

FLORIDA HOUSING FINANCE CORPORATION

Strengthening Florida's Communities

2017 ANNUAL REPORT





Strengthening Florida's Communities

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BOARD OF DIRECTORS



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Chair

One of two citizen
representatives



Ron Lieberman
Vice Chair

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Natacha Bastian

Commercial building
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Florida Department of Economic
Opportunity, ex-officio



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Low income advocate



Creston Leifried

Representative of those areas of
labor engaged in home building



Mario Facella

Representative of banking/
mortgage banking industry



Harold L. "Trey" Price

Florida Housing Finance Corporation
Executive Director



Strengthening Florida's Communities



FROM THE BOARD CHAIR AND THE EXECUTIVE DIRECTOR

“Strengthening Florida’s Communities.”

The theme for Florida Housing Finance Corporation’s 2017 Annual Report reflects a commitment and an understanding. A commitment to a stronger and more prosperous state, and, an understanding of the crucial role affordable housing plays in making Florida communities great places to live, work and do business.

Safe and decent housing strengthens families and strong families make strong communities. Affordable housing enables people to live in stable homes and apartments, freeing up income for other essential livelihood needs like transportation, food, clothing and healthcare. This stability supports solid communities with neighbors who trust and depend on each other.

Florida Housing’s role in strengthening communities plays out through a diverse set of Homeownership and Rental programs. These programs focus on demonstrated needs, providing resources that match those needs and turn them into growth opportunities for households across the state.

The results?

In 2017, funding from Florida Housing helped nearly 25,000 homeowners either purchase their first home or save their existing home, essentially doubling the number of homeowners assisted by the Corporation the year before. Our first mortgage homebuyer loan program alone marshalled approximately \$1.9 billion. Additionally, an array of down payment assistance and federal tax credit options provided crucial support for Floridians to access mortgages.

Rental development programming also remained robust with funding awarded in 2017 to create or rehabilitate approximately 9,400 affordable units across the state. Florida Housing issued a record 18 Requests for Applications which will assist in housing a range of populations, from families and elders, to persons with special needs, to veterans, to homeless households, all helping to strengthen communities across the state.

Combined, this translates into almost 35,000 additional Florida households better equipped to actively engage in and improve the quality of life for their families, neighbors, and communities. The program summaries and data tables in our report further outline 2017’s community building achievements at Florida Housing.

While solely focusing on our successes, and the above outcomes are certainly encouraging, the fact remains that there are real affordable housing challenges and needs that continue to grow in our state. Occupancy percentages of Florida Housing’s rental properties were 97.1% at the end of 2017, sure proof that housing need is genuine. What’s more, the combined impacts of Hurricanes Irma and Maria --- both to the state’s housing stock and tenant demand --- will continue to reverberate for the foreseeable future. Facilitating initial storm response efforts like temporary relocation, rent assistance and short-term repairs was only the beginning. Florida Housing’s most useful role in responding to disasters is long-term housing recovery in communities, where we expect to be working with partners in 2018 and beyond.

The only way to meet these and many other challenges to Florida Housing’s mission is through innovation and constant improvement. The convening and administering of last year’s Affordable Housing Workgroup was a key self-examination effort in this regard. The 14-member body, which included gubernatorial and legislative appointees, deliberated during the fall of 2017 with meetings held throughout the state. Numerous opportunities for public input including livestreaming access to all discussions ensured candid and productive analysis on a set of strategic recommendations. Implementation actions on strategies are already happening with benefits to soon follow.

Strengthening communities has been a hallmark of Florida Housing for nearly 40 years. While that is not particularly flashy or soundbite-worthy, it is incredibly important to individuals, families, and neighbors. Florida Housing is committed to continuing this mission, and we understand our fundamental responsibility in making affordable housing options available now and in the future.



Ray Dubuque
Board Chair



Trey Price
Executive Director

PROGRAMS-AT-A-GLANCE¹

HOMEOWNERSHIP PROGRAMS		Total Homeowners Assisted
Total Homeowners Served or Units Funded in 2017²		24,637
Homebuyer Loan Programs		12,898
Down Payment Assistance ³		1,088
Homeownership Assistance Program - Florida Assist ⁴		1,031
HFA Preferred Plus		57
Mortgage Credit Certificates		2,211
Homeownership Pool Program		56
Predevelopment Loan Program ⁴		18
State Housing Initiatives Partnership ⁴		3,833
Foreclosure Counseling Program		2,764
Florida Hardest-Hit Fund (HHF)		14,605
RENTAL PROGRAMS		Total Units
		Set-Aside Units
Total Units Funded in 2017²	9,381	9,313
Grants for Persons with Developmental Disabilities ⁴	179	179
Multifamily Mortgage Revenue Bonds	2,637	2,197
State Apartment Incentive Loans ⁴	2,412	2,399
SAIL Workforce ⁴	993	993
Low Income Housing Tax Credits (9%)	3,437	3,385
Low Income Housing Tax Credits (4%)	5,155	5,133
National Housing Trust Fund	245	24
HOME Rental Program	104	103
Homeless Housing Assistance Loan Demonstration	28	26
Development Viability Loans	721	698
State Housing Initiatives Partnership ⁴	1,373	1,373
Predevelopment Loan Program ⁴	566	115

Notes:

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

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

³ In addition to the two Down Payment Assistance (DPA) Programs listed, funding from the Hardest-Hit Fund is also used for DPA. This assisted household total of 11,730 is included in the HHF program total.

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

ECONOMIC STIMULUS CREATED BY FLORIDA HOUSING'S PROGRAMS

The most recent information available showing Florida Housing's economic impact to the state is for program activity in 2016. In 2016, Florida Housing leveraged funding sources totaling \$1.86 billion dollars to create a total of \$5.48 billion in economic activity linked to the construction or rehabilitation of housing units. Florida State University's Center for Economic Forecasting and Analysis estimated the total 2016 economic impact as a result of Florida Housing's programs and internal operations to be:

- \$5.48 billion in economic output;
- \$1.85 billion in income;
- \$3.05 billion in value added; and
- 38,803 full- and part-time jobs.

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

- \$519 million in economic output (equal to \$7.79 billion over 15 years);
- \$355 million in personal income (equal to \$5.33 billion over 15 years); and
- 2,781 full- and part-time jobs.







HOMEOWNERSHIP PROGRAMS

HOMEBUYER LOAN PROGRAMS

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

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

Ninety-three percent of homes purchased through these programs in 2017 were existing homes. The average HLP purchase price in 2017 was \$158,007, and the average first mortgage loan amount was \$147,089.

Program Summary

- 12,898 first-time homebuyers purchased homes using \$1,897,154,166 through the HLP program in 2017.

DOWN PAYMENT ASSISTANCE PROGRAMS

Down payment assistance (DPA) is an effective way to assist low- to moderate-income individuals to achieve homeownership. Florida Housing provided DPA to borrowers in 2017 through two down payment assistance options offered in conjunction with the Homebuyer Loan Programs. The assistance was a 0-percent interest second mortgage, or a grant. In these instances, only one Florida Housing down payment program can be used by a borrower. DPA is provided through the Homeownership Assistance Program – Florida Assist (HAP), the 3% HFA Preferred Plus Program and the Florida Hardest-Hit Fund. Information on DPA provided through the Florida Hardest-Hit Fund is further detailed in a later section.

Homeownership Assistance Program - Florida Assist

In 2017, up to \$7,500 was available through HAP to assist first-time homebuyers with down payment and closing costs. These loans are 0-percent interest, non-amortizing second mortgage loans, which means the homebuyer does not make any monthly payments on them. Instead, the loan is repaid when the homebuyer sells the home, transfers ownership, satisfies or refinances the first mortgage, or ceases to occupy the home. These loans are for applicants whose incomes are at or below 120% of Area Median Income (AMI), adjusted for family size.

- 1,031 households received a total of \$7,729,028 in assistance through HAP in 2017.

3% HFA Preferred Plus Program

Borrowers with incomes up to 140% of AMI may qualify to receive 3 percent of the purchase price of their new home in down payment assistance in the form of grant funds through Florida Housing. This program also offers borrowers lower mortgage insurance costs than standard conventional loans or comparable Federal Housing Administration loans.

- 57 households received \$352,400 in assistance through HFA Preferred Plus funds in 2017.

HOMEOWNERSHIP PROGRAMS

MORTGAGE CREDIT CERTIFICATES

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

Program Summary

- 2,211 homebuyers received Mortgage Credit Certificates in 2017.
 - 16 percent of the certificates were for homebuyers purchasing new homes.
 - 84 percent of the certificates were for homebuyers purchasing existing homes.

HOMEOWNERSHIP POOL PROGRAM

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

In 2017, the average HOP assistance per homebuyer was \$32,040. Eligible homebuyers are those whose adjusted income does not exceed 80% AMI. While program limits apply, through this program, they can receive a 0-percent deferred second mortgage loan for the amount necessary to meet underwriting criteria. The average purchase price of homes assisted through HOP in 2017 was \$137,400.

Program Summary

- 56 households were assisted in 2017.
- \$1,794,235 in loans were closed.
- \$1,290,871 in additional loans for 52 homebuyers was reserved and will close in 2018.



"The Florida Housing Program was such a wonderful asset during my first home buying experience. Not only did the program greatly reduce my out-of-pocket expenses, the online course was easy to follow and provided me with easily understandable information about the entire home buying experience."

- Allison K.

FORECLOSURE COUNSELING PROGRAM

Florida Housing continued efforts to assist homeowners with foreclosure counseling through the Foreclosure Counseling Program (FCP). Established with state funding in 2013, FCP provides homeowners with extended foreclosure counseling, ideally leading toward a loan modification, as well as financial management education. As of year-end, the counseling was being provided by 39 HUD-certified nonprofit counseling agencies throughout the state.

Program Summary

- In 2017, 4,366 counseling sessions were conducted. Since program inception, 7,779 homeowners have been advised, including 2,764 who began receiving assistance in 2017. In addition, 1,110 of these homeowners were provided financial management education training in 2017.
- \$511,425 in funds were disbursed in 2017, with an additional \$2,487,600 reserved to serve active clients.
- During 2017, an additional \$2,323,617 was disbursed to SHIP eligible local governments to provide housing counseling in their communities.

"I found out about your organization through my unemployment counselor. My loan modification was granted and I was able to stay in my home until I got back on my feet. I am happy to say I am a full-time employee and I will be able to go on from here, I just needed the time and that is what you gave me! Thank you!"

- Sheila Z.



HOMEOWNERSHIP PROGRAMS

FLORIDA HARDEST-HIT FUND

In 2010, the US Treasury provided funds to states with housing markets that were hardest hit with foreclosures, housing price declines, and unemployment. There are 18 states and the District of Columbia participating in the federal Hardest Hit Fund (HHF) Program. Florida's total allocation has equaled more than \$1.1 billion. In 2017, several strategies were funded through the Florida HHF. Some of these strategies will be discontinued in 2018, as HHF winds down.

- Unemployment Mortgage Assistance Program (UMAP) - The UMAP provides up to \$24,000 for up to 12 months (whichever comes first) in monthly first mortgage payment assistance on behalf of qualified borrowers with an eligible hardship.
- Mortgage Loan Reinstatement Program (MLRP) - MLRP funds (when used in conjunction with UMAP) are available in an amount of up to \$18,000 to help satisfy all or some of the arrearages on the first mortgage prior to UMAP payments commencing. When used without UMAP, MLRP-only funds are available in an amount of up to \$25,000 as a one-time payment to assist in bringing a delinquent first mortgage current for a homeowner who has returned to work or recovered from an eligible hardship.
- Principal Reduction (PR) - The HHF-PR program is designed to assist eligible homeowners by providing up to \$50,000 applied to the principal balance of the first mortgage to reduce the loan-to-value to no less than 100 percent.
- Modification Enabling Pilot (MEP) Program - The MEP program is designed to provide assistance to eligible borrowers with the intent to permanently modify and reduce the borrower's loan amount to an affordable level.
- Elderly Mortgage Assistance Program (ELMORE) - The ELMORE program pays up to \$50,000 to assist seniors who are in default on their reverse mortgage because of their inability to pay their taxes, insurance and other property charges.
- Down Payment Assistance (DPA) Program - The DPA Program provides eligible borrowers with up to \$15,000 in the form of a 0-percent, forgivable second mortgage, which can be used for down payment, closing costs, prepaid expenses, mortgage insurance premiums, or as a principal reduction to the first mortgage. There are 11 counties currently approved by US Treasury where this program may be used.

Program Summary

From program inception through the end of 2017, a total of \$1,068,969,414 in HHF funds was reserved to assist 48,553 homeowners and \$966,461,226 was disbursed. Some homeowners received assistance from more than one program.

- \$208,356,591 in UMAP funds was disbursed to assist 19,428 homeowners;
- \$169,437,714 in MLRP funds was disbursed to assist 19,324 homeowners;
- \$263,602,625 in PR funds was disbursed to assist 6,440 homeowners;
- \$15,681,396 in MEP funds was disbursed to assist 394 homeowners;
- \$41,890,467 in ELMORE funds was disbursed to assist 2,119 homeowners; and
- \$267,492,434 in DPA funds was disbursed to assist 17,884 homeowners.



"HHF allowed me to keep my family home! I'd like to express my appreciation for the Florida Hardest-Hit Fund program not just for my family, but also for other individuals & families that have experienced hardship in our state."

- Heather S.





RENTAL HOUSING PROGRAMS

RENTAL HOUSING PROGRAMS

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

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

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

REQUEST FOR APPLICATIONS RECEIVING AWARDS IN 2017

Florida Housing's competitive Request for Application allocation process allows Florida Housing to best respond to the data-driven assessments generated by statewide affordable housing needs studies. The ability to target specific tenant groups and geographic regions results in a nuanced, comprehensive response to the affordable housing challenges across Florida. Listed below are the RFAs that contributed to the rental developments awarded funding by Florida Housing in calendar year 2017.

2016-106 Homeless Housing Assistance Loan Demonstration

2016-107 Permanent Supportive Housing for Persons with Developmental Disabilities using State Grants

2016-109 Affordable Housing using SAIL, Tax-Exempt Bonds and Non-Competitive Housing Credits

2016-110 Affordable Housing located in Medium and Small Counties using Competitive Housing Credits

2016-112 Workforce Housing in Miami-Dade and Monroe Counties using SAIL

2016-113 Affordable Housing located in Miami-Dade County using Competitive Housing Credits

2016-114 Affordable Housing located in Miami-Dade County using Competitive Housing Credits

2016-115 Permanent Supportive Housing Properties for Persons with Special Needs using SAIL

2016-116 Preservation of Existing Affordable Housing using Competitive Housing Credits

2017-101 Permanent Supportive Housing for Persons with Developmental Disabilities using State Grants

2017-102 Affordable Housing as part of a Local Revitalization Initiative using Competitive Housing Credits

2017-103 Affordable Housing for Homeless Persons and Persons with Disabling Conditions using SAIL and Competitive Housing Credits

2017-104 Preservation of Farmworker and Commercial Fishing Worker Affordable Housing using SAIL

2017-105 Affordable Housing in Rural Areas using HOME

2017-106 Permanent Supportive Housing for Persons with Developmental Disabilities using State Grants

2017-107 SAIL Financing for the Construction of Workforce Housing

2017-108 Affordable Housing using SAIL, Tax-Exempt Bonds and Non-Competitive Housing Credits

2017-109 Developmental Viability Loan Funding for Affordable Housing

RENTAL HOUSING PROGRAMS

STATE APARTMENT INCENTIVE LOANS

The State Apartment Incentive Loan (SAIL) program provides low-interest loans on a competitive basis, most often as gap financing to leverage mortgage revenue bonds and non-competitive Low Income Housing Tax Credits. This allows a developer to obtain the full financing needed to construct or rehabilitate affordable rental units for very low-income families. In 2017, SAIL was also used to help finance smaller, specialty housing for homeless people as well as persons with special needs. Additional SAIL funding was used as forgivable loans to finance construction of a portion of units in some properties to lower the debt on these units and, thus, allow rents to be decreased to serve extremely low-income (ELI) residents. The Legislature also appropriated a portion of SAIL funds for higher income residents, called "workforce," which can serve up to 80% AMI in all counties except Monroe, where the funds can serve up to 120% AMI. In addition to appropriated SAIL funding, the 2017-2018 state budget provided that \$113,000,000 in unobligated funds in the Florida Affordable Housing Guarantee Program would be used by Florida Housing as SAIL funding.

Program Summary

- \$117,104,859 in SAIL funding was awarded for affordable rental housing; 2,412 total units were awarded funding and 2,399 will be set aside as affordable (of these, 254 affordable units will be set aside for ELI households).
- \$59,561,000 in SAIL funding was awarded for workforce rental housing; all 993 of the units awarded funding will be set aside for workforce households.

MULTIFAMILY MORTGAGE REVENUE BONDS

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

Program Summary

- \$270,210,000 from the sale of bonds was provided for the development of affordable rental housing; 2,637 total units were awarded funding and 2,197 will be set aside as affordable.

GRANTS TO FINANCE HOUSING FOR PERSONS WITH DEVELOPMENTAL DISABILITIES

In recent years, Florida Housing has been appropriated grant funds by the Legislature to finance housing for persons with developmental disabilities. In 2017, funds were awarded to develop or retrofit smaller-scale Community Residential Homes (CRHs) or more independent rental housing known as Supported Living Units (SLUs). All developments committed to provide permanent supportive housing, which is housing with access to supportive services. The funds were available to private nonprofit organizations whose primary mission includes serving persons with developmental disabilities.

Program Summary

- In 2017 a total of \$10,640,000 in grant funding was provided to 30 smaller CRHs or SLUs to finance housing for persons with developmental disabilities. This financing included the remaining balance of 2016 grant funds. 179 beds or units were funded (all will be set aside as affordable). The term "beds" is used to describe the individual living quarters in a CRH for persons with developmental disabilities. The CRHs funded are single-family homes that are used as licensed group homes for this population, and bedrooms are rented separately by unrelated persons. For the purposes of Florida Housing's funding, the number of beds represents the number of people living in the CRH or SLU.

LOW INCOME HOUSING TAX CREDITS

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

Program Summary

- \$51,018,642 in competitive (9%) Housing Credits was allocated in 2017. 3,437 units were funded (3,385 units will be set aside as affordable).
- \$33,988,380 in non-competitive (4%) Housing Credits was allocated in 2017. A total of 5,155 units were funded (5,133 units will be set aside as affordable).

DEVELOPMENT VIABILITY LOANS

The Development Viability Loan Funding (or gap funding) program was initiated in 2017 as result of disruption in the Housing Credits market that affected the value pricing of Housing Credits after Florida Housing selected developments for funding. Funds loaned under this program are to be used to help reduce or even close development funding gaps which resulted from the decrease in Housing Credit equity provided by private sector investors. These loans will be used in combination with other previously awarded Florida Housing funding sources. The loans carry a 0% interest rate, are non-amortizing with payment in full due at maturity, and require the developer to permanently defer a significant portion of the developer fee to help close the funding gap.

Program Summary

- \$6,363,032 in funding was provided for seven developments. A total of 721 units were funded (698 units will be set aside as affordable).



RENTAL HOUSING PROGRAMS

FLORIDA AFFORDABLE HOUSING GUARANTEE PROGRAM

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

Capitalization of the Guarantee Fund occurred through the statutorily authorized issuance of debt, and the Guarantee Fund corpus is currently invested in the Florida Treasury. Documentary stamp taxes distributed to the State Housing Trust Fund are the essential element for maintaining the Guarantee Fund's insurer financial strength (IFS) credit rating; currently A+/Stable by Standard & Poor's and Fitch Ratings. In the event the Guarantee Fund is rated less than in the top three claims paying ratings by any of the rating agencies, the state would be required to use collections distributed to the State Housing Trust Fund to replenish the Guarantee Fund at the amount necessary to maintain the minimum IFS claims paying rating. Capital not needed to support the outstanding Guarantees was made available for use in the 2017 competitive solicitations. Specifically, \$40 million in SAIL funds was made available to workforce housing and the remaining \$73 million to requirements in the SAIL statute.

Program Summary (as of December 31, 2017)

- Total units in the Guarantee Program portfolio: 829
- Total outstanding guarantees: 3 multifamily rental properties
- Total amount of outstanding guarantees: \$20,364,051
- Number of properties in portfolio in monetary default/foreclosure: Zero

HOME INVESTMENT PARTNERSHIPS - RENTAL

On the rental side, the HOME Investment Partnerships (HOME) program 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 percent to nonprofit applicants and 1.5 percent to for-profit applicants. In 2017, HOME was used to fund rental developments in rural areas.

Program Summary

- \$12,086,300 in HOME funding was provided for three developments. 104 units were funded (103 units will be set aside as affordable).

TENANT-BASED RENTAL ASSISTANCE

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

Program Summary

- \$9,498,167 was disbursed as of December 31, 2017, to assist a total of 1,953 renter households.

HOMELESS HOUSING ASSISTANCE LOAN DEMONSTRATION

This 2017 demonstration is piloting an approach in small and rural communities to support the nonprofit development of permanent rental housing for homeless individuals and families. Developments awarded financing must be part of their Local Homeless Assistance Continuum of Care. Financing consists of both a preconstruction loan for predevelopment costs and a construction loan. A key goal of the funding is to help build the capacity of nonprofit applicants in these communities to serve homeless households. Technical assistance is provided to each organization funded.

Program Summary

- \$2,735,262 in funding was provided for four developments. 28 units were funded (26 units will be set aside as affordable).

NATIONAL HOUSING TRUST FUND

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

Program Summary

- \$4,038,400 in NHTF funding was provided for three rental developments. 245 units were set aside as affordable (of these, 24 were NHTF set-aside units).




RENTAL HOUSING PROGRAMS

LINK STRATEGY

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

Program Summary

- In 2017, Florida Housing funded 311 Link units for a total of 2,643 units since the initiative started in 2009.

A photograph of a man in a wheelchair sitting at a wooden desk in a bright, modern home. He is wearing a red, white, and blue plaid shirt and is focused on writing in a spiral notebook with a pen. A laptop and some papers are on the desk. The background shows a well-lit living area with a bookshelf and a window.

