	\$1,575,000	\$0	30	Current	ELI
\$4,200,000	9/28/2046	1.00%	\$4,200,000	\$42,000	30	Current	SAIL
\$143,400	5/20/2032	0.00%	\$143,400	\$0	50	Current	ELI
\$1,739,000	5/20/2032	1.00%	\$1,739,000	\$0	50	Current	SAIL
\$1,050,000	3/28/2026	0.00%	\$139,545	\$0	15	Current	ELI
\$4,725,000	5/1/2051	0.00%	\$627,953	\$0	15	Current	ELI
\$600,000	9/30/2040	0.00%	\$540,253	\$0	15	Current	ELI
\$9,755,950	9/30/2040	1.00%	\$8,823,553	\$0	50	Current	SAIL

RENTAL PORTFOLIO

STATE APARTMENT INCENTIVE LOAN PROGRAM LOANS OUTSTANDING AS OF DECEMBER 31, 2024

COUNTY	DEVELOPMENT NAME	CITY	OWNER	TOTAL UNITS	SET-ASIDE UNITS	DEMOGRAPHIC POPULATION SERVED ¹
Sarasota cont.	Arbor Village	Sarasota	Blue CASL, LLC	80	80	Special Needs
	Janies Garden I	Sarasota	Janie Poe Associates LLC	86	46	Family
	Loveland Village	Venice	Loveland Center, Inc.	60	15	Special Needs
	Loveland Village	Venice	Loveland Center, Inc.	60	36	Special Needs
	Palm Port	North Port	SP Port LLC	126	13	Family
	Palm Port	North Port	SP Port LLC	126	126	Family
	Venetian Walk II	Venice	Venetian Walk Partners II, LLLP	52	6	Family
	Venetian Walk II	Venice	Venetian Walk Partners II, LLLP	52	52	Family
Seminole	Georgia Arms	Sanford	SP GA Apartments, LLC	90	27	Family
	Georgia Arms	Sanford	SP GA Apartments, LLC	90	90	Family
	Oviedo Town Centre I	Oviedo	Oviedo Town Center Partners, Ltd.	106	106	Family
	Oviedo Town Centre II	Oviedo	Oviedo Town Centre II Partners, L.L.L.P.	34	16	Family
	Oviedo Town Centre II	Oviedo	Oviedo Town Centre II Partners, L.L.L.P.	34	16	Family
	Oviedo Town Centre III	Oviedo	Oviedo Town Centre III, LLLP	72	30	Family
	Oviedo Town Centre III	Oviedo	Oviedo Town Centre III, LLLP	72	30	Family
	Seminole Gardens	Sanford	SP SG Apartments LLC	108	11	Family
	Seminole Gardens	Sanford	SP SG Apartments LLC	108	108	Family
	Somerset Landings	Sanford	Somerset Landings, Ltd.	84	13	Family
	Somerset Landings	Sanford	Somerset Landings, Ltd.	84	84	Family
	Stratford Point Apts.	Sanford	Stratford Point Preservation, Ltd.	384	76	Family
	Stratford Point Apts.	Sanford	Stratford Point Preservation, Ltd.	384	76	Family
	Warley Park	Sanford	Warley Park, Ltd.	81	81	Homeless
	Windchase	Sanford	SPT WAH Windchase LLC	352	65	Family
	Wyndham Place	Sanford	SPT WAH Wyndham Place LLC	260	39	Family
	Wyndham Place	Sanford	SPT WAH Wyndham Place LLC	260	39	Family
Taylor	Perrytown Apartments	Perry	Perrytown Apartments, LLC	100	10	Family
	Perrytown Apartments	Perry	Perrytown Apartments, LLC	100	100	Family
Volusia	Cape Morris Cove I	Daytona Beach	Cape Morris Cove Partners, LLLP	130	130	Family
	Cape Morris Cove I	Daytona Beach	Cape Morris Cove Partners, LLLP	130	130	Family
	Cape Morris Cove II	Daytona Beach	Cape Morris Cove II Partners, L.L.L.P.	47	47	Family
	Cape Morris Cove II	Daytona Beach	Cape Morris Cove II Partners, L.L.L.P.	47	47	Family
	Carolina Club	Daytona Beach	100 Carolina Lake Avenue (FL) Owner LLC	224	33	Family
	New Hope Villas of Seville	Seville	Seville Farm Family Housing Association, Inc.	61	41	FW CFW
	San Marco	Ormond Beach	1500 San Marco Drive (FL) Owner LLC	260	28	Family
Walton	Arbours at Shoemaker Place	DeFuniak Springs	Arbours at Shoemaker Place, LLC	80	80	Family

Notes:

¹FW | CFW refers to developments targeting farmworkers and/or commercial fishing workers.