*"My life is so much better,
I am thankful every day for this home."*

- David A.

ASSET MANAGEMENT OF DEVELOPMENTS IN FLORIDA HOUSING'S RENTAL PORTFOLIO

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

- In 2017, reviews of 920 developments with 136,902 affordable units (142,665 total units) were conducted.

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

Florida Housing's staff and servicers review audited financial statements received annually as a part of our permanent loan servicing and asset management processes. Compliance training workshops are conducted by Florida Housing and compliance monitors at least four times a year for on-site leasing staff, regional compliance property managers and property owners. Attendance is mandatory for new or replacement property management companies. In 2017, 347 affordable housing professionals attended these workshops.



SPECIAL PROGRAMS

STATE HOUSING INITIATIVES PARTNERSHIP

The State Housing Initiatives Partnership (SHIP) program provides funds to local governments on a population-based formula as an incentive to produce and preserve affordable housing for very low-, low-, and moderate-income families. When SHIP funds are available, they are distributed on an entitlement basis to all 67 counties and 52 Community Development Block Grant entitlement cities in Florida. SHIP funds may be used to fund programs such as the following: emergency repairs, new construction, rehabilitation, down payment and closing cost assistance, foreclosure prevention, impact fees, construction and gap financing, mortgage buy-downs, acquisition of property for affordable housing, matching dollars for federal housing programs, and homeownership counseling. Each participating local government may use up to 10 percent of its SHIP funds for administrative expenses.

The most recent closed out fiscal year is 2014-2015. The summary of expenditures below is higher than the allocated funds due to local governments' use of SHIP program income and recaptured funds.

Program Summary

- For Fiscal Year 2014-2015, Florida Housing allocated \$95,481,749 in SHIP funding.
- \$83,795,050 was expended toward homeownership activities by local governments, providing assistance to 3,833 homeownership units.
- \$13,969,407 was expended toward rental housing activities by local governments providing assistance to 1,373 rental housing units.
- Of these funds, \$33,214,478 was expended to assist households with Special Needs.

PREDEVELOPMENT LOAN PROGRAM

The Predevelopment Loan Program (PLP) assists nonprofit and community-based organizations, local governments, and public housing authorities with the planning and financing of affordable housing. Eligible organizations may apply for a loan of up to \$500,000 without site acquisition or up to \$750,000 with site acquisition for predevelopment activities such as title searches, engineering fees, impact fees, soil tests, appraisals, feasibility analyses, earnest money deposits, and insurance fees. Technical assistance is also provided at no charge to the applicant.

Program Summary

- \$4,208,732 was awarded for predevelopment activities associated with eight approved rental developments that will create 566 rental units (of these, 115 will be affordable).
- \$719,002 was awarded for predevelopment activities associated with two approved homeownership developments that will create 18 affordable homeownership units.

TRAINING AND TECHNICAL ASSISTANCE

The Affordable Housing Catalyst Program provides on-site, email, and telephone technical assistance and training on affordable housing programs. Workshops also are conducted throughout the year at locations around the state. This technical assistance is targeted to nonprofits and government entities. The assistance includes training on such topics as: forming local and regional partnerships; working effectively with lending institutions; implementing regulatory reform; training for boards of directors; implementing rehabilitation and emergency repair programs; assisting with the design and establishment of fiscal and program tracking systems; and compliance requirements of state and federally funded housing programs.

Program Summary

During 2017, the following assistance was provided with \$501,288 in funding through the program:

- 25 workshops/stakeholder events;
- 25 webinars;
- 19 local or regional clinics;
- 343 hours of direct technical assistance; and
- 2,166 responses to emails/phone calls.

In addition, Hardest Hit Fund assistance was provided with \$55,850 in funding:

- 46 hours of direct technical assistance; and
- 199 responses to emails/phone calls.

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

Program Summary

- 31 PLP applicants were provided technical assistance at a cost of \$60,063.
- 4 organizations awarded Demonstration loans were provided technical assistance at a cost of \$15,050.



SPECIAL PROGRAMS

AFFORDABLE RENTAL HOUSING LOCATOR: FLORIDAHOUSINGSEARCH.ORG

Web-Based Affordable Rental Housing Locator

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

As well as being free to those searching for housing, FloridaHousingSearch.org is free to property owners and managers who list their properties. Landlords can list information about their property including number of bedrooms, move-in costs, amenities, accessibility options, voucher acceptance and photographs. Owners of rental housing more recently financed by Florida Housing are required to list their properties and available rental units. The system is continually updated to ensure that property listings are accurate and up to date. At the end of 2017, 168,227 rental units were registered in the search database.

The locator also provides a toll-free, bilingual call center. As needed, call center staff assist consumers in conducting housing searches, help owners/landlords with listing their properties, and ensure that rental listings are kept up to date and accurate.

As an immediate response to Hurricane Irma, Florida Housing executed an agreement with the locator's provider to implement disaster recovery services in impacted counties. The additional disaster recovery services also assisted the Puerto Rican households that evacuated to Florida after Hurricane Maria.

During 2017, 751,004 affordable rental searches were conducted on FloridaHousingSearch.org. The call center staff handled 30,085 affordable rental-related telephone inquiries.

2017 AFFORDABLE HOUSING WORKGROUP

Chapter 2017-071, Laws of Florida, created an Affordable Housing Workgroup administered by Florida Housing. Among other items the Workgroup was charged to:

- Review housing in Florida, with a focus on affordable rental housing;
- Examine land use and building codes as they relate to affordable housing; and
- Consider the state's implementation of the Low Income Housing Tax Credit program.

The Workgroup was also charged with hearing from the development industry to assist it in making recommendations across these areas, broadly including the development of strategies and pathways for low income housing.

The group met four times around the state in the fall of 2017, with all meetings livestreamed for public access. The public was invited to submit written thoughts and make comments at each meeting. After the Workgroup completed its deliberations, the recommendations were presented to Florida Housing's Board of Directors for approval, as required by the legislative charge. The Board held a workshop to review the recommendations and take public comment. On December 8, 2017, the Board approved the recommendations. A final report summarizing the Workgroup's efforts was presented to the Governor, the Senate President and the Speaker of the House on December 22, 2017.



DEMOGRAPHICS AND CHARTS

HOMEOWNERSHIP PROGRAMS

Total Homeowners Assisted

Total Homeowners Served or Units Funded in 2017¹	24,637
Homebuyer Loan Programs.....	12,898
Down Payment Assistance ²	1,088
Homeownership Assistance Program - Florida Assist ³	1,031
HFA Preferred Plus.....	57
Mortgage Credit Certificates	2,211
Homeownership Pool Program	56
Predevelopment Loan Program ³	18
State Housing Initiatives Partnership ^{3, 4}	3,833
Foreclosure Counseling Program (FCP) ⁵	2,764
Florida Hardest-Hit Fund (HHF) ⁶	14,605



2017 SUMMARY OF PROGRAMS

RENTAL PROGRAMS	Total Units	Set-Aside Units
Total Units Funded in 2017⁷	9,381	9,313
Grants for Persons with Developmental Disabilities ³	179	179
Multifamily Mortgage Revenue Bonds	2,637	2,197
State Apartment Incentive Loans ³	2,412	2,399
SAIL Workforce ³	993	993
Low Income Housing Tax Credits (9%)	3,437	3,385
Low Income Housing Tax Credits (4%)	5,155	5,133
National Housing Trust Fund	245	24
HOME Rental Program	104	103
Homeless Housing Assistance Loan Demonstration	28	26
Development Viability Loans	721	698
State Housing Initiatives Partnership (SHIP) ^{3, 4}	1,373	1,373
Predevelopment Loan Program ³	566	115

Notes:

¹The number of units is equivalent to the number of households served. In order to serve lower income households, resources from more than one program are sometimes combined. Therefore, grand totals for rental and homeownership program areas are less than the sum of the individual programs due to program overlap. If financing was provided this year for units already funded in a recent, prior year, these units were not counted in this year's grand totals.

²In addition to the two Down Payment Assistance (DPA) Programs listed, funding from the Hardest-Hit Fund is also used for DPA. This assisted household total of 11,730 is included in the HHF program total.

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

⁴SHIP information is from the most recently closed year (2014-2015). Pursuant to Florida Law, local governments typically have three years to expend funds. On the rental side, local governments often use SHIP funds as local contribution for rental developments financed with Florida Housing's programs. We estimate that 50% of the SHIP rental units during this period overlap other rental programs in this summary.

⁵The FCP total shows the new homeowners assisted through the program in 2017, although homeowners who entered the program in prior years may still be receiving help. The total number of homeowners assisted since program inception is 7,779.

⁶The HHF information shows the new homeowners added to the program in 2017. The total number of homeowners assisted since program inception is 48,553.

⁷The breakdown for the 8,694 total rental units financed in 2017 is as follows:

- 5,877 units are new construction or redevelopment (demolition/replacement); and
- 2,817 units are preservation (existing affordable units being rehabilitated and recapitalized to ensure they remain affordable and in good condition; some are 30+ year old properties originally funded through HUD and USDA); retrofits of existing smaller properties; or acquisition and rehabilitation of properties that become affordable as a result of receiving financing.

HOMEOWNERSHIP PROGRAMS

HOMES FUNDED THROUGH THE HOMEBUYER LOAN AND DOWN PAYMENT ASSISTANCE PROGRAMS

COUNTY	OVERALL PROGRAM PERFORMANCE ^{1,2}				HAP - FLORIDA ASSIST			HHF			3% HFA PREFERRED PLUS		
	# OF LOANS	FIRST MORTGAGE	DPA	AVERAGE SALES PRICE	# OF LOANS	FIRST MORTGAGE	DPA	# OF LOANS	FIRST MORTGAGE	DPA	# OF LOANS	FIRST MORTGAGE	DPA
Alachua	15	\$1,838,386	\$111,597	\$126,601	14	\$1,629,481	\$105,000	0	\$0	\$0	1	\$208,905	\$6,597
Baker	9	\$1,248,498	\$69,000	\$144,356	9	\$1,248,498	\$69,000	0	\$0	\$0	0	\$0	\$0
Bay	32	\$3,562,745	\$231,780	\$114,153	32	\$3,562,745	\$231,780	0	\$0	\$0	0	\$0	\$0
Bradford	3	\$360,824	\$24,000	\$124,167	3	\$360,824	\$24,000	0	\$0	\$0	0	\$0	\$0
Brevard	1,170	\$166,755,741	\$17,529,200	\$153,819	0	\$0	\$0	1,170	\$166,755,741	\$17,529,200	0	\$0	\$0
Broward	50	\$8,728,372	\$370,110	\$182,490	43	\$7,204,202	\$322,500	0	\$0	\$0	7	\$1,524,170	\$47,610
Charlotte	45	\$5,625,743	\$340,500	\$128,441	45	\$5,625,743	\$340,500	0	\$0	\$0	0	\$0	\$0
Citrus	11	\$1,129,630	\$82,500	\$105,709	11	\$1,129,630	\$82,500	0	\$0	\$0	0	\$0	\$0
Clay	412	\$58,760,765	\$6,176,238	\$153,904	0	\$0	\$0	412	\$58,760,765	\$6,176,238	0	\$0	\$0
Collier	22	\$4,483,685	\$165,705	\$210,285	16	\$3,020,680	\$120,000	0	\$0	\$0	6	\$1,463,005	\$45,705
DeSoto	4	\$482,184	\$30,000	\$121,500	4	\$482,184	\$30,000	0	\$0	\$0	0	\$0	\$0
Duval	2,514	\$356,798,545	\$37,682,472	\$154,813	1	\$175,434	\$7,500	2,513	\$356,623,111	\$37,674,972	0	\$0	\$0
Escambia	45	\$5,138,773	\$332,510	\$117,752	45	\$5,138,773	\$332,510	0	\$0	\$0	0	\$0	\$0
Flagler	12	\$1,897,331	\$90,000	\$163,533	12	\$1,897,331	\$90,000	0	\$0	\$0	0	\$0	\$0
Gadsden	6	\$759,373	\$45,000	\$131,283	6	\$759,373	\$45,000	0	\$0	\$0	0	\$0	\$0
Gulf	1	\$112,818	\$7,500	\$114,900	1	\$112,818	\$7,500	0	\$0	\$0	0	\$0	\$0
Hardee	1	\$106,328	\$7,500	\$110,000	1	\$106,328	\$7,500	0	\$0	\$0	0	\$0	\$0
Hendry	2	\$250,806	\$10,650	\$128,000	2	\$250,806	\$10,650	0	\$0	\$0	0	\$0	\$0
Hernando	72	\$9,510,148	\$537,750	\$137,011	70	\$9,201,398	\$526,500	0	\$0	\$0	2	\$308,750	\$9,750
Highlands	9	\$874,283	\$65,724	\$99,948	9	\$874,283	\$65,724	0	\$0	\$0	0	\$0	\$0
Hillsborough	2,308	\$356,028,027	\$34,565,009	\$165,117	0	\$0	\$0	2,308	\$356,028,027	\$34,565,009	0	\$0	\$0
Indian River	34	\$4,432,111	\$254,290	\$135,043	34	\$4,432,111	\$254,290	0	\$0	\$0	0	\$0	\$0
Jefferson	2	\$214,127	\$15,000	\$111,857	2	\$214,127	\$15,000	0	\$0	\$0	0	\$0	\$0
Lafayette	1	\$59,700	\$7,500	\$64,000	1	\$59,700	\$7,500	0	\$0	\$0	0	\$0	\$0
Lake	45	\$6,724,661	\$337,020	\$153,849	44	\$6,550,661	\$331,500	0	\$0	\$0	1	\$174,000	\$5,520
Lee	136	\$19,830,087	\$1,015,050	\$149,807	133	\$19,366,377	\$999,000	0	\$0	\$0	3	\$463,710	\$14,550
Leon	85	\$10,883,887	\$637,430	\$132,986	84	\$10,704,287	\$631,760	0	\$0	\$0	1	\$179,600	\$5,670
Liberty	1	\$57,282	\$7,500	\$61,697	1	\$57,282	\$7,500	0	\$0	\$0	0	\$0	\$0
Madison	1	\$41,850	\$9,000	\$47,000	1	\$41,850	\$9,000	0	\$0	\$0	0	\$0	\$0
Manatee	60	\$9,541,899	\$441,852	\$165,289	53	\$8,158,801	\$399,000	0	\$0	\$0	7	\$1,383,098	\$42,852
Marion	21	\$2,120,598	\$157,364	\$104,223	21	\$2,120,598	\$157,364	0	\$0	\$0	0	\$0	\$0
Martin	3	\$527,937	\$22,800	\$185,933	2	\$324,237	\$16,500	0	\$0	\$0	1	\$203,700	\$6,300
Miami-Dade	26	\$3,828,606	\$188,100	\$163,846	20	\$2,735,496	\$151,500	0	\$0	\$0	6	\$1,093,110	\$36,600
Monroe	1	\$362,316	\$7,500	\$369,000	1	\$362,316	\$7,500	0	\$0	\$0	0	\$0	\$0

HOMEOWNERSHIP PROGRAMS

COUNTY	OVERALL PROGRAM PERFORMANCE ^{1,2}				HAP - FLORIDA ASSIST			HHF			3% HFA PREFERRED PLUS		
	# OF LOANS	FIRST MORTGAGE	DPA	AVERAGE SALES PRICE	# OF LOANS	FIRST MORTGAGE	DPA	# OF LOANS	FIRST MORTGAGE	DPA	# OF LOANS	FIRST MORTGAGE	DPA
Nassau	19	\$3,063,945	\$142,500	\$166,924	19	\$3,063,945	\$142,500	0	\$0	\$0	0	\$0	\$0
Okaloosa	16	\$2,294,621	\$120,000	\$146,505	16	\$2,294,621	\$120,000	0	\$0	\$0	0	\$0	\$0
Orange	947	\$155,204,712	\$14,180,527	\$174,849	0	\$0	\$0	947	\$155,204,712	\$14,180,527	0	\$0	\$0
Osceola	459	\$78,590,765	\$6,862,677	\$181,128	0	\$0	\$0	459	\$78,590,765	\$6,862,677	0	\$0	\$0
Palm Beach	40	\$6,014,698	\$290,115	\$157,167	34	\$4,936,223	\$255,000	0	\$0	\$0	6	\$1,078,475	\$35,115
Pasco	858	\$116,938,982	\$12,830,891	\$147,188	1	\$77,726	\$7,500	857	\$116,861,256	\$12,823,391	0	\$0	\$0
Pinellas	1,233	\$179,325,532	\$18,446,581	\$158,536	1	\$179,550	\$7,500	1,232	\$179,145,982	\$18,439,081	0	\$0	\$0
Polk	787	\$113,930,575	\$11,779,611	\$154,916	0	\$0	\$0	787	\$113,930,575	\$11,779,611	0	\$0	\$0
Putnam	4	\$284,664	\$30,000	\$74,100	4	\$284,664	\$30,000	0	\$0	\$0	0	\$0	\$0
Santa Rosa	17	\$1,893,511	\$124,150	\$114,206	17	\$1,893,511	\$124,150	0	\$0	\$0	0	\$0	\$0
Sarasota	83	\$13,070,114	\$615,987	\$162,335	79	\$12,310,701	\$592,500	0	\$0	\$0	4	\$759,413	\$23,487
Seminole	99	\$14,878,610	\$729,391	\$156,002	92	\$13,621,146	\$690,500	0	\$0	\$0	7	\$1,257,464	\$38,891
St. Johns	38	\$6,738,854	\$284,253	\$183,259	33	\$5,656,287	\$249,000	0	\$0	\$0	5	\$1,082,567	\$33,753
St. Lucie	400	\$61,898,635	\$5,990,908	\$164,568	0	\$0	\$0	400	\$61,898,635	\$5,990,908	0	\$0	\$0
Sumter	1	\$106,700	\$7,500	\$114,000	1	\$106,700	\$7,500	0	\$0	\$0	0	\$0	\$0
Suwannee	1	\$70,200	\$7,500	\$74,000	1	\$70,200	\$7,500	0	\$0	\$0	0	\$0	\$0
Union	1	\$111,925	\$7,500	\$116,000	1	\$111,925	\$7,500	0	\$0	\$0	0	\$0	\$0
Volusia	725	\$98,460,866	\$10,837,277	\$146,253	0	\$0	\$0	725	\$98,460,866	\$10,837,277	0	\$0	\$0
Wakulla	8	\$956,265	\$61,500	\$123,288	8	\$956,265	\$61,500	0	\$0	\$0	0	\$0	\$0
Washington	3	\$241,926	\$20,800	\$84,933	3	\$241,926	\$20,800	0	\$0	\$0	0	\$0	\$0
TOTALS	12,898	\$1,897,154,166	\$184,944,819	\$158,007	1,031	\$143,713,764	\$7,729,028	11,810	\$1,742,260,435	\$176,858,891	57	\$11,179,967	\$352,400

Notes:

¹These four columns show the cumulative number of loans and first mortgage amounts for Homebuyer Loan Programs and Down Payment Assistance provided through the Homeownership Assistance Program (HAP) - Florida Assist, the Hardest Hit Fund (HHF), and the 3% HFA Preferred Plus Program. The HAP - Florida Assist, HHF and 3% HFA Preferred Plus sections of the table provide subtotals for each of the Down Payment Assistance strategies complementing the Homebuyer Loan Programs. Because not all first mortgages are paired with down payment assistance from Florida Housing, the totals in the Overall Performance section may be larger for some counties than the sum of the individual down payment assistance program sections.

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

*As of December 31, 2017, the foreclosure rate for all Florida Housing homeowner loans was 0.91%. Of this, 0.27% of all Florida Housing loans were 1995 Indenture loans in foreclosure, 0.25% of all Florida Housing loans were New Issue Bond Program Indenture loans in foreclosure, and 0.39% of all Florida Housing loans were TBA loans in foreclosure. This is compared to a foreclosure rate of 1.70% for all Florida residential loans reported at the end of the fourth quarter of 2017 (the Florida conventional loan foreclosure rate was 1.79% and the Florida FHA foreclosure rate was 1.51%). Starting in the first quarter 2017, MBA combined all non-government loans into a single conventional loan category. Conventional loans make up almost 80 percent of the National Delinquency Survey sample. Source: USBank and Mortgage Bankers Association.

HOMEOWNERSHIP PROGRAMS

HOMEBUYER LOAN AND DOWN PAYMENT ASSISTANCE PROGRAM DEMOGRAPHICS

NUMBER OF LOANS CLOSED & HOUSEHOLDS SERVED IN 2017		12,898
BY HOUSEHOLD SIZE	1-2 persons	8,946
	3-4 persons	3,283
	5+ persons	669
BY AGE	15-54	11,560
	55-61	757
	62+	581
BY INCOME	0-30% Area Median Income (AMI)	501
	30.01-50% AMI	3,489
	50.01-80% AMI	6,442
	80.01-100% AMI	2,461
	Over 100% AMI	5
BY RACE	Black/African American	1,764
	American Indian/Alaska Native	20
	Asian	342
	White	10,061
	White & Black/African American	32
	Other	390
	No Race Designated	289
BY ETHNICITY	Hispanic	3,375
	Non-Hispanic	9,101
	No Ethnicity Designated	422
AVERAGE SALES PRICE		\$158,007
AVERAGE DOWN PAYMENT ASSISTANCE LOAN AMOUNT		\$14,312
AVERAGE FIRST MORTGAGE AMOUNT		\$147,089
NUMBER OF VETERANS SERVED		204

HOMEOWNERSHIP POOL PROGRAM (HOP)

COUNTY	CLOSED LOANS		
	LOAN AMOUNT	NUMBER OF HOMEBUYERS SERVED	AVERAGE SALES PRICE
Citrus	\$329,000	14	\$106,729
DeSoto	\$53,500	2	\$111,000
Duval	\$378,165	9	\$153,011
Hillsborough	\$289,500	13	\$140,331
Leon	\$185,320	6	\$102,800
Sarasota	\$484,500	10	\$181,700
St. Johns	\$74,250	2	\$155,000
Totals	\$1,794,235	56	\$137,400

Note:

As of December 31, 2017, an additional \$1,290,871 of HOP funding was reserved in the names of 52 homebuyers. These loans will be closed in 2018 when construction is completed.

HOMEOWNERSHIP POOL PROGRAM (HOP) DEMOGRAPHICS

NUMBER OF LOANS CLOSED & HOMEBUYERS SERVED IN 2017		56
BY HOUSEHOLD SIZE	1-2 persons	22
	3-4 persons	30
	5+ persons	4
BY INCOME	0-30% Area Median Income (AMI)	1
	50.01-80% AMI	5
	80.01-100% AMI	50
BY AGE	15-54	47
	55-61	2
	62+	7
BY RACE	Black/African American	19
	Asian	1
	White	19
	Other	17
BY ETHNICITY	Hispanic	16
	Non-Hispanic	40

HOMEOWNERSHIP PROGRAMS

MORTGAGE CREDIT CERTIFICATES (MCCs)

COUNTY	TOTAL MCCs ISSUED	TOTAL OF ALL FIRST MORTGAGES	AVERAGE SALES PRICE
Alachua	5	\$681,735	\$142,253
Baker	5	\$719,122	\$150,765
Bradford	29	\$3,716,133	\$135,783
Brevard	242	\$46,156,792	\$204,337
Broward	9	\$1,599,153	\$187,056
Calhoun	3	\$272,164	\$90,633
Citrus	71	\$10,120,083	\$150,398
Clay	199	\$47,940,361	\$246,699
Collier	3	\$319,190	\$105,333
Columbia	1	\$127,687	\$125,000
Duval	181	\$26,040,010	\$153,645
Flagler	1	\$113,131	\$112,000
Gadsden	2	\$325,070	\$166,625
Hendry	4	\$474,983	\$118,250
Hernando	2	\$204,918	\$104,350
Highlands	13	\$1,841,919	\$145,520
Hillsborough	3	\$345,103	\$112,967
Indian River	146	\$20,719,181	\$153,253
Jefferson	1	\$109,000	\$109,000
Lake	2	\$331,131	\$181,000
Lee	3	\$408,292	\$135,133
Leon	70	\$11,896,287	\$172,091
Madison	86	\$14,229,923	\$170,931
Manatee	43	\$5,501,905	\$124,628
Marion	10	\$1,667,422	\$175,871
Martin	52	\$6,129,150	\$119,450
Miami-Dade	2	\$445,776	\$227,000
Monroe	173	\$37,348,456	\$226,684
Nassau	1	\$423,922	\$415,000
Okaloosa	13	\$2,024,491	\$157,883
Orange	24	\$3,529,254	\$155,106
Osceola	126	\$20,178,594	\$169,164
Palm Beach	164	\$29,922,722	\$188,270
Pasco	94	\$17,188,939	\$194,154
Pinellas	30	\$3,940,126	\$140,336
Polk	86	\$11,615,549	\$149,149

COUNTY	TOTAL MCCs ISSUED	TOTAL OF ALL FIRST MORTGAGES	AVERAGE SALES PRICE
Putnam	180	\$30,250,514	\$171,632
Santa Rosa	1	\$81,501	\$89,000
Sarasota	8	\$1,290,023	\$160,190
Seminole	16	\$2,287,131	\$152,726
St. Johns	29	\$4,472,170	\$156,159
St. Lucie	22	\$4,393,375	\$209,544
Sumter	14	\$2,545,604	\$186,271
Volusia	3	\$431,165	\$144,667
Wakulla	35	\$5,126,068	\$151,608
Walton	4	\$512,826	\$126,925
Totals	2,211	\$379,998,052	\$179,808

MORTGAGE CREDIT CERTIFICATES DEMOGRAPHICS

NUMBER OF HOUSEHOLDS SERVED IN 2017	2,211	
BY HOUSEHOLD SIZE	1-2 persons	1,327
	3-4 persons	693
	5+ persons	191
BY AGE	15-54	1,996
	55-61	140
	62+	75
BY RACE	Black/African American	367
	Asian	46
	Asian & White	6
	White	1,588
	White & Black/African American	10
	Other	194
BY ETHNICITY	Hispanic	806
	Non-Hispanic	1,405
AVERAGE SALES PRICE		\$179,808
AVERAGE FIRST MORTGAGE AMOUNT		\$171,867
NUMBER OF VETERANS SERVED		88

HOMEOWNERSHIP PROGRAMS

FLORIDA HARDEST-HIT FUND PROGRAMS (HHF)¹

COUNTY	HOUSEHOLDS SERVED ²	RESERVED & DISBURSED ³	DISBURSED ONLY	FUNDS DISBURSED BY PROGRAM					
				DPA ⁴	UMAP	MLRP	PR	MEP	ELMORE
Alachua	209	\$5,048,682	\$4,252,427	\$0	\$1,163,304	\$1,001,538	\$1,693,497	\$94,000	\$300,088
Baker	26	\$524,985	\$447,440	\$0	\$142,878	\$147,018	\$105,224	\$0	\$52,320
Bay	201	\$4,323,678	\$3,696,243	\$0	\$1,178,635	\$1,065,658	\$1,074,899	\$122,845	\$254,206
Bradford	15	\$329,222	\$279,136	\$0	\$58,456	\$118,559	\$91,883	\$0	\$10,239
Brevard	3,341	\$62,708,423	\$56,979,128	\$31,974,522	\$7,272,822	\$5,601,483	\$10,902,127	\$482,651	\$745,522
Broward	4,031	\$106,656,529	\$97,299,312	\$0	\$34,985,134	\$26,435,297	\$27,918,021	\$1,195,699	\$6,765,160
Calhoun	4	\$58,289	\$58,289	\$0	\$8,206	\$14,621	\$35,462	\$0	\$0
Charlotte	277	\$6,397,864	\$5,844,784	\$0	\$1,478,179	\$1,216,690	\$2,812,312	\$50,000	\$287,603
Citrus	176	\$3,957,647	\$3,563,850	\$0	\$573,566	\$592,357	\$2,330,041	\$0	\$67,885
Clay	811	\$16,200,106	\$13,967,662	\$6,753,738	\$2,754,332	\$2,502,269	\$1,774,491	\$100,000	\$82,831
Collier	371	\$8,421,515	\$7,683,479	\$0	\$2,551,258	\$1,566,403	\$3,118,733	\$150,000	\$297,085
Columbia	44	\$1,001,772	\$839,169	\$0	\$217,213	\$310,103	\$172,745	\$40,047	\$99,061
DeSoto	36	\$847,095	\$719,802	\$0	\$145,161	\$137,296	\$406,543	\$0	\$30,803
Dixie	8	\$90,077	\$58,471	\$0	\$17,415	\$16,941	\$0	\$0	\$24,116
Duval	6,544	\$118,666,971	\$106,424,573	\$65,952,303	\$12,765,055	\$12,661,988	\$13,342,814	\$654,555	\$1,047,858
Escambia	405	\$7,250,223	\$5,927,871	\$0	\$2,099,308	\$2,428,038	\$901,546	\$150,000	\$348,979
Flagler	216	\$5,278,959	\$4,536,496	\$0	\$1,265,301	\$1,247,888	\$1,782,530	\$50,000	\$190,777
Franklin	11	\$283,254	\$255,948	\$0	\$117,326	\$108,128	\$19,425	\$0	\$11,069
Gadsden	107	\$2,742,357	\$2,434,583	\$0	\$567,912	\$670,895	\$1,152,666	\$34,392	\$8,718
Gilchrist	28	\$430,471	\$400,277	\$0	\$169,881	\$106,224	\$78,040	\$0	\$46,132
Glades	10	\$135,738	\$123,232	\$0	\$58,819	\$38,239	\$26,174	\$0	\$0
Gulf	12	\$337,699	\$264,349	\$0	\$77,016	\$73,176	\$96,852	\$0	\$17,305
Hamilton	2	\$41,012	\$41,012	\$0	\$13,411	\$14,620	\$12,981	\$0	\$0
Hardee	26	\$474,598	\$398,622	\$0	\$124,704	\$96,244	\$177,674	\$0	\$0
Hendry	41	\$858,876	\$755,040	\$0	\$204,848	\$155,833	\$307,652	\$50,000	\$36,707
Hernando	344	\$9,946,833	\$9,206,240	\$0	\$1,283,597	\$1,062,789	\$6,416,181	\$281,407	\$162,267
Highlands	90	\$2,202,361	\$2,004,002	\$0	\$402,342	\$427,571	\$1,061,315	\$50,000	\$62,773
Hillsborough	5,952	\$116,106,730	\$105,606,090	\$59,714,112	\$12,702,229	\$11,241,757	\$17,719,399	\$2,762,526	\$1,466,068
Holmes	13	\$174,950	\$101,405	\$0	\$45,262	\$23,753	\$24,328	\$0	\$8,063
Indian River	197	\$4,102,282	\$3,741,459	\$0	\$1,184,724	\$867,891	\$1,538,491	\$43,202	\$107,150
Jackson	30	\$487,925	\$364,422	\$0	\$141,817	\$154,977	\$22,817	\$33,395	\$11,417
Jefferson	8	\$185,237	\$182,551	\$0	\$90,105	\$92,446	\$0	\$0	\$0
Lafayette	4	\$116,678	\$113,157	\$0	\$35,727	\$27,431	\$50,000	\$0	\$0
Lake	399	\$9,539,071	\$8,690,713	\$0	\$2,182,747	\$1,956,638	\$3,703,290	\$383,966	\$464,072
Lee	1,033	\$25,421,295	\$23,960,048	\$0	\$9,254,105	\$4,064,295	\$9,776,129	\$250,000	\$615,520
Leon	413	\$9,561,079	\$8,588,789	\$0	\$2,757,775	\$2,672,258	\$2,916,194	\$50,000	\$192,562
Levy	33	\$584,874	\$566,049	\$0	\$208,081	\$192,997	\$110,490	\$50,000	\$4,482
Liberty	6	\$158,891	\$83,103	\$0	\$18,921	\$33,396	\$30,786	\$0	\$0
Madison	14	\$238,241	\$181,486	\$0	\$55,300	\$59,504	\$16,683	\$50,000	\$0
Manatee	317	\$8,827,777	\$8,309,154	\$0	\$1,793,360	\$1,650,628	\$4,494,109	\$150,000	\$221,057

HOMEOWNERSHIP PROGRAMS

COUNTY	HOUSEHOLDS SERVED ²	RESERVED & DISBURSED ³	DISBURSED ONLY	FUNDS DISBURSED BY PROGRAM					
				DPA ⁴	UMAP	MLRP	PR	MEP	ELMORE
Marion	449	\$10,032,939	\$9,071,403	\$0	\$2,089,884	\$1,866,540	\$4,541,228	\$81,813	\$491,939
Martin	160	\$4,013,970	\$3,664,554	\$0	\$1,295,085	\$1,059,610	\$1,037,101	\$50,000	\$222,758
Miami-Dade	3,466	\$92,245,155	\$85,000,360	\$0	\$27,207,030	\$20,128,490	\$20,459,787	\$1,383,166	\$15,821,887
Monroe	28	\$739,394	\$703,414	\$0	\$322,695	\$149,234	\$150,000	\$0	\$81,485
Nassau	102	\$2,339,435	\$2,081,449	\$0	\$833,038	\$817,482	\$406,176	\$0	\$24,753
Okaloosa	185	\$4,055,489	\$3,604,088	\$0	\$1,215,556	\$1,283,219	\$624,630	\$150,000	\$330,682
Okeechobee	70	\$1,291,634	\$1,238,361	\$0	\$362,639	\$254,298	\$590,373	\$0	\$31,051
Orange	3,781	\$84,126,169	\$75,924,675	\$25,299,118	\$13,638,155	\$10,743,015	\$23,512,320	\$1,482,748	\$1,249,319
Osceola	1,028	\$24,022,837	\$20,780,074	\$7,177,677	\$3,104,585	\$2,811,836	\$6,897,371	\$622,874	\$165,731
Palm Beach	2,400	\$64,501,446	\$59,434,594	\$0	\$19,369,450	\$14,148,777	\$21,783,721	\$450,000	\$3,682,647
Pasco	1,856	\$41,263,299	\$37,212,456	\$13,689,891	\$4,632,785	\$4,121,191	\$13,950,871	\$418,482	\$399,237
Pinellas	2,648	\$55,869,453	\$50,295,492	\$19,392,281	\$7,555,655	\$6,887,655	\$13,805,816	\$1,046,482	\$1,607,603
Polk	1,527	\$32,840,795	\$28,353,579	\$12,169,611	\$3,586,985	\$3,683,932	\$7,188,883	\$1,249,849	\$474,320
Putnam	72	\$1,274,683	\$1,153,517	\$0	\$318,972	\$356,640	\$415,238	\$0	\$62,668
Santa Rosa	147	\$2,970,470	\$2,456,215	\$0	\$1,068,907	\$1,080,195	\$223,740	\$50,000	\$33,373
Sarasota	412	\$10,495,150	\$9,625,429	\$0	\$2,474,656	\$1,927,448	\$4,135,876	\$285,886	\$801,564
Seminole	692	\$17,603,049	\$16,423,487	\$0	\$4,713,118	\$3,679,042	\$7,185,994	\$516,407	\$328,925
St. Johns	356	\$8,445,701	\$7,656,426	\$0	\$3,108,880	\$2,685,187	\$1,592,178	\$0	\$270,181
St. Lucie	1,041	\$23,083,926	\$20,428,676	\$6,082,395	\$4,007,072	\$3,574,159	\$5,803,910	\$200,000	\$761,140
Sumter	31	\$605,942	\$555,078	\$0	\$165,456	\$156,062	\$50,000	\$97,414	\$86,145
Suwannee	27	\$463,059	\$425,634	\$0	\$116,529	\$123,810	\$124,590	\$0	\$60,705
Taylor	2	\$37,023	\$37,023	\$0	\$7,059	\$11,102	\$0	\$0	\$18,862
Union	4	\$54,586	\$37,419	\$0	\$14,281	\$20,266	\$0	\$0	\$2,872
Volusia	2,140	\$43,104,227	\$38,966,541	\$19,286,786	\$4,361,036	\$4,438,595	\$9,813,957	\$284,511	\$781,656
Wakulla	68	\$1,713,327	\$1,533,725	\$0	\$335,054	\$252,487	\$920,797	\$0	\$25,388
Walton	25	\$510,206	\$439,485	\$0	\$153,340	\$112,622	\$173,524	\$0	\$0
Washington	31	\$545,783	\$408,207	\$0	\$132,459	\$208,985	\$0	\$33,079	\$33,684
Totals	48,553	\$1,068,969,414	\$966,461,226	\$267,492,434	\$208,356,591	\$169,437,714	\$263,602,625	\$15,681,396	\$41,890,467

Notes:

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

¹Information is from program inception through December 31, 2017.

²As of December 31, 2017, an additional 9,691 homeowners had applied and were awaiting determination of eligibility.

³When a homeowner is approved for funding, the maximum amount she or he can receive is reserved, and then the payments are distributed to the mortgage loan servicer on a monthly basis as long as the homeowner is eligible for funding.

⁴The amount reported here is a lower total amount than the HHF DPA reported earlier in the HLP table. These figures represent only the loans where HHF funds actually have been disbursed by Florida Housing to reimburse funds advanced by the servicer to the lender at loan purchase, which is consistent with how Florida Housing reports to US Treasury on use of these funds.

HOMEOWNERSHIP PROGRAMS

FORECLOSURE COUNSELING PROGRAM (FCP)

COUNTY	HOUSEHOLDS SERVED	FUNDS DISBURSED
Alachua	38	\$8,250
Baker	2	\$450
Bay	8	\$2,625
Bradford	8	\$2,550
Brevard	72	\$13,800
Broward	834	\$305,025
Charlotte	125	\$49,625
Citrus	11	\$3,125
Clay	170	\$52,675
Collier	156	\$58,450
Columbia	6	\$2,075
DeSoto	12	\$4,725
Dixie	1	\$300
Duval	803	\$212,300
Escambia	91	\$19,200
Flagler	117	\$35,775
Franklin	1	\$300
Gadsden	25	\$6,525
Gilchrist	1	\$225
Glades	2	\$900
Gulf	1	\$225
Hardee	1	\$225
Hendry	8	\$2,700
Hernando	32	\$10,800
Highlands	11	\$2,250
Hillsborough	772	\$175,525
Indian River	5	\$675
Jackson	5	\$1,350
Jefferson	3	\$450
Lafayette	1	\$300
Lake	109	\$18,300
Lee	387	\$118,750
Leon	51	\$16,125

COUNTY	HOUSEHOLDS SERVED	FUNDS DISBURSED
Levy	4	\$1,275
Liberty	1	\$225
Madison	5	\$1,050
Manatee	32	\$7,650
Marion	47	\$15,050
Martin	11	\$2,550
Miami-Dade	657	\$223,500
Monroe	1	\$675
Nassau	25	\$7,775
Okaloosa	25	\$8,100
Okeechobee	3	\$675
Orange	936	\$281,350
Osceola	219	\$67,275
Palm Beach	341	\$86,900
Pasco	80	\$20,300
Pinellas	260	\$53,025
Polk	94	\$27,550
Putnam	34	\$9,300
Santa Rosa	20	\$6,275
Sarasota	87	\$33,650
Seminole	180	\$49,350
St. Johns	503	\$139,775
St. Lucie	37	\$8,475
Sumter	9	\$2,075
Suwannee	1	\$525
Taylor	3	\$750
Union	3	\$675
Volusia	236	\$71,250
Wakulla	5	\$975
Walton	2	\$600
Washington	4	\$1,500
No County Reported	45	\$5,400
Totals	7,779	2,262,075

Notes:

Information in the table is from program inception through December 31, 2017.

In 2017, 4,366 counseling sessions were conducted and 1,110 homeowners were provided financial management education training. Since the program was established in 2013, 7,779 homeowners have been assisted, including 2,764 homeowners who began receiving assistance in 2017. At the end of 2017, an additional \$2,487,600 was reserved statewide to serve active clients.

In 2016, FHFC also disbursed \$2,368,682 in Foreclosure Counseling Program funds directly to local governments participating in the SHIP program. These funds are to be expended by the local governments for a variety of homeowner counseling services. The funds will be reported as part of the total SHIP distribution for Fiscal Year 2016-2017, which will be included as part of the 2019 FHFC annual report, because local governments have three years to expend SHIP funds.

RENTAL PROGRAMS

HOME INVESTMENT PARTNERSHIPS - RENTAL

COUNTY	DEVELOPMENT	FUNDING AMOUNT	TOTAL UNITS	SET-ASIDE UNITS
DeSoto	St. John Paul II Villas II	\$3,800,000	32	32
Okeechobee	Towns of Okeechobee II	\$3,600,000	22	21
Walton	Village Springs	\$4,686,300	50	50
TOTALS		\$12,086,300	104	103

TENANT-BASED RENTAL ASSISTANCE

COUNTY	HOUSEHOLDS SERVED TO DATE	TOTAL FUNDING RESERVED	TOTAL FUNDING DISBURSED
Alachua	270	\$210,838	\$206,820
Broward	89	\$1,564,555	\$1,564,555
Charlotte	257	\$605,279	\$605,279
Escambia	50	\$476,026	\$475,546
Flagler	101	\$384,672	\$384,672
Indian River	324	\$590,846	\$590,846
Leon	75	\$469,862	\$469,862
Manatee	41	\$480,997	\$480,997
Marion	261	\$526,458	\$526,435
Miami-Dade	44	\$467,973	\$467,973
Palm Beach	179	\$1,866,823	\$1,866,823
Pasco	60	\$528,034	\$528,034
Sarasota	46	\$482,414	\$482,414
St. Lucie	73	\$340,823	\$340,823
Volusia	83	\$507,087	\$507,087
TOTALS	1,953	\$9,502,688	\$9,498,167

TOTAL NUMBER OF HOUSEHOLDS SERVED BY INCOME RANGE

0-30% AMI	31-50% AMI	51-80% AMI
985	784	184

Note:

HOME funds are used to fund this program. Funding information shows implementation from July 2013, when the program started, through December 31, 2017. Households typically received assistance for 12 months; however, some public housing authorities provided assistance for longer than 12 months, and some used TBRA for rental deposit assistance.