²Past 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 12/31/2024	INTEREST PAID IN 2024	AFFORDABILITY PERIOD	LOAN STATUS ²	FUNDING TYPE ³
\$3,500,000	9/12/2035	1.00%	\$3,285,729	\$32,857	50	Current	SAIL
\$765,000	4/30/2024	0.00%	\$0	\$0	50	Current	SAIL
\$835,000	3/13/2045	0.00%	\$835,000	\$0	30	Current	ELI
\$940,000	3/13/2030	0.00%	\$940,000	\$0	30	Current	SAIL
\$600,000	9/29/2040	0.00%	\$600,000	\$0	15	Current	ELI
\$5,560,000	9/29/2040	1.00%	\$5,560,000	\$55,489	50	Current	SAIL
\$464,200	2/15/2040	0.00%	\$464,200	\$0	50	Current	ELI
\$2,290,000	2/15/2040	1.00%	\$2,290,000	\$19,614	50	Forbearance Agreement	SAIL
\$675,000	4/30/2030	0.00%	\$675,000	\$0	30	Current	ELI
\$1,850,000	10/30/2031	1.00%	\$1,850,000	\$0	30	Current	SAIL
\$2,650,000	9/1/2042	3.00%	\$2,650,000	\$79,500	50	Current	SAIL
\$1,200,000	9/1/2042	1.00%	\$1,200,000	\$12,000	50	Current	SAIL
\$340,000	9/1/2042	0.00%	\$340,000	\$0	50	Current	SAIL
\$4,630,000	9/1/2042	1.00%	\$4,630,000	\$46,300	50	Current	SAIL
\$680,000	9/1/2042	0.00%	\$680,000	\$0	50	Current	SAIL
\$536,500	4/3/2033	0.00%	\$536,500	\$0	50	Current	ELI
\$2,800,000	4/3/2033	1.00%	\$2,800,000	\$0	50	Current	SAIL
\$600,000	12/15/2040	0.00%	\$573,650	\$0	50	Current	ELI
\$2,800,000	12/15/2040	1.00%	\$2,677,043	\$0	50	Current	SAIL
\$5,700,000	12/1/2056	0.00%	\$1,137,720	\$0	15	Current	ELI
\$1,500,000	12/1/2056	0.00%	\$199,350	\$0	15	Current	ELI
\$2,825,000	10/16/2051	1.00%	\$2,825,000	\$28,250	50	Current	SAIL
\$4,875,000	3/28/2026	0.00%	\$647,888	\$0	15	Current	ELI
\$2,925,000	1/1/2048	0.00%	\$583,830	\$0	15	Current	ELI
\$1,950,000	1/1/2048	0.00%	\$259,155	\$0	15	Current	ELI
\$194,600	12/13/2059	0.00%	\$194,600	\$0	50	Current	ELI
\$2,670,400	12/13/2059	1.00%	\$2,670,400	\$0	50	Current	SAIL
\$5,000,000	10/15/2042	1.00%	\$5,000,000	\$50,000	50	Current	SAIL
\$1,105,000	10/15/2042	0.00%	\$1,105,000	\$0	50	Current	SAIL
\$1,500,000	10/15/2042	1.00%	\$1,500,000	\$15,000	50	Current	SAIL
\$425,000	10/15/2042	0.00%	\$425,000	\$0	50	Current	SAIL
\$2,475,000	9/22/2030	0.00%	\$989,258	\$0	59	Current	ELI
\$2,877,785	6/1/2033	3.00%	\$2,877,785	\$1,361	50	Current	SAIL
\$2,100,000	10/1/2048	0.00%	\$419,160	\$0	15	Current	ELI
\$680,000	7/30/2025	0.00%	\$680,000	\$0	50	Current	SAIL

Notes continued:

³SAIL refers to the "State Apartment Incentive Loan" Program. ELI refers to the forgivable loans to finance units that are affordable to "Extremely Low Income" households. ELI 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.



ATTRIBUTION LIST OF FLORIDA HOUSING PROPERTIES

BANYAN COVE
COVER

SEVEN ON SEVENTH
COVER

COLUMBIA GARDENS AT SOUTH CITY
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MERIDIAN POINT AT GOULDS STATION
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227 North Bronough Street, Suite 5000
Tallahassee, Florida 32301
(850) 488-4197
www.FloridaHousing.org