STATE APARTMENT INCENTIVE LOANS (SAIL)

COUNTY	DEVELOPMENT	FUNDING AMOUNT	TOTAL UNITS	SET-ASIDE UNITS	EXTREMELY LOW INCOME UNITS ¹
Duval	Londontowne Lane	\$4,000,000	80	80	8
	Veterans Landing	\$4,121,500	23	23	5
	Waves	\$7,600,000	127	127	13
Lee	Hibiscus	\$5,635,800	96	96	10
Madison	Springhill	\$3,316,000	76	76	8
Manatee	Addison	\$2,000,000	90	77	9
	Parrish Oaks	\$6,600,000	120	120	12
Miami-Dade	Brisas Del Rio	\$4,946,770	167	167	17
	Citadelle Village	\$4,200,000	96	96	10
	Harbour Springs	\$7,600,000	190	190	19
	Regatta Place	\$3,600,000	108	108	11
	Sierra Bay	\$5,000,000	140	140	14
	Water's Edge	\$3,600,000	128	128	13
	Woodland Grove	\$7,600,000	190	190	19
Okaloosa	Choctaw Village	\$2,896,300	48	48	5
Pasco	Luna Lake	\$6,265,000	100	100	10
	Ozanam Village III	\$5,000,000	30	30	6
Pinellas	Palmetto Pointe	\$5,863,900	82	82	9
	Ranch at Pinellas Park	\$4,116,789	25	25	5
	Woodlawn Trail	\$4,510,400	80	80	8
Polk	Providence Reserve Seniors	\$6,429,800	139	139	14
Sarasota	Arbor Village	\$3,500,000	80	80	8
	Lofts on Lemon	\$3,123,400	60	60	6
	Venetian Walk II	\$2,754,200	52	52	6
Seminole	Warley Park	\$2,825,000	85	85	9
TOTALS		\$117,104,859	2,412	2,399	254

Note:

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

RENTAL PROGRAMS

LOW INCOME HOUSING TAX CREDITS (9%)

COUNTY	DEVELOPMENT	FUNDING AMOUNT	TOTAL UNITS	SET-ASIDE UNITS
Brevard	Luna Trails	\$1,510,000	86	86
	Shull Manor	\$645,000	65	65
Broward	Pinnacle at Peacefield	\$2,561,000	120	120
	Saratoga Crossings	\$2,561,000	128	128
	Saratoga Crossings II	\$935,000	44	40
	St. Elizabeth Gardens	\$1,124,111	153	151
Clay	Cassie Gardens	\$1,479,357	96	96
Duval	Jacksonville Townhouse	\$1,660,000	250	250
	Lofts at Monroe	\$1,660,000	108	108
	Londontowne Lane	\$1,780,000	80	80
Escambia	Brownsville Manor	\$1,510,000	87	87
Hernando	Hammock Ridge II	\$1,435,550	92	92
Hillsborough	Preserve at Sabal Park	\$2,110,000	144	144
Jackson	Chipola	\$476,000	48	48
Lake	Woodcliff	\$296,071	34	34
Manatee	Addison	\$1,510,000	90	77
Marion	Silver Pointe	\$1,400,000	90	90
Miami-Dade	Lake Point Plaza	\$731,735	76	76
	Marian Towers	\$1,660,000	220	220
	Northside Transit Village IV	\$2,561,000	120	120
	Silver Creek	\$2,050,000	90	81
	Verbena	\$2,300,000	110	110
Monroe	Quarry	\$898,985	96	96
	Quarry II	\$1,000,000	112	112
Orange	Parramore Oaks	\$2,110,000	120	96
Osceola	Los Altos	\$1,510,000	100	100
Palm Beach	Georgian Gardens	\$1,650,000	87	87
Pinellas	Madison Point	\$1,660,000	80	80
Polk	Ridgewood	\$330,000	33	33
Santa Rosa	Carter Crossing	\$1,386,742	93	93
Sarasota	Amaryllis Park Place	\$1,510,000	84	84
	Arbor Village	\$1,510,000	80	80
Seminole	Warley Park	\$1,510,000	85	85
Suwannee	Suwannee Pointe	\$477,091	36	36
Volusia	Banyan Cove	\$1,510,000	100	100
TOTALS		\$51,018,642	3,437	3,385

RENTAL PROGRAMS

LOW INCOME HOUSING TAX CREDITS (4%)

COUNTY	DEVELOPMENT	FUNDING AMOUNT	TOTAL UNITS	SET-ASIDE UNITS
Brevard	Trinity Towers South	\$590,718	162	162
Duval	Oakwood Villa	\$783,719	200	200
	Vista Landing	\$565,845	200	200
	Waves	\$1,092,660	127	127
Escambia	Oakwood Village	\$107,904	40	40
	Sierra Pointe	\$282,926	120	120
Flagler	Palms at Town Center	\$250,000	88	88
Lee	Hibiscus	\$689,594	96	96
Madison	Springhill	\$318,769	76	76
Manatee	Parrish Oaks	\$760,000	120	120
Miami-Dade	Ambar Key	\$317,660	94	94
	Ambar Key Homes	\$177,885	149	149
	Audrey M. Edmonson Transit Village	\$1,484,443	76	76
	Brisas Del Rio	\$1,353,247	167	167
	Citadelle Village	\$754,301	96	96
	Civic Towers	\$2,201,010	196	196
	Civic Towers Senior	\$1,633,140	151	129
	Edison Gardens	\$722,479	200	200
	Hadley Gardens	\$989,058	151	151
	Harbour Springs	\$1,847,162	190	190

COUNTY	DEVELOPMENT	FUNDING AMOUNT	TOTAL UNITS	SET-ASIDE UNITS
	Las Palmas	\$1,014,061	196	196
	Redland Crossings	\$437,012	134	134
	Regatta Place	\$759,977	108	108
	Sierra Bay	\$1,096,968	140	140
	Stirrup Plaza II	\$499,547	68	68
	Water's Edge	\$934,277	128	128
	Woodland Grove	\$1,847,162	190	190
Okaloosa	Choctaw Village	\$300,000	48	48
Orange	Timber Sound	\$994,601	80	80
	Timber Sound II	\$663,067	160	160
	Vista Pines	\$1,667,472	238	238
	Westwood Park	\$1,164,676	178	178
Palm Beach	Lake Mangonia	\$898,838	150	150
	Royal Palm Place	\$1,175,875	125	125
Pasco	Luna Lake	\$700,000	100	100
Pinellas	Palmetto Pointe	\$650,000	82	82
	Woodlawn Trail	\$540,000	80	80
Polk	Providence Reserve Seniors	\$792,906	139	139
Sarasota	Lofts on Lemon	\$472,521	60	60
	Venetian Walk II	\$456,900	52	52
TOTALS		\$33,988,380	5,155	5,133

RENTAL PROGRAMS

MULTIFAMILY MORTGAGE REVENUE BONDS

COUNTY	DEVELOPMENT	FUNDING AMOUNT	TOTAL UNITS	SET-ASIDE UNITS
Duval	Vista Landing	\$8,200,000	200	80
Flagler	Palms at Town Center	\$7,000,000	88	88
Lee	Hibiscus	\$9,400,000	96	78
Manatee	Parrish Oaks	\$12,500,000	120	120
Miami-Dade	Ambar Key	\$13,310,000	94	94
	Ambar Key Homes	\$11,500,000	149	149
	Brisas Del Rio	\$19,000,000	167	167
	Citadelle Village	\$12,050,000	96	96
	Harbour Springs	\$27,500,000	190	190
	Redland Crossings	\$16,000,000	134	134
	Regatta Place	\$12,250,000	108	44
	Sierra Bay	\$16,000,000	140	56
	Water's Edge	\$13,500,000	128	52
	Woodland Grove	\$27,500,000	190	190
Okaloosa	Choctaw Village	\$4,500,000	48	48
Orange	Timber Sound	\$5,500,000	80	68
	Timber Sound II	\$11,000,000	160	136
Palm Beach	Lake Mangonia	\$14,000,000	150	135
Pasco	Luna Lake	\$11,500,000	100	100
Polk	Providence Reserve Seniors	\$10,000,000	139	112
Sarasota	Lofts on Lemon	\$8,000,000	60	60
TOTALS		\$270,210,000	2,637	2,197

RENTAL PROGRAMS

GRANTS TO FINANCE HOUSING FOR PERSONS WITH DEVELOPMENTAL DISABILITIES

COUNTY	DEVELOPMENT	FUNDING AMOUNT	TOTAL UNITS/ BEDS	SET-ASIDE UNITS/ BEDS
Alachua	Buttonwood Home	\$417,000	6	6
	Magnolia Place Home	\$417,000	6	6
Broward	75th Terrace Home	\$193,000	6	6
	Melrose Home	\$126,000	6	6
Citrus	Royal Cottage	\$417,000	6	6
Collier	Independence Place	\$252,000	3	3
Duval	Grove House	\$417,000	6	6
Escambia	Arc Gateway LeJeune House	\$427,000	6	6
	Glades	\$517,000	9	9
Highlands	Sunset Home	\$126,000	6	6
Lake	Eagle's Nest	\$417,000	6	6
Marion	Key Pine	\$417,000	6	6
Martin	Honey Hill	\$178,000	6	6
	Marlberry	\$173,000	6	6
	South Martin House	\$417,000	6	6
Okaloosa	Crestview Home 1	\$417,000	6	6
Orange	Attain's 2016 Community Residential Home	\$417,000	6	6
	Attain #1	\$417,000	6	6
	Attain #2	\$417,000	6	6
	Miami Road Home	\$126,000	6	6
Palm Beach	Bickel Home	\$517,000	6	6
	Home at Tamarind	\$592,000	6	6
	Sippotta Home	\$527,000	6	6
	Tina Phillips Home	\$527,000	6	6
Pasco	Commons at Speer Village I	\$412,000	8	8
Sarasota	CASL Fruitville Residences	\$242,000	3	3
Seminole	Winter Park Home	\$126,000	6	6
St. Johns	Segovia Home	\$158,000	6	6
	Wards Creek Home	\$417,000	6	6
Volusia	Nunn Home	\$417,000	6	6
TOTALS		\$10,640,000	179	179

Note:

The term "Beds" is used to describe the individual living quarters in a Community Residential Home (CRH) for Persons with Developmental Disabilities. The CRHs are typically single family homes that are used as licensed group homes for this population, and bedrooms are rented separately by non-related persons. Supported Living Units (SLUs) are rental dwelling units leased to Persons with Developmental Disabilities who are determined by the Florida Agency for Persons with Disabilities to be approved to receive Supported Living Services. For the purposes of Florida Housing's funding, the number of Beds represents the number of people living in the CRH or the SLU.

RENTAL PROGRAMS

DEVELOPMENT VIABILITY LOANS

COUNTY	DEVELOPMENT	FUNDING AMOUNT	TOTALS UNITS	SET-ASIDE UNITS
Broward	Residences at Equality Park	\$862,734	48	48
Miami-Dade	Sunset Pointe	\$625,000	136	136
Orange	Amelia Court at Creative Village	\$1,000,000	116	93
	Village on Mercy	\$1,335,205	166	166
Pinellas	Delmar Terrace	\$540,093	65	65
Seminole	Redding Redevelopment	\$1,000,000	90	90
Volusia	Pines - DeLand	\$1,000,000	100	100
TOTALS		\$6,363,032	721	698

HOMELESS HOUSING ASSISTANCE LOAN DEMONSTRATION

COUNTY	DEVELOPMENT	FUNDING AMOUNT	TOTALS UNITS	SET-ASIDE UNITS
Citrus	St. Benedict Housing	\$750,000	10	8
Flagler	Affordable Housing Matters	\$750,000	6	6
St. Johns	Hope for the Homeless	\$485,262	2	2
Walton	Phoenix Park	\$750,000	10	10
TOTALS		\$2,735,262	28	26

STATE APARTMENT INCENTIVE LOANS - WORKFORCE HOUSING

COUNTY	DEVELOPMENT	FUNDING AMOUNT	TOTALS UNITS	SET-ASIDE UNITS
Escambia	Sierra Pointe	\$8,500,000	120	120
Flagler	Palms at Town Center	\$8,500,000	88	88
Miami-Dade	Ambar Key	\$8,465,000	94	94
	Ambar Key Homes	\$8,500,000	149	149
	Edison Gardens	\$8,500,000	200	200
	Redland Crossings	\$7,488,000	134	134
Monroe	Quarry	\$3,000,000	96	96
	Quarry II	\$6,608,000	112	112
TOTALS		\$59,561,000	993	993

NATIONAL HOUSING TRUST FUND

COUNTY	DEVELOPMENT	FUNDING AMOUNT	TOTAL UNITS	NHTF SET-ASIDE UNITS
Duval	Londontowne Lane	\$1,414,400	80	8
Sarasota	Arbor Village	\$1,350,400	80	8
Seminole	Warley Park	\$1,273,600	85	8
TOTALS		\$4,038,400	245	24

RENTAL PROGRAMS

RENTAL PROPERTIES AWARDED FUNDING IN 2017

County	Development	Request for Application Number ¹	HC 9%	HC 4%	MMRB	SAIL	Workforce Housing	NHTF	EHCL	HOME	Homeless Housing Assistance Demonstration
Alachua	Buttonwood Home	RFA 2017-106									
	Magnolia Place Home	RFA 2017-101									
Brevard	Luna Trails	RFA 2016-110	\$1,510,000								
	Shull Manor	RFA 2016-116	\$645,000								
	Trinity Towers South	N/A		\$590,718					2015		
Broward	75th Terrace Home	RFA 2016-107									
	Melrose Home	RFA 2016-107									
	Pinnacle at Peacefield	RFA 2016-113	\$2,561,000								
	Residences at Equality Park	RFA 2017-109	2016								
	Saratoga Crossings	RFA 2016-113	\$2,561,000								
	Saratoga Crossings II	RFA 2017-102	\$935,000								
	St. Elizabeth Gardens	RFA 2016-116	\$1,124,111								
Citrus	Royal Cottage	RFA 2016-107									
	St. Benedict Housing	RFA 2016-106									\$750,000
Clay	Cassie Gardens	RFA 2016-110	\$1,479,357								
Collier	Independence Place	RFA 2017-106									
DeSoto	St. John Paul II Villas II	RFA 2017-105								\$3,800,000	
Duval	Grove House	RFA 2017-106									
	Jacksonville Townhouse	RFA 2016-116	\$1,660,000								
	Londontowne Lane	RFA 2017-103	\$1,780,000			\$4,000,000		\$1,414,400			
	Lofts at Monroe	RFA 2016-113	\$1,660,000								
	Oakwood Villa	N/A		\$783,719		2000					
	Veterans Landing	RFA 2016-115				\$4,121,500					
	Vista Landing	N/A		\$565,845	\$8,200,000						
	Waves	RFA 2017-108		\$1,092,660		\$7,600,000					
Escambia	Arc Gateway LeJeune House	RFA 2017-106									
	Brownsville Manor	RFA 2015-106	\$1,510,000								
	Glades	RFA 2017-101									
	Oakwood Village	N/A	1991	\$107,904							
	Sierra Pointe	RFA 2017-107		\$282,926			\$8,500,000				
Flagler	Affordable Housing Matters	RFA 2016-106									\$750,000
	Palms at Town Center	RFA 2017-107		\$250,000	\$7,000,000		\$8,500,000				
Hernando	Hammock Ridge II	RFA 2016-110	\$1,435,550								
Highlands	Sunset Home	RFA 2017-101									

RENTAL PROGRAMS

Grants to House Persons with Developmental Disabilities	Development Viability Loans ²	Local Bonds ³	Units Funded			Income Restrictions by AMI			Demographic Target	Construction Category ⁶	Estimated Total Development Cost ⁷
			Total Units	Set-Aside Units/ Beds ⁴	Link Units ⁵	<35%	36% - 50%	51%-60%			
\$417,000			6	6		2		4	Special Needs	NC	TBD
\$417,000			6	6		2		4	Special Needs	NC	TBD
			86	86	5		9	77	Elderly	NC	\$15,852,987
			65	65	4		13	52	Family	Preservation	\$10,484,148
			162	162			33	129	Elderly	A/R	\$17,753,645
\$193,000			6	6		2		4	Special Needs	R	TBD
\$126,000			6	6		2		4	Special Needs	R	TBD
			120	120	6	12		108	Elderly	NC	\$28,638,088
	\$862,734		48	48		5		43	Special Needs	NC	\$13,419,388
			128	128	7	13		115	Family	NC	\$30,057,200
			44	40	3	5		35	Elderly	NC	\$11,728,927
			153	151	8	31		120	Elderly	Preservation	\$19,917,412
\$417,000			6	6			2	4	Special Needs	NC	TBD
			10	8		3		5	Homeless	NC	TBD
			96	96	5	10		86	Elderly	NC	\$16,124,835
\$252,000			3	3		1		2	Special Needs	A/R	\$308,650
			32	32			7	25	Elderly	NC	\$4,274,970
\$417,000			6	6		2		4	Special Needs	NC	TBD
			250	250	13	50		200	Elderly	Preservation	\$34,559,645
			80	80		16		64	Homeless/Special Needs	NC	\$18,231,296
			108	108	6	11		97	Family	NC	\$21,007,517
		\$12,700,000	200	200		30	10	160	Family	A/R	\$23,116,233
			23	23		5		18	Special Needs	NC	\$4,121,500
			200	200				200	Family	A/R	\$16,397,873
		\$17,750,000	127	127	7	13		114	Family	NC	\$32,088,731
\$427,000			6	6		2		4	Special Needs	NC	TBD
			87	87	5	9		78	Elderly	NC	\$16,562,975
\$517,000			9	9		3		6	Special Needs	NC	TBD
		\$1,536,000	40	40				40	Elderly	A/R	\$4,713,380
		\$12,000,000	120	120		6		48	Family	NC	\$21,339,839
			6	6			2	4	Homeless	A/R	TBD
			88	88			5	35	Family	NC	\$15,339,000
			92	92	5		10	82	Elderly	NC	\$17,743,585
\$126,000			6	6			2	4	Special Needs	R	TBD

RENTAL PROGRAMS

RENTAL PROPERTIES AWARDED FUNDING IN 2017

County	Development	Request for Application Number ¹	HC 9%	HC 4%	MMRB	SAIL	Workforce Housing	NHTF	EHCL	HOME	Homeless Housing Assistance Demonstration
Hillsborough	Preserve at Sabal Park	RFA 2016-113	\$2,110,000								
Jackson	Chipola	RFA 2016-116	\$476,000								
Lake	Eagle's Nest	RFA 2017-106									
	Woodcliff	RFA 2016-116	\$296,071								
Lee	Hibiscus	RFA 2017-108		\$689,594	\$9,400,000	\$5,635,800					
Madison	Springhill	RFA 2017-108		\$318,769		\$3,316,000					
Manatee	Addison	RFA 2017-102	\$1,510,000			\$2,000,000					
	Parrish Oaks	RFA 2017-108		\$760,000	\$12,500,000	\$6,600,000					
Marion	Key Pine	RFA 2016-107									
	Silver Pointe	RFA 2016-110	\$1,400,000								
Martin	Honey Hill	RFA 2016-107									
	Marlberry	RFA 2016-107									
	South Martin House	RFA 2017-106									
Miami-Dade	Ambar Key	RFA 2017-107		\$317,660	\$13,310,000		\$8,465,000				
	Ambar Key Homes	RFA 2016-112		\$177,885	\$11,500,000		\$8,500,000				
	Audrey M. Edmonson Transit Village	N/A		\$1,484,443							
	Brisas Del Rio	RFA 2017-108		\$1,353,247	\$19,000,000	\$4,946,770					
	Citadelle Village	RFA 2017-108		\$754,301	\$12,050,000	\$4,200,000					
	Civic Towers	N/A		\$2,201,010							
	Civic Towers Senior	N/A		\$1,633,140							
	Edison Gardens	RFA 2017-107		\$722,479			\$8,500,000				
	Hadley Gardens	N/A		\$989,058							
	Harbour Springs	RFA 2017-108		\$1,847,162	\$27,500,000	\$7,600,000					
	Lake Point Plaza	RFA 2016-116	\$731,735								
	Las Palmas	N/A		\$1,014,061							
	Marian Towers	RFA 2016-116	\$1,660,000								
	Northside Transit Village IV	RFA 2016-114	\$2,561,000								
	Redland Crossings	RFA 2016-112		\$437,012	\$16,000,000		\$7,488,000				
	Regatta Place	RFA 2016-109		\$759,977	\$12,250,000	\$3,600,000					
	Sierra Bay	RFA 2017-108		\$1,096,968	\$16,000,000	\$5,000,000					
	Silver Creek	RFA 2016-114	\$2,050,000								
	Stirrup Plaza II	N/A		\$499,547							
	Sunset Pointe	RFA 2017-109			2016	2016					2015
Verbena	RFA 2016-114	\$2,300,000									

RENTAL PROGRAMS

Grants to House Persons with Developmental Disabilities	Development Viability Loans ²	Local Bonds ³	Units Funded			Income Restrictions by AMI			Demographic Target	Construction Category ⁶	Estimated Total Development Cost ⁷
			Total Units	Set-Aside Units/Beds ⁴	Link Units ⁵	<35%	36% - 50%	51%-60%			
			144	144	8		15	129	Family	NC	\$26,417,538
			48	48	3		10	38	Elderly	Preservation	\$5,866,452
\$417,000			6	6			2	4	Special Needs	NC	TBD
			34	34	2		7	27	Elderly	Preservation	\$4,075,381
			96	96	5		10	86	Family	NC	\$17,599,477
		\$5,100,000	76	76	4		8	68	Family	A/R	\$9,476,402
			90	77	5	9		68	Family	NC	\$20,850,616
			120	120	6	12		108	Family	NC	\$25,599,906
\$417,000			6	6			2	4	Special Needs	NC	TBD
			90	90	5		9	81	Family	NC	\$16,088,157
\$178,000			6	6		2		4	Special Needs	R	TBD
\$173,000			6	6		2		4	Special Needs	R	TBD
\$417,000			6	6		2		4	Special Needs	A/R	TBD
			94	94		5		38	Family	NC	\$24,199,410
			149	149		7		60	Family	NC	\$22,941,182
		\$20,000,000	76	76				76	Family	NC	\$37,975,726
			167	167	9	17		150	Elderly	NC	\$33,573,059
			96	96	5	10		86	Family	NC	\$21,644,194
		\$33,000,000	196	196				196	Family	R	\$62,092,961
		\$37,500,000	151	129				129	Elderly	A/R	\$46,075,358
		\$27,000,000	200	200		10		80	Family	A/R	\$43,099,274
		\$17,500,000	151	151				151	Elderly	A/R	\$29,108,264
			190	190	10	19		171	Family	NC	\$49,634,005
			76	76	4	16		60	Elderly	Preservation	\$12,955,150
		\$16,850,000	196	196				196	Elderly	A/R	\$33,315,276
			220	220	11	44		176	Elderly	Preservation	\$31,982,458
			120	120	6	12		108	Elderly	NC	\$31,993,778
			134	134		7		54	Family	NC	\$27,355,442
			108	108	6	11		97	Family	NC	\$23,507,643
			140	140	7	14		126	Elderly	NC	\$30,629,415
			90	90	5	9		72	Family	NC	\$25,001,649
		\$6,600,000	68	68				68	Elderly	NC	\$12,931,253
	\$625,000		136	136			9	127	Family	NC	\$29,497,206
			110	110	6	11		99	Family	NC	\$27,176,197

RENTAL PROGRAMS

RENTAL PROPERTIES AWARDED FUNDING IN 2017

County	Development	Request for Application Number ¹	HC 9%	HC 4%	MMRB	SAIL	Workforce Housing	NHTF	EHCL	HOME	Homeless Housing Assistance Demonstration
Miami-Dade	Water's Edge	RFA 2017-108		\$934,277	\$13,500,000	\$3,600,000					
	Woodland Grove	RFA 2017-108		\$1,847,162	\$27,500,000	\$7,600,000					
Monroe	Quarry	RFA 2016-112	\$898,985				\$3,000,000				
	Quarry II	RFA 2017-107	\$1,000,000				\$6,608,000				
Okaloosa	Choctaw Village	RFA 2017-108		\$300,000	\$4,500,000	\$2,896,300					
	Crestview Home 1	RFA 2016-107									
Okeechobee	Towns of Okeechobee II	RFA 2017-105								\$3,600,000	
Orange	Amelia Court at Creative Village	RFA 2017-109	2016								
	Attain's 2016 Community Residential Home	RFA 2016-107									
	Attain #1	RFA 2017-101									
	Attain #2	RFA 2017-101									
	Miami Road Home	RFA 2017-106									
	Parramore Oaks	RFA 2016-113	\$2,110,000								
	Timber Sound	N/A	1996	\$994,601	\$5,500,000	1997					
	Timber Sound II	N/A		\$663,067	\$11,000,000						
	Village on Mercy	RFA 2017-109	2016								
	Vista Pines	N/A		\$1,667,472							
	Westwood Park	N/A		\$1,164,676							
Osceola	Los Altos	RFA 2016-110	\$1,510,000								
Palm Beach	Bickel Home	RFA 2017-101									
	Georgian Gardens	RFA 2016-113	\$1,650,000								
	Home at Tamarind	RFA 2016-107									
	Lake Mangonia	N/A		\$898,838	\$14,000,000	1999					
	Royal Palm Place	N/A		\$1,175,875		2014					
	Sippporta Group Home	RFA 2017-106									
	Tina Phillips Home	RFA 2017-106									
Pasco	Commons at Speer Village I	RFA 2017-101									
	Luna Lake	RFA 2017-108		\$700,000	\$11,500,000	\$6,265,000					
	Ozanam Village III	RFA 2016-115				\$5,000,000					
Pinellas	Delmar Terrace	RFA 2017-109	2015			2015					
	Madison Point	RFA 2016-113	\$1,660,000								
	Palmetto Pointe	RFA 2017-108		\$650,000		\$5,863,900					
	Ranch at Pinellas Park	RFA 2016-115				\$4,116,789					
	Woodlawn Trail	RFA 2016-109		\$540,000		\$4,510,400					

RENTAL PROGRAMS

Grants to House Persons with Developmental Disabilities	Development Viability Loans ²	Local Bonds ³	Units Funded			Income Restrictions by AMI			Demographic Target	Construction Category ⁶	Estimated Total Development Cost ⁷
			Total Units	Set-Aside Units/Beds ⁴	Link Units ⁵	<35%	36% - 50%	51%-60%			
			128	128	7	13		115	Family	NC	\$25,668,982
			190	190	10	19		171	Family	NC	\$49,634,005
			96	96		5		39	Family	NC	\$28,149,171
			112	112		6		45	Family	NC	\$35,840,621
			48	48	3	5		43	Family	A/R	\$8,313,277
\$417,000			6	6		2		4	Special Needs	A/R	\$502,994
			22	21			5	16	Family	NC	\$3,871,050
	\$1,000,000		116	93	6		12	81	Family	NC	\$29,611,201
\$417,000			6	6			2	4	Special Needs	A/R	TBD
\$417,000			6	6			2	4	Special Needs	A/R	TBD
\$417,000			6	6			2	4	Special Needs	A/R	TBD
\$126,000			6	6			2	4	Special Needs	R	TBD
			120	96	6		12	84	Family	NC	\$23,814,398
			80	80		12		68	Family	A/R	\$10,738,313
			160	160		24		136	Family	A/R	\$21,476,626
	\$1,335,205		166	166	9		25	141	Homeless	NC	\$27,610,534
		\$22,000,000	238	238				238	Family	NC	\$42,564,121
		\$16,500,000	178	178				178	Family	NC	\$32,524,700
			100	100	5		10	90	Family	NC	\$18,152,259
\$517,000			6	6		2		4	Special Needs	NC	TBD
			87	87	5	9		78	Elderly	NC	\$20,889,013
\$592,000			6	6		2		4	Special Needs	NC	TBD
		1999	150	150				150	Family	A/R	\$26,617,012
		\$11,000,000	125	125	13	38		87	Family	NC	\$30,491,011
\$527,000			6	6		2		4	Special Needs	NC	TBD
\$527,000			6	6		2		4	Special Needs	NC	TBD
\$412,000			8	8			4	4	Special Needs	NC	\$13,881,545
			100	100	5		10	90	Elderly	NC	\$23,404,166
			30	30			6	24	Special Needs	NC	\$5,000,000
	\$540,093		65	65	3		10	55	Homeless	NC	\$20,180,000
			80	80	4		8	72	Elderly	NC	\$18,337,386
		\$9,000,000	82	82	5		9	73	Family	NC	\$18,367,327
			25	25			5	20	Special Needs	NC	\$4,816,789
		\$8,200,000	80	80	4		8	72	Family	NC	\$14,544,331

RENTAL PROGRAMS

RENTAL PROPERTIES AWARDED FUNDING IN 2017

County	Development	Request for Application Number ¹	HC 9%	HC 4%	MMRB	SAIL	Workforce Housing	NHTF	EHCL	HOME	Homeless Housing Assistance Demonstration
Polk	Providence Reserve Seniors	RFA 2017-108		\$792,906	\$10,000,000	\$6,429,800					
	Ridgewood	RFA 2016-110	\$330,000								
Santa Rosa	Carter Crossing	RFA 2016-110	\$1,386,742								
Sarasota	Amaryllis Park Place	RFA 2016-110	\$1,510,000								
	Arbor Village	RFA 2017-103	\$1,510,000			\$3,500,000		\$1,350,400			
	CASL Fruitville Residences	RFA 2016-107									
	Lofts on Lemon	RFA 2017-108		\$472,521	\$8,000,000	\$3,123,400					
	Venetian Walk II	RFA 2017-108		\$456,900		\$2,754,200					
Seminole	Redding Redevelopment	RFA 2017-109	2016								
	Warley Park	RFA 2017-103	\$1,510,000			\$2,825,000		\$1,273,600			
	Winter Park Home	RFA 2017-106									
St. Johns	Hope for the Homeless	RFA 2016-106									\$485,262
	Segovia Home	RFA 2017-106									
	Wards Creek Home	RFA 2017-101									
Suwannee	Suwannee Pointe	RFA 2016-110	\$477,091								
Volusia	Banyan Cove	RFA 2016-110	\$1,510,000								
	Nunn Home	RFA 2017-101									
	Pines - DeLand	RFA 2017-109	2016								
Walton	Phoenix Park	RFA 2016-106									\$750,000
	Village Springs	RFA 2017-105								\$4,686,300	
TOTALS			\$51,018,642	\$33,988,380	\$270,210,000	\$117,104,859	\$59,561,000	\$4,038,400		\$12,086,300	\$2,735,262

Notes:

In order to serve lower income households, resources from more than one program are often combined to finance a development. In many cases, a development is awarded all of its financing in one year, but sometimes it is awarded funding over more than one year. In addition, an older development may have received its initial financing many years ago, and is returning for preservation funding in the current year. When a development has received funding in a prior year, that year is included in the appropriate program column. HC 9% = Low Income Housing Tax Credit (9%); HC 4% = Low Income Housing Tax Credit (4%); MMRB = Multifamily Mortgage Revenue Bonds; SAIL = State Apartment Incentive Loan Program; NHTF = National Housing Trust Fund; EHCL = Elderly Home Community Loan; HOME = HOME Investment Partnerships Program. This table includes developments that have been awarded funding, but may have been subject to legal challenges as of December 31, 2017. As a result, the developments listed in this table may include those that received a preliminary award prior to conclusion of such litigation.

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

²Florida Housing awarded Development Viability Loan Funding in 2017 through a Request for Applications specifically for Developments that had active awards from Florida Housing and were experiencing a significant reduction in Housing Credit equity as a result of changing market conditions.

³Local Bond developments that also have received Florida Housing financing have been included on this chart because local housing finance authorities provide a major source of multifamily financing throughout the state by issuing mortgage revenue bonds. Developers often combine these Local Bonds with financing through Florida Housing programs.

RENTAL PROGRAMS

Grants to House Persons with Developmental Disabilities	Development Viability Loans ²	Local Bonds ³	Units Funded			Income Restrictions by AMI			Demographic Target	Construction Category ⁶	Estimated Total Development Cost ⁷
			Total Units	Set-Aside Units/Beds ⁴	Link Units ⁵	<35%	36% - 50%	51%-60%			
			139	139	7		14	125	Elderly	NC	\$20,569,485
			33	33	5		10	23	Family	A/R	\$5,304,943
			93	93	5		10	83	Elderly	NC	\$15,208,319
			84	84	5	9		75	Elderly	NC	\$18,739,650
			80	80		16		64	Homeless/Special Needs	NC	\$17,786,193
\$242,000			3	3		1		2	Special Needs	A/R	TBD
			60	60	3	6		54	Family	NC	\$15,321,882
		\$6,000,000	52	52	3	6		46	Family	NC	\$11,375,358
	\$1,000,000		90	90	5		9	81	Elderly	NC	\$17,192,806
			85	85		8	9	68	Homeless/Special Needs	NC	\$18,470,957
\$126,000			6	6			2	4	Special Needs	R	TBD
			2	2				2	Homeless	NC	\$490,262
\$158,000			6	6		2		4	Special Needs	R	TBD
\$417,000			6	6		2		4	Special Needs	NC	TBD
			36	36	2		4	32	Family	NC	\$6,862,140
			100	100	5		10	90	Elderly	NC	\$16,855,697
\$417,000			6	6		2		4	Special Needs	NC	TBD
	\$1,000,000		100	100	5		10	90	Family	NC	\$18,172,287
			10	10		3		7	Homeless	NC	TBD
			50	50			10	40	Family	NC	\$5,986,300
\$10,640,000	\$6,363,032		9,702	9,611	311	650	385	8,024			\$1,919,781,763

Notes continued:

⁴The term "Beds" is used to describe the individual living quarters in a Community Residential Home (CRH) for Persons with Developmental Disabilities. The CRHs are typically single family homes that are used as licensed group homes for this population, and bedrooms are rented separately by non-related persons. For the purposes of Florida Housing's funding, the number of Beds represents the number of residents living in the CRH.

⁵The Link to Permanent Housing Initiative, or "Link," requires developers to set aside a portion of a development's extremely low-income units for special needs households that are referred and served by community-based supportive services providers. Link units serve persons with physical, mental and/or developmental disabilities, youth aging out of foster care, homeless households, and survivors of domestic violence. Note that the Link unit counts are also included in the Set-Aside Units/Beds total for each property.

⁶NC = New construction; Preservation = Preservation of existing affordable properties; A/R = Acquisition/Rehabilitation properties in which there is acquisition and where more than 50% of the units are rehabilitation and the rest may be new construction; R = Rehabilitation of an existing structure (with no acquisition) where less than 50 percent of the proposed construction work consists of new construction.

⁷Total Development Cost (TDC) is estimated in the development application and is determined in credit underwriting. In some cases, TDC is not known at the time of publication of the Annual Report. "TBD" = To Be Determined.

SPECIAL PROGRAMS

PREDEVELOPMENT LOAN PROGRAM RENTAL LOANS APPROVED FOR FUNDING IN 2017

COUNTY	DEVELOPMENT	LOAN AMOUNT	TOTAL UNITS	SET-ASIDE UNITS
Alachua	Deer Creek Senior Housing	\$500,000	64	13
Brevard	Oaks at Sun Lake	\$500,000	216	44
Collier	Independence Place	\$284,650	3	1
Duval	Londontowne Lane	\$750,000	80	16
	Veterans Landing	\$275,000	23	5
Lake	Clermont Ridge Senior Villas	\$750,000	70	14
Pasco	Commons at Speer Village I	\$399,082	50	10
St. Johns	West Augustine	\$750,000	60	12
TOTALS		\$4,208,732	566	115

PREDEVELOPMENT LOAN PROGRAM HOMEOWNERSHIP LOANS APPROVED FOR FUNDING IN 2017

COUNTY	DEVELOPMENT	LOAN AMOUNT	TOTAL UNITS	SET-ASIDE UNITS
Manatee	The Gardens	\$402,002	12	12
Palm Beach	Kirk Road CLT Homes	\$317,000	6	6
TOTAL		\$719,002	18	18

SPECIAL PROGRAMS

STATE HOUSING INITIATIVES PARTNERSHIP (SHIP) DISTRIBUTION AND ALLOCATION OF FUNDS FOR 2014-2015¹

LOCAL GOVERNMENT	2014-2015 STATE DISTRIBUTION	HOMEOWNERSHIP		RENTAL		INCOME LEVEL OF HOUSEHOLD SERVED			
		TOTAL EXPENDITURES	TOTAL UNITS	TOTAL EXPENDITURES	TOTAL UNITS	EXTREMELY LOW	VERY LOW	LOW	MODERATE
Alachua County	\$612,326	\$506,160	67	\$106,866	123	19	152	19	0
.....Gainesville	\$616,258	\$582,106	26	\$0	0	3	5	16	2
Baker County	\$350,000	\$229,561	4	\$0	0	0	0	4	0
Bay County	\$669,044	\$719,296	37	\$0	0	0	13	12	12
.....Panama City	\$178,169	\$225,694	16	\$0	0	0	6	5	3
Bradford County	\$350,000	\$242,225	5	\$96,645	1	0	5	1	0
Brevard County	\$1,493,686	\$1,245,367	25	\$300,402	31	34	10	12	0
.....Cocoa	\$85,353	\$65,482	2	\$0	0	1	1	0	0
.....Melbourne	\$378,722	\$392,021	14	\$0	0	4	3	5	2
.....Palm Bay	\$512,389	\$177,937	4	\$26,333	41	0	27	18	0
.....Titusville	\$213,920	\$216,037	9	\$0	0	2	4	1	0
Broward County	\$1,861,314	\$1,928,965	69	\$0	0	14	13	30	11
.....Coconut Creek	\$260,463	\$225,562	8	\$0	0	2	1	4	1
.....Coral Springs	\$596,209	\$526,815	16	\$0	0	0	6	10	0
.....Davie	\$453,430	\$126,049	4	\$0	0	0	0	1	3
.....Deerfield Beach	\$367,763	\$330,113	7	\$0	0	2	2	3	0
.....Fort Lauderdale	\$824,655	\$764,319	16	\$0	0	0	6	9	1
.....Hollywood ²	\$697,452	\$852,812	15	\$0	0	3	5	7	0
.....Lauderhill	\$324,497	\$339,194	19	\$0	0	0	6	9	4
.....Miramar	\$613,516	\$517,609	19	\$0	0	6	4	8	1
.....Pembroke Pines	\$754,564	\$750,961	20	\$0	0	4	4	9	3
.....Plantation	\$414,491	\$361,727	10	\$0	0	1	3	6	0
.....Pompano Beach	\$500,158	\$528,078	21	\$0	0	2	10	6	3
.....Sunrise	\$420,548	\$382,092	17	\$0	0	3	2	11	1
.....Tamarac	\$295,941	\$278,589	14	\$0	0	2	4	7	1
Calhoun County	\$350,000	\$311,522	22	\$0	0	2	8	9	3
Charlotte County	\$815,835	\$788,121	25	\$223,601	20	16	8	21	0
Citrus County	\$707,219	\$481,950	42	\$200,000	20	24	19	19	0
Clay County	\$960,660	\$930,396	42	\$25,043	4	11	13	22	0
Collier County/Naples ³	\$1,641,333	\$1,186,274	41	\$245,476	2	4	3	25	11
Columbia County	\$359,645	\$364,196	37	\$0	0	10	12	5	10

SPECIAL PROGRAMS

FUNDING AMOUNT BY INCOME LEVEL				PERSONS WITH SPECIAL NEEDS SERVED ²		AGE OF HOUSEHOLDER				RACE/ETHNICITY OF HOUSEHOLDER				
EXTREMELY LOW	VERY LOW	LOW	MODERATE	% OF DISTRIBUTION USED FOR POPULATION	TOTAL UNITS	0 - 25	26 - 40	41 - 61	62+	ASIAN	BLACK/AFRICAN AMERICAN	HISPANIC	WHITE	OTHER
\$85,305	\$322,336	\$205,385	\$0	29%	190	26	77	67	20	0	145	1	44	0
\$86,541	\$158,518	\$321,120	\$15,927	30%	26	2	7	10	7	0	22	0	4	0
\$0	\$0	\$229,561	\$0	53%	4	0	0	1	3	0	1	0	3	0
\$0	\$260,128	\$335,801	\$123,366	22%	37	0	14	15	8	0	20	0	17	0
\$0	\$164,994	\$35,185	\$25,654	28%	14	0	3	5	6	0	6	1	5	2
\$0	\$273,128	\$65,743	\$0	46%	6	0	2	2	2	0	3	0	3	0
\$603,734	\$503,577	\$438,457	\$0	34%	56	28	3	11	14	0	25	7	19	5
\$53,074	\$12,408	\$0	\$0	62%	2	0	0	2	0	0	1	0	1	0
\$182,107	\$108,860	\$82,555	\$18,500	67%	14	6	0	3	5	0	8	0	6	0
\$0	\$31,397	\$72,872	\$0	21%	45	7	26	12	0	0	27	9	8	1
\$51,301	\$119,037	\$45,698	\$0	27%	7	0	0	0	7	0	5	0	2	0
\$286,572	\$406,291	\$808,164	\$387,937	21%	68	0	21	30	18	0	46	9	14	0
\$54,676	\$28,626	\$112,329	\$29,932	21%	8	1	3	3	1	0	2	1	5	0
\$0	\$219,308	\$307,507	\$0	24%	16	0	2	7	7	1	6	3	4	2
\$0	\$0	\$40,000	\$86,049	35%	4	0	4	0	0	0	1	1	1	1
\$93,943	\$99,771	\$136,399	\$0	24%	7	0	1	3	3	0	7	0	0	0
\$0	\$320,589	\$398,730	\$45,000	55%	16	0	3	6	7	0	14	2	0	0
\$195,606	\$260,221	\$396,985	\$0	122%	15	0	1	4	10	0	8	3	3	1
\$0	\$120,162	\$147,032	\$72,000	36%	19	0	8	7	4	0	19	0	0	0
\$189,334	\$72,396	\$221,582	\$34,297	28%	19	0	1	9	9	0	14	3	2	0
\$156,326	\$136,926	\$368,796	\$88,914	23%	20	0	3	7	10	0	6	8	5	1
\$49,775	\$114,899	\$197,053	\$0	21%	10	0	4	3	3	0	6	0	2	2
\$20,694	\$229,989	\$110,101	\$167,294	30%	21	0	2	6	13	0	11	3	7	0
\$67,125	\$105,495	\$200,297	\$9,175	44%	17	0	0	8	9	1	5	6	5	0
\$34,562	\$82,585	\$146,642	\$14,800	41%	14	0	1	5	8	0	3	2	9	0
\$22,017	\$125,627	\$98,195	\$65,683	31%	22	2	1	4	15	0	5	0	17	0
\$292,011	\$204,284	\$515,427	\$0	21%	45	3	7	20	15	0	6	3	35	1
\$249,313	\$181,124	\$251,513	\$0	28%	62	2	9	24	27	0	2	6	53	1
\$154,684	\$313,962	\$486,792	\$0	59%	46	0	1	15	30	0	13	3	30	0
\$314,668	\$150,000	\$725,800	\$241,281	26%	43	3	14	24	2	0	6	24	13	0
\$70,539	\$86,059	\$92,650	\$114,948	24%	37	2	11	9	15	1	18	0	18	0

SPECIAL PROGRAMS

STATE HOUSING INITIATIVES PARTNERSHIP (SHIP) DISTRIBUTION AND ALLOCATION OF FUNDS FOR 2014-2015¹

LOCAL GOVERNMENT	2014-2015 STATE DISTRIBUTION	HOMEOWNERSHIP		RENTAL		INCOME LEVEL OF HOUSEHOLD SERVED			
		TOTAL EXPENDITURES	TOTAL UNITS	TOTAL EXPENDITURES	TOTAL UNITS	EXTREMELY LOW	VERY LOW	LOW	MODERATE
DeSoto County	\$350,000	\$274,724	11	\$125,000	5	2	3	5	6
Dixie County	\$350,000	\$321,487	14	\$0	0	3	3	5	3
Duval County/Jacksonville	\$4,267,487	\$3,210,861	245	\$803,005	120	26	74	162	103
Escambia County/Pensacola	\$1,482,025	\$1,168,062	132	\$289,366	6	14	27	59	38
Flagler County / Palm Coast	\$504,462	\$459,528	24	\$0	0	2	8	13	1
Franklin County	\$350,000	\$326,370	21	\$0	0	9	2	7	3
Gadsden County	\$350,000	\$343,556	13	\$0	0	7	6	0	0
Gilchrist County	\$350,000	\$344,894	18	\$0	0	8	4	4	2
Glades County	\$350,000	\$336,000	5	\$0	0	0	2	0	0
Gulf County	\$350,000	\$315,124	17	\$0	0	0	5	9	3
Hamilton County	\$350,000	\$326,315	17	\$0	0	4	7	6	0
Hardee County	\$350,000	\$366,799	27	\$0	0	11	6	8	2
Hendry County	\$350,000	\$314,157	21	\$0	0	3	2	9	7
Hernando County	\$864,108	\$747,105	58	\$150,000	8	5	21	40	0
Highlands County	\$504,462	\$334,133	30	\$200,000	24	26	5	19	4
Hillsborough County	\$4,519,109	\$2,976,400	107	\$1,666,748	22	1	47	64	17
.....Tampa	\$1,684,198	\$1,711,892	93	\$250,000	8	14	10	11	25
Holmes County	\$350,000	\$340,760	14	\$0	0	1	7	5	1
Indian River County	\$697,558	\$836,892	40	\$0	0	10	9	19	2
Jackson County	\$350,000	\$363,577	25	\$0	0	1	7	9	8
Jefferson County	\$350,000	\$325,257	10	\$0	0	0	4	5	1
Lafayette County	\$350,000	\$315,303	14	\$0	0	4	2	6	2
Lake County	\$1,489,266	\$1,177,149	17	\$199,399	140	118	35	4	0
Lee County	\$2,027,971	\$1,630,362	60	\$539,002	87	70	31	43	3
.....Cape Coral	\$786,927	\$843,070	41	\$60,000	10	0	32	18	1
.....Fort Myers	\$327,782	\$331,763	14	\$0	0	4	3	7	0
Leon County ³	\$468,601	\$187,704	6	\$0	0	1	2	3	0
.....Tallahassee	\$909,638	\$650,754	110	\$200,000	10	56	48	16	0
Levy County	\$350,000	\$326,963	23	\$0	0	9	2	9	3
Liberty County	\$350,000	\$318,906	14	\$0	0	0	6	6	2

SPECIAL PROGRAMS

FUNDING AMOUNT BY INCOME LEVEL				PERSONS WITH SPECIAL NEEDS SERVED ²		AGE OF HOUSEHOLDER				RACE/ETHNICITY OF HOUSEHOLDER				
EXTREMELY LOW	VERY LOW	LOW	MODERATE	% OF DISTRIBUTION USED FOR POPULATION	TOTAL UNITS	0 - 25	26 - 40	41 - 61	62+	ASIAN	BLACK/AFRICAN AMERICAN	HISPANIC	WHITE	OTHER
\$82,573	\$75,000	\$183,610	\$58,540	59%	16	2	7	4	3	0	4	3	9	0
\$86,891	\$49,298	\$97,057	\$88,240	37%	14	0	2	3	9	0	6	0	8	0
\$425,928	\$955,226	\$1,531,744	\$1,100,968	59%	365	16	115	96	138	10	241	8	103	3
\$359,404	\$295,726	\$523,550	\$278,747	25%	138	14	59	44	21	3	57	2	76	0
\$6,285	\$250,000	\$200,243	\$3,000	35%	24	2	8	10	4	0	9	4	11	0
\$149,609	\$24,944	\$121,818	\$30,000	33%	21	1	6	4	10	0	9	0	12	0
\$207,986	\$135,570	\$0	\$0	34%	13	1	2	3	7	0	13	0	0	0
\$114,631	\$82,624	\$104,639	\$43,000	43%	18	2	3	13	0	0	6	0	12	0
\$0	\$36,000	\$0	\$0	29%	2	0	0	1	1	0	2	0	0	0
\$0	\$114,712	\$149,225	\$51,188	27%	17	0	1	3	13	0	12	0	5	0
\$111,211	\$137,057	\$78,047	\$0	33%	17	0	2	4	11	0	5	0	12	0
\$133,036	\$34,539	\$169,225	\$30,000	23%	27	3	3	8	13	0	1	11	15	0
\$67,055	\$42,605	\$110,071	\$94,427	47%	21	1	3	5	12	0	8	4	9	0
\$84,359	\$318,520	\$494,226	\$0	29%	66	11	29	20	6	1	3	8	54	0
\$234,836	\$60,325	\$203,429	\$35,542	21%	54	7	21	18	8	0	16	28	10	0
\$29,638	\$2,410,806	\$1,861,817	\$340,887	20%	129	4	24	50	51	0	34	37	56	2
\$323,448	\$246,605	\$202,921	\$349,289	29%	60	1	13	23	23	0	33	9	17	1
\$24,960	\$180,040	\$123,260	\$12,500	28%	14	1	1	4	8	0	1	0	13	0
\$264,745	\$187,304	\$353,839	\$31,004	39%	40	0	16	14	10	0	21	4	15	0
\$35,449	\$125,504	\$131,444	\$71,180	45%	25	3	9	8	5	1	9	0	14	1
\$0	\$135,944	\$169,313	\$20,000	23%	10	0	2	4	4	0	8	0	2	0
\$101,217	\$14,860	\$164,505	\$34,721	30%	14	2	1	7	4	0	1	0	13	0
\$846,499	\$442,447	\$87,602	\$0	44%	153	17	60	51	25	1	88	26	37	1
\$500,335	\$431,132	\$1,181,214	\$56,683	25%	147	6	35	35	71	0	32	53	62	0
\$0	\$532,329	\$356,544	\$14,197	40%	51	2	10	23	16	0	3	26	21	1
\$85,155	\$51,360	\$195,248	\$0	58%	14	0	0	4	10	0	12	0	2	0
\$70,149	\$20,510	\$97,045	\$0	29%	6	0	0	4	2	0	2	0	4	0
\$512,563	\$272,114	\$66,078	\$0	24%	120	1	9	47	63	2	92	0	26	0
\$131,706	\$30,338	\$120,112	\$44,808	21%	23	1	2	7	13	0	9	0	14	0
\$0	\$135,101	\$129,689	\$54,116	37%	14	0	3	6	5	0	2	0	12	0

SPECIAL PROGRAMS

SPECIAL PROGRAMS

STATE HOUSING INITIATIVES PARTNERSHIP (SHIP) DISTRIBUTION AND ALLOCATION OF FUNDS FOR 2014-2015¹

LOCAL GOVERNMENT	2014-2015 STATE DISTRIBUTION	HOMEOWNERSHIP		RENTAL		INCOME LEVEL OF HOUSEHOLD SERVED			
		TOTAL EXPENDITURES	TOTAL UNITS	TOTAL EXPENDITURES	TOTAL UNITS	EXTREMELY LOW	VERY LOW	LOW	MODERATE
Madison County	\$350,000	\$314,455	24	\$0	0	11	7	5	1
Manatee County	\$1,393,163	\$1,393,862	29	\$0	0	4	4	14	7
.....Bradenton	\$248,170	\$223,189	3	\$0	0	1	0	2	0
Marion County	\$1,366,173	\$1,044,580	57	\$284,616	9	11	16	27	12
.....Ocala	\$282,401	\$285,879	9	\$0	0	2	3	3	1
Martin County	\$741,008	\$763,925	27	\$0	0	4	5	10	8
Miami-Dade County	\$5,143,244	\$3,375,850	54	\$3,400,000	43	0	33	49	15
.....Hialeah	\$706,076	\$264,191	6	\$0	0	1	5	0	0
.....Miami	\$1,289,976	\$1,186,098	20	\$0	0	5	5	8	2
.....Miami Beach	\$279,257	\$330,000	5	\$74,107	8	8	1	2	2
.....Miami Gardens	\$330,031	\$296,754	15	\$0	0	2	5	5	3
.....North Miami	\$184,849	\$177,490	8	\$0	0	1	4	2	1
Monroe County	\$381,362	\$628,375	18	\$0	0	0	6	7	5
Nassau County	\$388,604	\$410,848	17	\$0	0	1	4	8	4
Okaloosa County/Fort Walton Bch	\$938,935	\$633,610	22	\$235,937	13	16	4	13	2
Okeechobee County	\$350,000	\$324,899	13	\$0	0	0	4	6	3
Orange County	\$4,632,745	\$4,050,672	186	\$1,081,000	71	11	39	164	43
.....Orlando	\$1,218,158	\$1,043,649	52	\$152,793	18	0	40	24	6
Osceola County	\$1,109,659	\$918,428	44	\$125,000	57	20	20	48	13
.....Kissimmee	\$314,441	\$276,668	11	\$19,626	17	3	8	16	1
Palm Beach County	\$4,975,631	\$4,492,550	127	\$615,000	178	55	68	141	18
.....Boca Raton ³	\$417,522	\$335,784	7	\$0	0	0	2	4	1
.....Boynton Beach	\$340,421	\$315,392	10	\$0	0	2	1	5	2
.....Delray Beach	\$299,910	\$291,889	11	\$0	0	0	4	6	1
.....West Palm Beach	\$500,503	\$426,894	10	\$148,379	1	3	4	4	0
Pasco County	\$2,319,594	\$2,599,004	231	\$730,068	135	94	68	110	94
Pinellas County	\$2,383,678	\$2,006,399	90	\$547,866	83	57	40	55	21
.....Clearwater	\$531,261	\$498,525	34	\$213,590	7	4	9	22	6
.....Largo	\$382,309	\$583,777	11	\$6,805	4	2	9	3	1
.....St. Petersburg	\$1,216,438	\$1,570,771	99	\$0	0	6	25	55	13

SPECIAL PROGRAMS

FUNDING AMOUNT BY INCOME LEVEL				PERSONS WITH SPECIAL NEEDS SERVED ²		AGE OF HOUSEHOLDER				RACE/ETHNICITY OF HOUSEHOLDER				
EXTREMELY LOW	VERY LOW	LOW	MODERATE	% OF DISTRIBUTION USED FOR POPULATION	TOTAL UNITS	0 - 25	26 - 40	41 - 61	62+	ASIAN	BLACK/AFRICAN AMERICAN	HISPANIC	WHITE	OTHER
\$124,670	\$94,468	\$74,800	\$20,517	49%	24	1	2	6	15	0	21	0	3	0
\$167,470	\$349,354	\$725,638	\$151,400	29%	29	1	13	7	8	0	8	8	13	0
\$111,840	\$0	\$111,349	\$0	37%	3	0	0	1	2	0	3	0	0	0
\$241,903	\$341,197	\$533,659	\$212,437	31%	66	7	21	25	13	0	14	5	44	3
\$40,694	\$152,476	\$67,717	\$24,992	71%	9	0	0	3	6	0	7	0	2	0
\$111,789	\$161,309	\$255,915	\$234,913	26%	27	1	9	7	10	0	8	4	15	0
\$0	\$2,490,132	\$3,491,718	\$794,000	59%	97	2	30	23	42	0	44	49	3	1
\$47,309	\$216,882	\$0	\$0	23%	6	0	0	1	5	0	0	5	1	0
\$193,017	\$215,656	\$612,571	\$164,855	32%	20	1	4	8	7	0	12	8	0	0
\$74,107	\$80,000	\$120,000	\$130,000	27%	13	0	1	4	8	0	0	11	2	0
\$40,914	\$79,346	\$117,550	\$58,944	22%	15	0	1	5	9	0	11	3	1	0
\$21,340	\$91,677	\$49,898	\$14,575	27%	8	0	0	3	5	0	5	3	0	0
\$0	\$222,310	\$219,981	\$186,083	29%	18	0	0	11	7	0	8	2	8	0
\$5,000	\$132,514	\$195,936	\$77,399	32%	17	0	6	8	3	0	3	1	13	0
\$343,477	\$147,356	\$334,535	\$44,180	45%	35	5	7	19	4	1	8	1	25	0
\$0	\$135,050	\$144,849	\$45,000	21%	13	3	5	2	3	0	2	5	6	0
\$534,588	\$1,372,260	\$2,749,886	\$474,938	24%	257	13	75	134	35	1	109	70	29	48
\$0	\$577,596	\$527,253	\$91,594	24%	70	11	21	25	13	0	39	17	13	1
\$143,021	\$254,314	\$510,197	\$135,896	51%	101	3	45	42	11	1	24	46	30	0
\$14,369	\$89,316	\$159,065	\$33,544	48%	28	2	9	11	6	0	8	10	10	0
\$366,956	\$1,176,484	\$2,163,904	\$732,494	21%	282	16	114	126	49	3	249	24	28	1
\$0	\$105,000	\$205,784	\$25,000	29%	7	0	2	4	1	1	1	3	2	0
\$108,225	\$40,000	\$92,167	\$75,000	33%	10	0	4	5	1	0	9	1	0	0
\$0	\$107,365	\$156,523	\$28,000	30%	11	0	5	3	3	0	10	0	1	0
\$98,047	\$262,815	\$214,412	\$0	33%	11	0	1	1	9	0	7	2	2	0
\$669,773	\$428,337	\$1,314,542	\$916,419	28%	366	51	156	115	44	0	57	68	241	0
\$482,729	\$419,812	\$935,957	\$715,767	26%	173	16	43	80	34	3	14	10	142	4
\$110,159	\$205,908	\$256,950	\$139,098	56%	41	1	17	13	10	1	16	6	17	1
\$23,617	\$178,184	\$276,711	\$112,070	22%	15	0	4	7	4	0	2	1	12	0
\$112,723	\$433,919	\$879,766	\$144,364	35%	99	3	18	32	46	1	60	3	33	2

SPECIAL PROGRAMS

STATE HOUSING INITIATIVES PARTNERSHIP (SHIP) DISTRIBUTION AND ALLOCATION OF FUNDS FOR 2014-2015¹

LOCAL GOVERNMENT	2014-2015 STATE DISTRIBUTION	HOMEOWNERSHIP		RENTAL		INCOME LEVEL OF HOUSEHOLD SERVED			
		TOTAL EXPENDITURES	TOTAL UNITS	TOTAL EXPENDITURES	TOTAL UNITS	EXTREMELY LOW	VERY LOW	LOW	MODERATE
Polk County	\$2,342,095	\$2,392,635	100	\$0	0	2	47	40	11
.....Lakeland	\$483,132	\$508,697	20	\$0	0	5	4	6	5
.....Winter Haven ³	\$177,459	\$81,860	3	\$0	0	0	2	0	1
Putnam County	\$381,362	\$105,916	5	\$0	0	0	3	1	0
Santa Rosa County	\$789,288	\$827,057	64	\$0	0	8	7	24	25
Sarasota County/Sarasota	\$1,892,362	\$1,866,989	65	\$380,000	7	15	16	41	0
Seminole County	\$2,112,014	\$1,882,634	93	\$77,735	25	5	23	52	38
St. Johns County	\$1,006,521	\$681,817	31	\$170,000	15	10	15	21	0
St. Lucie County	\$353,693	\$363,770	12	\$0	0	1	6	5	0
.....Fort Pierce	\$206,321	\$216,843	12	\$0	0	2	2	5	3
.....Port St. Lucie	\$830,289	\$830,970	24	\$0	0	6	7	11	0
Sumter County	\$538,258	\$629,266	24	\$0	0	2	4	10	8
Suwannee County	\$350,000	\$317,485	23	\$0	0	2	10	5	6
Taylor County	\$350,000	\$320,773	7	\$0	0	0	3	3	1
Union County	\$350,000	\$324,861	16	\$0	0	5	4	6	1
Volusia County	\$1,719,179	\$1,607,436	99	\$0	0	17	19	33	30
.....Daytona Beach	\$303,083	\$292,823	14	\$0	0	2	4	8	0
.....Deltona	\$418,020	\$384,056	16	\$0	0	1	4	7	4
Wakulla County	\$350,000	\$338,618	7	\$0	0	4	2	1	0
Walton County	\$350,000	\$334,240	14	\$0	0	3	1	5	5
Washington County	\$350,000	\$318,805	20	\$0	0	4	3	10	3
TOTALS	\$95,481,749	\$83,795,050	3,833	\$13,969,407	1,373	996	1,404	1,997	736

Notes:

¹These SHIP funds were appropriated for Fiscal Year 2014-2015. Pursuant to Florida Law, for this fiscal year local governments were required to report on funds expended and encumbered through June 30, 2017. Annual distribution amount does not include program income, recaptured funds, carry forward funds or other funds which local governments also use to fund housing through the SHIP program. The homeownership and rental expenditures, when taken together, are higher for this reason.

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

SPECIAL PROGRAMS

FUNDING AMOUNT BY INCOME LEVEL				PERSONS WITH SPECIAL NEEDS SERVED ²		AGE OF HOUSEHOLDER				RACE/ETHNICITY OF HOUSEHOLDER				
EXTREMELY LOW	VERY LOW	LOW	MODERATE	% OF DISTRIBUTION USED FOR POPULATION	TOTAL UNITS	0 - 25	26 - 40	41 - 61	62+	ASIAN	BLACK/AFRICAN AMERICAN	HISPANIC	WHITE	OTHER
\$131,264	\$1,028,289	\$1,101,455	\$131,627	42%	100	2	17	35	46	0	42	16	42	0
\$148,815	\$96,245	\$208,637	\$55,000	21%	20	3	2	8	7	0	12	1	6	1
\$0	\$70,860	\$0	\$11,000	34%	3	0	1	0	2	0	2	1	0	0
\$0	\$68,053	\$3,364	\$0	31%	4	0	1	3	0	0	2	0	2	0
\$218,528	\$144,812	\$281,894	\$181,824	21%	64	11	23	16	14	2	2	1	59	0
\$466,085	\$335,048	\$1,445,856	\$0	40%	72	2	16	38	16	0	11	14	47	0
\$171,708	\$519,765	\$851,190	\$417,705	35%	118	10	47	41	20	0	50	29	38	1
\$248,233	\$290,748	\$312,836	\$0	31%	46	3	6	17	20	0	29	3	14	0
\$55,073	\$97,125	\$211,572	\$0	43%	12	0	3	7	2	0	4	0	8	0
\$39,700	\$39,125	\$73,086	\$64,932	35%	12	1	1	6	4	0	9	0	3	0
\$272,414	\$242,689	\$315,867	\$0	57%	24	0	6	9	9	0	8	0	14	2
\$75,786	\$170,011	\$292,268	\$91,201	53%	24	3	3	10	8	0	4	1	19	0
\$14,170	\$132,325	\$98,626	\$72,365	23%	23	2	6	13	2	0	5	0	18	0
\$0	\$171,645	\$125,420	\$23,708	36%	7	0	0	4	3	0	4	0	3	0
\$86,516	\$61,288	\$157,056	\$20,000	51%	16	2	3	4	7	0	7	0	9	0
\$350,086	\$253,019	\$420,661	\$582,405	38%	99	9	28	37	25	0	22	11	66	0
\$30,156	\$61,415	\$201,252	\$0	22%	14	0	2	3	9	0	13	1	0	0
\$26,759	\$117,872	\$165,349	\$74,077	40%	16	0	4	5	7	0	2	7	7	0
\$233,162	\$70,456	\$35,000	\$0	26%	7	0	1	4	2	0	4	0	3	0
\$89,620	\$35,000	\$159,620	\$50,000	50%	14	1	4	4	5	0	1	0	13	0
\$76,455	\$68,790	\$143,560	\$30,000	42%	20	2	5	9	4	0	5	0	15	0
\$15,225,838	\$27,676,854	\$40,905,682	\$11,973,116	35%	5,129	368	1,467	1,849	1,469	35	2,197	769	2,061	91

Notes continued:

³Collier County, Leon County, Boca Raton and Winter Haven have approved expenditure extensions.

*Note that the above information was certified and provided by each local government participating in the SHIP Program. The accuracy of this information has not been verified by Florida Housing. In addition, all local governments are required to submit copies of their audited financial statements to Florida Housing and be in compliance with the Florida Single Audit Act.

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

RENTAL PORTFOLIO

AVERAGE RENTS CHARGED AT RENTAL PROPERTIES IN FLORIDA HOUSING'S PORTFOLIO AS OF DECEMBER 31, 2017

COUNTY	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR
Alachua	-	\$353	\$445	\$578	\$477	-
Baker	-	\$280	\$269	\$280	-	-
Bay	-	\$406	\$549	\$559	\$584	-
Bradford	-	\$252	\$412	\$547	\$643	-
Brevard	\$244	\$483	\$603	\$772	\$803	-
Broward	\$431	\$713	\$917	\$1,057	\$906	\$947
Charlotte	-	\$451	\$649	\$747	\$822	-
Citrus	-	\$401	\$461	\$624	\$765	-
Clay	-	\$481	\$715	\$746	\$643	-
Collier	-	\$574	\$852	\$966	\$933	-
Columbia	\$225	\$392	\$598	\$683	-	-
DeSoto	-	\$373	\$556	\$632	\$584	-
Duval	\$198	\$443	\$585	\$766	\$731	-
Escambia	\$186	\$417	\$534	\$468	-	-
Flagler	-	\$376	\$566	\$784	\$699	-
Franklin	-	\$297	\$252	\$209	-	-
Gadsden	-	\$388	\$463	\$451	\$424	-
Gulf	-	\$314	\$402	\$495	\$694	-
Hamilton	-	\$285	\$247	\$383	-	-
Hardee	-	\$426	\$559	\$644	\$212	-
Hendry	-	\$358	\$525	\$635	\$722	-
Hernando	-	\$516	\$698	\$829	\$896	-
Highland	-	\$381	\$610	\$604	\$714	-
Hillsborough	\$356	\$464	\$646	\$766	\$870	\$570
Holmes	-	\$249	\$228	-	-	-
Indian River	\$448	\$526	\$632	\$754	\$804	-
Jackson	-	\$287	\$346	\$373	-	-
Jefferson	-	\$259	\$327	-	-	-
Lake	-	\$491	\$698	\$830	\$903	-
Lee	-	\$584	\$677	\$730	\$703	\$428
Leon	-	\$471	\$534	\$624	\$184	-
Levy	-	\$330	\$463	\$726	-	-

COUNTY	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR
Madison	-	\$428	\$439	\$504	-	-
Manatee	\$381	\$481	\$726	\$800	\$904	\$356
Marion	-	\$345	\$352	\$486	\$618	-
Martin	-	\$626	\$730	\$833	\$745	-
Miami-Dade	\$348	\$551	\$817	\$973	\$967	-
Monroe	-	\$679	\$798	\$995	\$1,012	-
Nassau	-	\$416	\$457	\$472	\$743	-
Okaloosa	-	\$533	\$763	\$853	\$861	-
Okeechobee	-	\$358	\$504	\$590	-	-
Orange	\$587	\$527	\$689	\$815	\$917	-
Osceola	-	\$564	\$742	\$857	\$969	-
Palm Beach	\$273	\$556	\$801	\$985	\$1,018	-
Pasco	-	\$507	\$629	\$803	\$219	-
Pinellas	\$215	\$348	\$476	\$625	\$734	\$828
Polk	\$345	\$400	\$547	\$629	\$665	\$621
Putnam	-	\$358	\$532	\$575	\$889	-
Santa Rosa	-	\$521	\$602	\$664	-	-
Sarasota	\$255	\$463	\$649	\$849	\$806	-
Seminole	-	\$524	\$667	\$802	\$939	-
St. Johns	-	\$518	\$667	\$717	\$870	-
St. Lucie	-	\$501	\$629	\$726	\$750	-
Sumter	-	\$302	\$483	\$919	\$951	-
Suwannee	-	\$324	\$474	\$668	-	-
Taylor	-	\$317	-	-	-	-
Volusia	\$540	\$477	\$583	\$691	\$723	-
Wakulla	-	\$400	\$262	-	-	-
Walton	-	\$338	\$441	\$445	-	-
Washington	-	\$292	-	-	-	-

Note:

Properties charge rents based in part on the submarket in which they are located - that is, "what the market will bear." 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

OCCUPANCY RATES FOR ACTIVE, REPORTING UNITS IN FLORIDA HOUSING'S PORTFOLIO, FOURTH QUARTER OF 2016 AND 2017

Out of a total of 199,852 active, leasing-up and pipeline units, 176,135 are actively operating and reported information for this survey covering October through December of 2017. For comparison, the occupancy rate is provided for the fourth quarter of 2016. The occupancy rate is a weighted average (by unit).

COUNTY	2017		2016
	TOTAL ACTIVE AND REPORTING UNITS	OCCUPANCY RATE	OCCUPANCY RATE
Alachua	2,412	96.8%	95.5%
Baker	50	99.3%	98.7%
Bay	1,580	97.9%	95.5%
Bradford	120	94.7%	78.6%
Brevard	3,357	96.8%	97.5%
Broward	12,907	97.4%	98.1%
Charlotte	1,591	97.9%	98.3%
Citrus	556	94.6%	94.6%
Clay	929	95.5%	96.4%
Collier	3,342	97.6%	96.2%
Columbia	429	91.5%	88.7%
DeSoto	543	95.1%	95.2%
Duval	9,561	96.2%	95.2%
Escambia	1,975	94.6%	93.9%
Flagler	383	97.7%	98.5%
Franklin	85	95.7%	95.8%
Gadsden	447	95.7%	96.1%
Gulf	-	0.0%	0.0%
Hamilton	109	90.5%	91.5%
Hardee	460	91.7%	94.3%
Hendry	361	95.7%	97.5%
Hernando	1,462	96.8%	99.5%
Highlands	784	92.6%	91.8%
Hillsborough	16,271	98.0%	97.7%
Holmes	38	93.0%	94.2%
Indian River	2,269	95.8%	95.8%
Jackson	503	96.4%	96.3%
Jefferson	75	94.7%	91.7%
Lake	3,115	97.5%	96.1%
Lee	3,604	97.4%	97.4%
Leon	2,353	88.7%	92.9%
Levy	233	95.6%	94.3%
Madison	116	89.7%	88.6%
Manatee	2,912	96.4%	96.8%
Marion	1,655	96.5%	95.1%
Martin	858	97.6%	96.8%
Miami-Dade	31,038	97.9%	97.7%
Monroe	1,019	97.1%	98.9%
Nassau	460	87.7%	85.2%

COUNTY	2017		2016
	TOTAL ACTIVE AND REPORTING UNITS	OCCUPANCY RATE	OCCUPANCY RATE
Okaloosa	462	96.5%	92.6%
Okeechobee	229	95.1%	95.8%
Orange	23,740	98.2%	97.7%
Osceola	5,549	98.5%	98.7%
Palm Beach	8,419	96.9%	98.4%
Pasco	2,470	94.2%	95.0%
Pinellas	6,177	96.4%	96.4%
Polk	3,245	98.3%	97.8%
Putnam	525	93.4%	96.2%
Santa Rosa	226	94.4%	96.3%
Sarasota	1,209	98.3%	97.2%
Seminole	4,515	97.7%	97.8%
St. Johns	1,134	96.5%	94.5%
St. Lucie	2,444	95.3%	97.7%
Sumter	203	95.6%	92.3%
Suwannee	197	98.6%	97.3%
Taylor	37	96.4%	96.4%
Volusia	5,087	96.7%	97.2%
Wakulla	64	99.5%	93.2%
Walton	203	95.4%	96.1%
Washington	38	93.3%	91.9%
Statewide	176,135	97.1%	96.4%

Note :

For comparison, the rental vacancy rate reported by the US Census was 8.8 percent for Florida and 6.9 percent for the US during the fourth quarter of 2017. This equals a 91.2 percent occupancy rate for Florida and a 93.1 occupancy rate for the US. Note that this is for all residential rental units serving all income levels, not just affordable apartments.

In comparison, the overall occupancy rate for Florida Housing's rental portfolio was 97.1 percent at the end of 2017, higher than the state occupancy rate for all rental properties in Florida noted above. Out of this total, 5.7 percent of Florida Housing properties had an occupancy rate of less than 90 percent. While the average size of properties reporting is 140 units, properties with less than 75 units account for 54.2 percent of those properties with an occupancy rate below 90 percent. Even a very small occupancy change in properties with fewer units can produce a large percentage change. For example, one vacancy in a property with four units results in an occupancy rate of only 75 percent. While properties with less than 75 units account for a fairly large proportion of those properties with an occupancy rate below 90 percent, they represent only 0.8 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

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

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

RESIDENTS SERVED BY AGE	0-17	143,602	
	18-54	172,613	
	55-61	40,041	
	62+	43,611	
RESIDENTS SERVED BY ETHNICITY	Hispanic	29,016	
	Non-Hispanic	137,785	
RESIDENTS SERVED BY RACE	Black/African American	85,918	
	American Indian or Alaskan Native	755	
	Asian	1,154	
	White	52,061	
	White and Black/African American	1,725	
	Other	22,261	
ACTIVE TOTAL UNITS BY DEMOGRAPHIC TARGET	Elderly	26,933	
	Farmworker or Commercial Fishing Worker	4,916	
	Homeless	1,882	
	Special Needs	1,825	
	Family	344,731	
AVERAGE HOUSEHOLD SIZE		2.17	
AVERAGE HOUSEHOLD INCOME		\$22,702	
GEOGRAPHIC DISTRIBUTION	Large	Medium	Small
NUMBER OF UNITS	123,518	67,167	9,167
PERCENTAGE	61.8%	33.6%	4.6%

Note:

*Resident information is for individuals, not households.

RENTAL PORTFOLIO

GUARANTEE PROGRAM - STATUS OF LOANS FOR MULTIFAMILY DEVELOPMENTS AS OF DECEMBER 31, 2017

	DEVELOPMENT			TOTALS
	GOLDEN LAKES	STODDERT PLACE	VISTA PALMS	
CITY	Miami	Pensacola	Lehigh Acres	—
COUNTY	Miami-Dade	Escambia	Lee	—
OWNER	Cornerstone Group	The Richman Group	Creative Choice Homes	—
TOTAL UNITS	280	320	229	829
ORIGINAL ISSUER / LENDER	Miami-Dade County	FHFC	Lee County	
MORTGAGE MATURITY DATE	10/01/39	09/01/36	06/01/41	—
ORIGINAL MORTGAGE AMOUNT GUARANTEED	\$12,670,000	\$11,511,067	\$10,700,000	\$34,881,067
PARTICIPATION IN HUD FHA RISK SHARING PROGRAM	No	50%	No	—
AMOUNT	\$10,374,069	\$4,599,154	\$5,390,828	\$20,364,051

RENTAL PORTFOLIO

PREDEVELOPMENT LOAN PROGRAM LOAN SUMMARY AS OF DECEMBER 31, 2017

	DEVELOPMENT	DEVELOPER	COUNTY	HOMEOWNERSHIP/ RENTAL	NUMBER OF UNITS	DEMOGRAPHIC TARGET
ACTIVE LOANS	Boulevard Art Lofts	MFK REVA	Broward	Rental	45	Family
	Clermont Ridge Senior Villas	New Beginnings Housing, Inc.	Lake	Rental	70	Elderly
	Cypress Street Senior Housing	Arcadia Housing Authority/Judd K. Roth	DeSoto	Rental	50	Elderly
	Coleman Estates	Goldenrule Housing and CDC, Inc.	Seminole	Homeownership	6	Family
	Harlem Heights	Habitat for Humanity of Lee and Hendry	Lee	Homeownership	82	Family
	Independence Place	Residential Options of Florida, Inc.	Collier	Rental	3	Persons with Disabilities
	Le Jeune Gardens	SCLAD	Miami-Dade	Rental	18	Persons with Disabilities
	Liberty City	Camp Global Realty, LLC	Miami-Dade	Rental	103	Elderly
	Londontowne Lane	Ability Housing, Inc.	Duval	Rental	80	Persons with Disabilities
	Palm City Garden Apartments	Dunbar Improvement Association, Inc.	Lee	Rental	100	Elderly
	Palms at University	Melbourne Housing Authority	Brevard	Rental	60	Persons with Disabilities
	The Gardens	Manatee County Habitat for Humanity	Manatee	Homeownership	12	Family
	Turner Senior Apartments	N Vision Communities, Inc.	DeSoto	Rental	26	Family
West Augustine	West Augustine Historical CDC	St. Johns	Rental	60	Family	
LOANS APPROVED IN 2017	Deer Creek Senior Housing	Neighborhood Housing Development Corporation	Alachua	Rental	64	Elderly
	Commons at Speer Village	Youth and Family Alternatives, Inc.	Pasco	Rental	50	Youth Aging Out of Foster Care
	Kirk Road CLT Homes	CLT of Palm Beach County, Inc.	Palm Beach	Homeownership	6	Family
	Oaks at Sun Lake	Housing Authority of Brevard County	Brevard	Rental	216	Elderly
	SJHP Homeownership Development	St. Johns Housing Partnership	St. Johns	Homeownership	16	Family
PENDING LOANS	1116 Truman Avenue	Habitat for Humanity of Key West and Lower Keys, Inc.	Monroe	Homeownership	4	Family
	Butler Cove Apartments	Revitalize Arlington, Inc.	Duval	Rental	120	Elderly
	Casa Familia	Casa Familia, Inc.	Broward	Rental	50	Persons with Disabilities
	City of Hollywood Workforce Housing	Adopt a Hurricane Family, Inc. (Crisis Housing Solutions)	Broward	Homeownership	3	Family
	Dr. Alice Moore Apartments	Dr. Alice Moore Apartments, LLLP	Palm Beach	Rental	36	Persons with Disabilities
	Gretna Landing	Bay Equity Investments, Inc.	Gadsden	Rental	92	Family
	Residences at Equality Park	Carrfour Supportive Housing, Inc.	Broward	Rental	48	Persons with Disabilities
	Sweetwater Apartments	Greater Lake City CDC	Columbia	Rental	56	Family
	Tenth Avenue Mixed-Use AH	Palmetto CRA	Manatee	Rental	18	Family
	THL Land Acquisition	The Housing League	Various	Homeownership	35	Family
LOANS REPAID IN 2017	Habitat Village of Southern Pines	Habitat for Humanity of Citrus County	Citrus	Homeownership	30	Family
	Little Ranch Estate	The Arc of the Nature Coast, Inc.	Pasco	Rental	6	Persons with Disabilities
	Neff Lake Estate IV	The Arc of the Nature Coast, Inc.	Hernando	Rental	6	Persons with Disabilities
	New Beginnings Village (Woodwinds)	New Beginnings Village	Lake	Rental	108	Homeless
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

Note:
HOP = Homeownership Pool Program; FHLB AHP = Federal Home Loan Bank Affordable Housing Program; SHIP = State Housing Initiatives Partnership; EHCL = Elderly Home Community Loan.

RENTAL PORTFOLIO

PLP LOAN AMOUNT	BOARD APPROVAL DATE	CONSTRUCTION FINANCING STATUS ¹	FUNDING SOURCE ²	CONSTRUCTION AMOUNT	OUTSTANDING PLP LOAN BALANCE
500,000	9/19/2014	Seeking Funding	To Be Determined	12,049,071	360,315
750,000	9/22/2017	Seeking Funding	To Be Determined	11,700,000	25,093
350,000	12/9/2005	Withdrawn	Withdrawn	N/A	325,118
93,700	1/25/2008	Withdrawn	Withdrawn	N/A	36,477
750,000	3/18/2016	Funding Awarded	SHIP, Private funding	24,000,000	548,228
284,650	7/28/2017	Funding Awarded	RFA 2017-106	308,650	202,687
373,003	8/5/2016	Funding Awarded	RFA 2015-101	4,721,166	217,365
500,000	12/12/2014	Withdrawn	To Be Determined	29,805,674	8,879
750,000	6/23/2017	Funding Awarded	RFA 2017-103	18,164,819	664,102
233,820	8/7/2015	Funding Awarded	EHCL	2,610,750	137,913
500,000	8/5/2016	Funding Awarded	HUD 221 Loan	7,921,928	373,458
402,002	3/24/2017	Seeking Funding	To Be Determined	2,693,902	185,876
71,129	12/9/2016	Funded, but Withdrawn	Withdrawn	4,071,240	71,129
750,000	9/22/2017	Seeking Funding	To Be Determined	14,432,733	10,401
500,000	10/27/2017	Seeking Funding	To Be Determined	13,841,398	-
399,082	2/3/2017	Funding Awarded	RFA 2017-101	13,881,545	-
317,000	9/22/2017	Funding Awarded	Local HOME	1,434,608	-
500,000	3/24/2017	Seeking Funding	To Be Determined	24,084,711	-
522,293	6/24/2016	Funding Awarded	USDA Self-Help Program	2,220,193	-
332,300	N/A	N/A	To Be Determined	N/A	-
750,000	N/A	N/A	To Be Determined	N/A	-
750,000	1/26/2018	N/A	To Be Determined	N/A	-
178,820	N/A	N/A	To Be Determined	N/A	-
500,000	1/26/2018	Funding Awarded	RFA 2016-103	9,557,759	-
290,318	N/A	N/A	To Be Determined	N/A	-
500,000	1/26/2018	Funding Awarded	RFA 2016-103	13,433,987	-
291,500	N/A	N/A	To Be Determined	N/A	-
642,116	N/A	N/A	To Be Determined	N/A	-
750,000	N/A	N/A	To Be Determined	N/A	-
372,750	8/8/2014	N/A	HOP, FHLB, SHIP	2,572,550	-
44,800	1/29/2016	N/A	RFA 2015-105	469,300	-
36,000	1/29/2016	N/A	RFA 2015-105	445,000	-
750,000	1/31/2014	N/A	RFA 2016-102	20,371,986	-
750,000	8/8/2008	No Construction	No Construction	N/A	649,989
131,075	8/8/2008	No Construction	No Construction	N/A	76,359

Notes Continued:

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

²Known construction funding sources, which may or may not include private financing, secured as of December 31, 2017.

RENTAL PORTFOLIO

STATE APARTMENT INCENTIVE LOAN PROGRAM LOANS OUTSTANDING AS OF DECEMBER 31, 2017

COUNTY	PROPERTY NAME	CITY	OWNER	TOTAL UNITS	SET-ASIDE UNITS ¹	DEMOGRAPHIC POPULATION SERVED ²
Alachua	Brookside	Newberry	CED Companies	176	176	Family
	Eden Park at Ironwood	Gainesville	Jennings Development Group, Inc.	104	102	Family
	Harbor Cove	Gainesville	CED Companies	208	207	Family
	Horizon House Sunset	Gainesville	Community Housing Partners Corporation	80	80	Family
	Lewis Place at Ironwood	Gainesville	Partnership Inc.	112	112	Family
Baker	Baker Manor	Macclenny	National Development Foundation, Inc.	50	50	Family
Bay	Andrews Place II	Panama City	Rea Development Company	120	120	Family
	Independence Village	Panama City	Big Bend Community Based Care, Inc.	24	24	Special Needs
	Panama Commons	Panama City	Paces Foundation, Inc.	92	92	Family
	Pelican Pointe	Panama City	Royal American Development Inc.	78	78	Family
	Pelican Pointe	Panama City	Royal American Development Inc.	78	78	Family
	Pinnacle at Hammock Crossings	Lynn Haven	Pinnacle Housing Group LLC	92	92	Family
	Siena Gardens	Panama City	Gatehouse Group Inc	150	150	Elderly
	Stone Harbor	Panama City	CED Companies	160	160	Family
Brevard	Clear Pond Estates	Cocoa	Evergreen Partners LLC	100	100	Family
	Clear Pond Estates	Cocoa	Evergreen Partners LLC	100	100	Family
	Malabar Cove I	Palm Bay	Atlantic Housing Partners, LLLP	76	54	Family
	Malabar Cove I	Palm Bay	Atlantic Housing Partners, LLLP	76	54	Family
	Malabar Cove II	Palm Bay	Atlantic Housing Partners, LLLP	72	50	Family
	Manatee Cove	Melbourne	Richman Group	192	192	Family
	Promise in Brevard	West Melbourne	Promise Inc.	117	117	Special Needs
	Timber Trace	Titusville	Richman Group	204	204	Family
	Timber Trace	Titusville	Richman Group	204	204	Family
	Trinity Towers East	Melbourne	Preservation of Affordable Housing, Inc.	156	156	Elderly
	Trinity Towers East	Melbourne	Preservation of Affordable Housing, Inc.	156	156	Elderly
	Trinity Towers East	Melbourne	Preservation of Affordable Housing, Inc.	156	156	Elderly
	Trinity Towers South	Melbourne	Preservation of Affordable Housing, Inc.	162	162	Elderly
	Wickham Club	Melbourne	CED Companies	132	132	Family
	Willow Brook Village	Melbourne	Community Housing Initiative, Inc.	56	56	Family
Broward	Banyan Pointe	Coconut Creek	Cornerstone Group Development, LLC	300	300	Family
	Caravel Arms	Lauderdale Lakes	Southport Financial Services, Inc.	110	110	Family
	Caravel Arms	Lauderdale Lakes	Southport Financial Services, Inc.	110	110	Family
	Chaves Lake	Hallandale	RS Development Corporation	238	238	Family
	Colonial Park	Margate	Related Group of Florida	160	159	Elderly
	Cypress Grove - Lauderhill	Lauderhill	Housing Preservation Trust Inc.	814	814	Family
	Dixie Court	Ft. Lauderdale	Housing Enterprise of Fort Lauderdale	122	122	Family
	Dixie Court III	Ft. Lauderdale	Housing Enterprise of Fort Lauderdale	100	10	Family
	Eagle Pointe	Pompano Beach	Cornerstone Group Development, LLC	192	192	Family
	Emerald Palms	Ft. Lauderdale	MRK Partners Inc.	318	318	Family
	Golf View Gardens	Sunrise	Carlisle Development Group	160	160	Elderly
	Harbour Cove	Hallandale Beach	Cornerstone Group Development, LLC	212	212	Family
	Heron Pointe	Miramar	Cornerstone Group Development, LLC	200	200	Family
	Laguna Pointe	Pompano Beach	Cornerstone Group Development, LLC	188	188	Family
	Meridian - Hollywood	Hollywood	Related Group of Florida	160	159	Elderly

RENTAL PORTFOLIO

ORIGINAL LOAN AMOUNT	MATURITY DATE	INTEREST RATE ³	LOAN BALANCE AS OF 12/31/2017	INTEREST PAID IN 2017	AFFORDABILITY PERIOD	LOAN STATUS ⁴	FUNDING TYPE ⁵
\$1,500,000	12/15/2035	3%	\$1,500,000	\$45,000	50	Current	SAIL
\$1,025,000	9/2/2045	9%, 3%	\$1,025,000	\$12,020	50	Current	SAIL
\$1,500,000	6/15/2034	3%	\$1,500,000	\$45,000	50	Current	SAIL
\$2,000,000	10/29/2018	9%, 3%	\$2,000,000	\$ -	50	Current	SAIL
\$900,000	12/1/2051	3%	\$686,521	\$ -	61	Current	SAIL
\$1,230,000	12/1/2022	1%	\$568,932	\$6,344	50	Current	SAIL
\$1,000,000	11/1/2050	3%	\$905,588	\$33,048	54	Current	SAIL
\$1,691,745	8/3/2026	1%	\$1,691,745	\$ -	50	Current	SAIL
\$1,892,544	2/1/2051	1%	\$1,743,105	\$ -	50	Current	SAIL
\$408,200	9/21/2038	0%	\$383,661	\$ -	50	Current	ELI
\$4,047,210	9/21/2038	1%	\$3,158,623	\$ -	50	Current	SAIL
\$3,003,800	6/20/2034	1%	\$1,307,490	\$ -	50	Current	SAIL
\$1,061,700	7/1/2024	3%	\$1,061,700	\$31,851	50	Current	SAIL
\$1,225,000	7/21/2036	3%	\$1,225,000	\$36,750	50	Current	SAIL
\$652,000	8/1/2058	0%	\$300,316	\$ -	50	Current	ELI
\$3,239,900	8/1/2058	1%	\$1,533,216	\$ -	50	Current	SAIL
\$680,000	9/29/2024	0%	\$680,000	\$ -	50	Current	SAIL
\$4,000,000	11/1/2048	1%	\$4,000,000	\$40,000	50	Current	SAIL
\$2,000,000	11/1/2048	1%	\$2,000,000	\$20,000	50	Current	SAIL
\$4,000,000	11/15/2037	3%	\$4,000,000	\$89,998	50	Current	SAIL
\$2,000,000	3/31/2046	0%	\$1,978,315	\$ -	50	Current	SAIL
\$1,000,000	3/15/2045	1%	\$1,000,000	\$ -	50	Current	SAIL
\$4,000,000	3/15/2045	3%	\$4,000,000	\$101,623	50	Current	SAIL
\$750,000	11/29/2048	1%	\$676,129	\$ -	50	Current	EHCL
\$889,600	11/29/2048	0%	\$889,600	\$ -	50	Current	ELI
\$4,018,404	11/29/2048	1%	\$2,589,297	\$ -	50	Current	SAIL
\$750,000	12/9/2048	1%	\$286,531	\$ -	15	Current	EHCL
\$3,000,000	8/15/2037	3%	\$3,000,000	\$38,685	50	Current	SAIL
\$4,348,848	4/1/2057	1%	\$4,305,103	\$128,077	50	Current	SAIL
\$2,500,000	7/1/2040	3%	\$1,250,000	\$37,500	50	Current	SAIL
\$250,000	10/1/2049	1%	\$249,798	\$5,551	35	Current	SAIL
\$825,000	9/22/2029	0%	\$825,000	\$ -	35	Current	ELI
\$2,000,000	5/1/2050	3%	\$1,056,466	\$53,315	60	Current	SAIL
\$2,000,000	6/1/2044	3%	\$2,000,000	\$17,046	50	Current	SAIL
\$2,000,000	9/1/2037	3%	\$2,000,000	\$ -	50	Current	SAIL
\$1,025,000	12/1/2024	3%	\$1,025,000	\$30,750	50	Current	SAIL
\$850,000	12/31/2023	0%	\$850,000	\$ -	15	Current	SAIL
\$1,295,000	4/1/2049	3%	\$1,287,918	\$38,638	50	Current	SAIL
\$2,500,000	12/1/2033	3%	\$1,250,000	\$562,699	50	Current	SAIL
\$2,000,000	11/1/2043	3%	\$2,000,000	\$38,228	50	Current	SAIL
\$2,000,000	7/1/2049	3%	\$2,000,000	\$ -	50	Current	SAIL
\$2,000,000	11/30/2029	9%, 3%	\$2,000,000	\$215,052	50	Current	SAIL
\$2,000,000	6/1/2044	3%	\$2,000,000	\$ -	50	Current	SAIL
\$2,000,000	4/1/2044	3%	\$2,000,000	\$10,544	50	Current	SAIL

RENTAL PORTFOLIO

STATE APARTMENT INCENTIVE LOAN PROGRAM LOANS OUTSTANDING AS OF DECEMBER 31, 2017

COUNTY	PROPERTY NAME	CITY	OWNER	TOTAL UNITS	SET-ASIDE UNITS ¹	DEMOGRAPHIC POPULATION SERVED ²
Broward	Northwest Gardens V	Ft. Lauderdale	Atlantic Pacific Communities LLC	200	200	Elderly
	Northwest Gardens V	Ft. Lauderdale	Atlantic Pacific Communities LLC	200	200	Elderly
	Residences at Crystal Lake	Pompano Beach	NuRock Development Group, Inc.	92	92	Family
	Residences at Crystal Lake	Pompano Beach	NuRock Development Group, Inc.	92	92	Family
	Sanctuary Cove	North Lauderdale	Cornerstone Group Development, LLC	292	292	Family
	St Croix	Lauderdale Lakes	Cornerstone Group Development, LLC	246	196	Family
	Summerlake	Davie	Alden Torch Financial LLC	108	108	Family
	Venice Cove	Ft. Lauderdale	Southport Financial Services, Inc.	150	150	Family
Charlotte	Hampton Point Apts.	Port Charlotte	Picerne Affordable Development LLC	284	35	Family
	Hampton Point Apts.	Port Charlotte	Picerne Affordable Development LLC	284	35	Family
Citrus	Marina Del Ray	Beverly Hills	Creative Choice Homes, Inc.	100	100	Elderly
Clay	Briarwood	Middleburg	Dimension One Realty, Inc.	102	102	Family
	Holly Cove	Orange Park	Vestcor Development Corporation, Inc.	202	162	Family
	Madison Commons	Middleburg	Banyan Realty Advisors	160	158	Family
	Middletowne	Orange Park	Preservation of Affordable Housing, Inc.	100	100	Family
Collier	Eden Gardens II	Immokalee	Everglades Housing Group Inc.	37	26	FW FW
	Esperanza Place	Immokalee	Florida Nonprofit Services, Inc.	48	48	FW FW
	Noahs Landing	Naples	Vestcor Development Corporation, Inc.	264	264	Family
	Noahs Landing	Naples	Vestcor Development Corporation, Inc.	264	264	Family
	Summer Lakes	Naples	Richman Group	140	140	Family
	Summer Lakes II	Naples	Richman Group	276	276	Family
	Timber Ridge	Immokalee	Everglades Housing Group Inc.	34	28	FW FW
	Timber Ridge @ Sanders Pines Reserve	Immokalee	Everglades Housing Group Inc.	34	28	FW FW
	Tuscan Isle	Naples	Vestcor Development Corporation, Inc.	298	53	Family
Columbia	Cedar Park	Lake City	Southport Financial Services, Inc.	72	72	Family
	Lake City Cabins for Veterans	Lake City	Volunteers of America Florida	32	32	Homeless
	Thornwood Terrace	Lake City	Hallmark Companies, Inc.	29	29	Elderly
	Windsong I - Lake City	Lake City	Starwood Capital Group	180	180	Family
DeSoto	Jacaranda Trail	Arcadia	Carlisle Development Group	50	50	Family
	McPines	Arcadia	Hallmark Companies, Inc.	64	64	Family
Duval	Arc Village	Jacksonville	Arc of Jacksonville Inc.	122	122	Special Needs
	Arc Village	Jacksonville	Arc of Jacksonville Inc.	122	122	Special Needs
	Brookwood Forest	Jacksonville	CED Companies	168	118	Family
	Brookwood Forest	Jacksonville	CED Companies	168	118	Family
	Caroline Oaks	Jacksonville	Vestcor Development Corporation, Inc.	82	82	Elderly
	Caroline Oaks	Jacksonville	Vestcor Development Corporation, Inc.	82	82	Elderly
	Cathedral Terrace	Jacksonville	Cathedral Terrace Redevelopment Associates LLC	240	240	Elderly
	Cathedral Terrace	Jacksonville	Cathedral Terrace Redevelopment Associates LLC	240	240	Elderly
	Christine Cove	Jacksonville	Carlisle Development Group	96	96	Elderly
	Florence N. Davis Center	Jacksonville	Community Connections of Jacksonville Inc.	79	79	Family
	Hampton Villa	Jacksonville	Southport Financial Services, Inc.	60	60	Family
	Hampton Villa	Jacksonville	Southport Financial Services, Inc.	60	60	Family
	Hilltop Village	Jacksonville	Southport Financial Services, Inc.	200	200	Family

RENTAL PORTFOLIO

ORIGINAL LOAN AMOUNT	MATURITY DATE	INTEREST RATE ³	LOAN BALANCE AS OF 12/31/2017	INTEREST PAID IN 2017	AFFORDABILITY PERIOD	LOAN STATUS ⁴	FUNDING TYPE ⁵
\$1,500,000	8/8/2033	0%	\$1,500,000	\$ -	30	Current	ELI
\$4,960,000	8/8/2033	1%	\$4,960,000	\$ -	30	Current	SAIL
\$457,600	11/7/2036	0%	\$457,600	\$ -	50	Current	ELI
\$5,000,000	11/7/2036	1%	\$5,000,000	\$ -	50	Current	SAIL
\$2,000,000	5/15/2037	3%	\$2,000,000	\$60,000	50	Current	SAIL
\$2,000,000	4/1/2049	3%	\$2,000,000	\$ -	50	Current	SAIL
\$1,100,000	7/6/2018	3%	\$1,100,000	\$456,347	52	Current	SAIL
\$1,548,000	3/31/2042	3%	\$1,128,000	\$85,440	50	Current	SAIL
\$1,125,000	5/1/2049	0%	\$674,775	\$ -	15	Current	ELI
\$2,500,000	5/1/2049	0%	\$1,833,000	\$ -	15	Current	ELI
\$1,100,000	6/11/2024	3%	\$1,100,000	\$ -	50	Current	SAIL
\$3,100,000	4/30/2042	3%	\$3,100,000	\$ -	50	Current	SAIL
\$2,417,000	1/1/2027	3%	\$1,672,989	\$ -	65	Current	SAIL
\$1,925,625	7/1/2040	3%	\$1,925,625	\$57,769	50	Current	SAIL
\$627,101	12/31/2026	1%	\$627,101	\$14,421	50	Current	SAIL
\$3,500,000	1/1/2040	1%	\$3,500,000	\$24,245	50	Current	SAIL
\$3,187,764	2/11/2043	0%	\$3,187,764	\$ -	50	Current	SAIL
\$2,490,000	12/11/2027	0%	\$1,659,585	\$ -	15	Current	ELI
\$4,950,000	4/25/2027	0%	\$3,299,175	\$ -	15	Current	ELI
\$1,500,000	2/15/2036	3%	\$1,500,000	\$ -	50	Current	SAIL
\$3,000,000	7/15/2038	3%	\$3,000,000	\$15,666	50	Current	SAIL
\$526,648	10/25/2033	1%	\$526,648	\$ -	50	Current	SAIL
\$2,215,000	10/25/2033	1%	\$1,601,752	\$ -	50	Current	SAIL
\$3,975,000	11/6/2029	0%	\$3,179,603	\$ -	15	Current	ELI
\$3,200,000	6/19/2034	1%	\$1,594,200	\$ -	50	Current	SAIL
\$1,600,000	10/29/2024	0%	\$1,600,000	\$ -	50	Current	SAIL
\$455,000	12/1/2018	9%, 3%	\$455,000	\$7,570	50	Current	SAIL
\$643,200	3/1/2026	3%	\$643,200	\$ -	58	Current	SAIL
\$519,000	7/26/2018	9%, 3%	\$0	\$144,332	50	Paid Off	SAIL
\$1,000,000	6/1/2033	3%	\$1,000,000	\$1,581	50	Current	SAIL
\$1,230,000	4/28/2045	0%	\$1,230,000	\$ -	50	Current	SAIL
\$1,790,000	4/28/2065	0%	\$1,790,000	\$ -	50	Current	ELI
\$1,000,000	9/15/2038	3%	\$1,000,000	\$ -	50	Current	SAIL
\$3,000,000	9/15/2038	3%	\$3,000,000	\$ -	50	Current	SAIL
\$600,000	4/22/2045	0%	\$600,000	\$ -	50	Current	ELI
\$1,200,000	4/22/2045	1%	\$1,200,000	\$ -	50	Current	SAIL
\$734,400	1/22/2033	0%	\$734,400	\$ -	50	Current	ELI
\$3,200,000	1/22/2033	1%	\$2,989,766	\$ -	50	Current	SAIL
\$4,000,000	9/15/2038	3%	\$4,000,000	\$ -	50	Current	SAIL
\$288,200	6/28/2047	0%	\$247,029	\$ -	65	Past Due	SAIL
\$340,800	4/1/2033	0%	\$340,800	\$ -	50	Current	ELI
\$2,000,000	4/1/2033	1%	\$2,000,000	\$ -	50	Current	SAIL
\$1,503,237	7/1/2042	3%	\$1,503,237	\$45,097	65	Current	SAIL

RENTAL PORTFOLIO

STATE APARTMENT INCENTIVE LOAN PROGRAM LOANS OUTSTANDING AS OF DECEMBER 31, 2017

COUNTY	PROPERTY NAME	CITY	OWNER	TOTAL UNITS	SET-ASIDE UNITS ¹	DEMOGRAPHIC POPULATION SERVED ²
Duval	Leigh Meadows	Jacksonville	Vestcor Development Corporation, Inc.	304	304	Family
	Leigh Meadows	Jacksonville	Vestcor Development Corporation, Inc.	304	304	Family
	Liberty Center	Jacksonville	Harris Group, Inc.	100	100	Family
	Liberty Center I	Jacksonville	Harris Group, Inc.	109	109	Family
	Liberty Center II	Jacksonville	Harris Group, Inc.	134	134	Family
	Liberty Center IV	Jacksonville	Harris Group, Inc.	100	100	Homeless
	Lindsey Terrace	Jacksonville	Vestcor Development Corporation, Inc.	336	317	Family
	Logans Pointe	Jacksonville	Cornerstone Group Development, LLC	248	248	Family
	Logans Pointe	Jacksonville	Cornerstone Group Development, LLC	248	248	Family
	Madelyn Oaks	Jacksonville	Vestcor Development Corporation, Inc.	360	360	Family
	Meetinghouse at Collins Cove	Jacksonville	Finlay Holdings, Inc.	160	160	Elderly
	Mount Carmel Gardens	Jacksonville	East Lake Community Development, Inc.	207	207	Elderly
	Mount Carmel Gardens	Jacksonville	East Lake Community Development, Inc.	207	207	Elderly
	Savannah Springs	Jacksonville	Richman Group	234	234	Family
	Savannah Springs	Jacksonville	Richman Group	234	234	Family
	Stevens Duval	Jacksonville	Southport Financial Services, Inc.	52	52	Elderly
	Stevens Duval	Jacksonville	Southport Financial Services, Inc.	52	52	Elderly
	Sundance Pointe	Jacksonville	Peak Capital Partners LLC	288	58	Family
	Sundance Pointe	Jacksonville	Peak Capital Partners LLC	288	58	Family
	Thomas Chase	Jacksonville	Vestcor Development Corporation, Inc.	268	268	Family
Village on Wiley	Jacksonville	Ability Housing Inc.	43	43	Family	
Escambia	Alabaster Gardens	Pensacola	Circle, Inc.	147	147	Elderly
	Belmont Duplexes	Pensacola	AMR at Pensacola, Inc.	26	8	Family
	Pensacola Veteran Housing	Pensacola	Volunteers of America Florida	31	31	Homeless
Gadsden	Lanier Oaks	Gretna	North Florida Educational Development Corporation	22	22	Family
	Omega Villas	Quincy	CEDO Housing Development Corp.	56	46	Family
Hardee	Country Manor	Bowling Green	Carlisle Development Group	120	120	FW FW
	Country Manor	Bowling Green	Carlisle Development Group	120	120	FW FW
	Hannah House	Wauchula	Alpha and Omega Freedom Ministries Inc.	17	17	Homeless
Hendry	Pollywog Creek Commons II	Labelle	Everglades Housing Group Inc.	24	5	FW FW
	Pollywog Creek Commons I	Labelle	Everglades Housing Group Inc.	40	29	FW FW
	Tall Pines	Labelle	National Development Foundation, Inc.	39	39	FW FW
Hernando	Brook Haven	Brooksville	Richman Group	160	160	Family
	Madison Reserve	Spring Hill	TLB of Central Florida LLC	90	90	Elderly
	Mariners Cay	Spring Hill	Richman Group	160	160	Family
	Mariners Cay	Spring Hill	Richman Group	160	160	Family
	Spring Haven	Spring Hill	Richman Group	176	176	Family
	Spring Haven II	Spring Hill	Richman Group	88	88	Family
Highlands	Groves at Victoria Park	Sebring	Alden Torch Financial LLC	122	122	Elderly
	Highland Palms	Avon Park	Southport Financial Services, Inc.	52	52	FW FW
	Highland Palms	Avon Park	Southport Financial Services, Inc.	52	52	FW FW
	Lakeside Park I	Avon Park	Avon Park Housing Authority	16	16	Homeless
	Park Crest Terrace I	Sebring	Heritage Partners Group Inc.	100	100	Family

RENTAL PORTFOLIO

ORIGINAL LOAN AMOUNT	MATURITY DATE	INTEREST RATE ³	LOAN BALANCE AS OF 12/31/2017	INTEREST PAID IN 2017	AFFORDABILITY PERIOD	LOAN STATUS ⁴	FUNDING TYPE ⁵
\$3,157,000	2/1/2027	3%	\$1,317,000	\$326,742	50	Current	SAIL
\$3,300,000	3/28/2026	0%	\$1,979,340	\$ -	50	Current	ELI
\$1,800,000	5/31/2037	0%	\$1,160,000	\$ -	75	Current	SAIL
\$719,899	3/31/2019	1%	\$66,250	\$1,049	50	Current	SAIL
\$1,429,329	7/1/2038	0%	\$1,012,381	\$ -	50	Current	SAIL
\$2,000,000	6/4/2034	1%	\$2,000,000	\$20,000	50	Current	SAIL
\$2,500,000	1/1/2034	3%	\$2,500,000	\$103,767	50	Current	SAIL
\$900,000	3/1/2048	0%	\$599,850	\$ -	15	Current	ELI
\$1,875,000	3/1/2048	0%	\$1,124,625	\$ -	15	Current	ELI
\$2,000,000	12/31/2025	0%	\$1,800,000	\$ -	53	Current	SAIL
\$2,000,000	2/1/2036	3%	\$2,000,000	\$11,203	50	Current	SAIL
\$1,968,900	1/1/2058	0%	\$1,375,384	\$ -	50	Current	ELI
\$4,010,087	1/1/2058	1%	\$2,940,661	\$ -	50	Current	SAIL
\$1,000,000	12/15/2044	1%	\$1,000,000	\$ -	50	Current	SAIL
\$4,000,000	12/15/2044	3%	\$4,000,000	\$ -	50	Current	SAIL
\$183,600	3/15/2032	0%	\$183,600	\$ -	50	Current	ELI
\$1,800,000	3/15/2032	1%	\$1,800,000	\$ -	50	Current	SAIL
\$2,100,000	6/19/2028	0%	\$1,539,720	\$ -	15	Current	ELI
\$4,200,000	3/28/2026	0%	\$2,519,160	\$ -	15	Current	ELI
\$2,000,000	9/1/2036	3%	\$2,000,000	\$ -	50	Current	SAIL
\$975,000	12/18/2034	0%	\$728,279	\$ -	20	Current	ELI
\$4,000,000	11/15/2038	3%	\$4,000,000	(\$5,075)	50	Current	SAIL
\$328,500	11/10/2036	1%	\$311,088	\$3,465	70	Current	SAIL
\$850,000	12/30/2030	0%	\$850,000	\$ -	50	Current	SAIL
\$1,430,000	12/15/2015	9%, 3%	\$1,430,000	\$ -	50	Matured	SAIL
\$2,490,000	12/31/2017	9%, 3%	\$2,490,000	\$60,015	50	Matured	SAIL
\$930,000	12/31/2019	3%	\$930,000	\$45,273	50	Current	SAIL
\$1,000,000	12/31/2019	3%	\$603,862	\$ -	50	Current	SAIL
\$1,577,186	4/28/2026	0%	\$1,577,186	\$ -	50	Past Due	SAIL
\$1,140,282	1/1/2042	0%	\$1,140,282	\$ -	50	Current	SAIL
\$3,855,304	1/1/2042	1%	\$3,855,304	\$31,703	50	Current	SAIL
\$2,535,000	10/31/2033	3%, 1%	\$2,535,000	\$216	50	Current	SAIL
\$2,900,000	7/21/2039	3%	\$2,900,000	\$36,254	50	Current	SAIL
\$2,603,198	7/1/2028	1%	\$2,603,198	\$26,032	50	Current	SAIL
\$1,360,000	11/14/2023	0%	\$1,360,000	\$ -	50	Current	SAIL
\$4,700,000	12/15/2041	1%	\$4,700,000	\$20,283	50	Current	SAIL
\$1,500,000	3/21/2037	3%	\$1,500,000	\$873	50	Current	SAIL
\$2,750,000	6/15/2039	3%	\$2,750,000	\$ -	50	Current	SAIL
\$970,000	7/16/2021	3%	\$970,000	\$ -	50	Current	SAIL
\$425,000	6/11/2026	0%	\$425,000	\$ -	50	Current	SAIL
\$2,640,000	6/11/2026	1%	\$2,640,000	\$1,875	50	Current	SAIL
\$760,000	8/29/2026	0%	\$532,000	\$ -	50	Current	SAIL
\$800,000	8/1/2031	9%, 3%	\$663,223	\$ -	50	Current	SAIL

RENTAL PORTFOLIO

STATE APARTMENT INCENTIVE LOAN PROGRAM LOANS OUTSTANDING AS OF DECEMBER 31, 2017

COUNTY	PROPERTY NAME	CITY	OWNER	TOTAL UNITS	SET-ASIDE UNITS ¹	DEMOGRAPHIC POPULATION SERVED ²
Hillsborough	Arbor Place	Tampa	Volunteers of America Florida	32	32	Special Needs
	Autumn Place	Tampa	Richman Group	120	120	Family
	Autumn Place	Tampa	Richman Group	120	120	Family
	Brandywine	Tampa	Richman Group	144	144	Family
	Bristol Bay	Tampa	Cornerstone Group Development, LLC	300	300	Family
	Bristol Bay	Tampa	Cornerstone Group Development, LLC	300	300	Family
	Bristol Bay	Tampa	Cornerstone Group Development, LLC	300	300	Family
	Cedar Forest	Tampa	Gatehouse Group Inc	200	200	Family
	Claymore Crossings	Tampa	Richman Group	260	260	Family
	Clipper Bay	Tampa	Cornerstone Group Development, LLC	276	235	Family
	Clipper Bay	Tampa	Cornerstone Group Development, LLC	276	235	Family
	Clipper Cove - Tampa	Tampa	Cornerstone Group Development, LLC	176	176	Family
	Columbus Court	Tampa	Southport Financial Services, Inc.	160	160	Family
	Columbus Court	Tampa	Southport Financial Services, Inc.	160	160	Family
	Fairview Cove I	Tampa	Atlantic Housing Partners, LLLP	88	62	Family
	Fairview Cove I	Tampa	Atlantic Housing Partners, LLLP	88	62	Family
	Gardens at Rose Harbor	Tampa	Gatehouse Group Inc	160	160	Elderly
	Graham at Gracepoint	Tampa	DDA Development Company, Inc.	90	90	Family
	Grande Oaks	Tampa	Richman Group	168	168	Family
	Grande Oaks	Tampa	Richman Group	168	168	Family
	Grove Pointe	Ruskin	Cornerstone Group Development, LLC	80	80	FW FW
	Grove Pointe	Ruskin	Cornerstone Group Development, LLC	80	80	FW FW
	Haley Park	Tampa	Wendover Housing Partners, Ltd.	80	80	Elderly
	Haley Park	Tampa	Wendover Housing Partners, Ltd.	80	80	Elderly
	Hunt Club	Tampa	Richman Group	96	96	Family
	Hunters Run I	Tampa	CED Companies	216	216	Family
	Hunters Run II	Tampa	CED Companies	192	192	Family
	La Estancia	Wimauma	Affordable Housing Development Fund, Inc.	84	84	FW FW
	La Vista Oaks	Tampa	Southport Financial Services, Inc.	126	126	Family
	La Vista Oaks	Tampa	Southport Financial Services, Inc.	126	126	Family
	Lake Kathy	Brandon	Richman Group	360	360	Family
	Lakewood Shores	Brandon	CED Companies	184	184	Family
	Manatee Village IV	Ruskin	Everglades Housing Group Inc.	27	6	FW FW
	Mariners Cove - Tampa	Tampa	Cornerstone Group Development, LLC	208	33	Family
	Mariners Cove - Tampa	Tampa	Cornerstone Group Development, LLC	208	208	Family
	Mariners Cove - Tampa	Tampa	Cornerstone Group Development, LLC	208	12	Family
	Meridian Pointe	Tampa	Richman Group	360	360	Family
	Morgan Creek	Tampa	Richman Group	336	336	Family
	Nantucket Bay	Temple Terrace	Gatehouse Group Inc	180	162	Elderly
	Orchard Park	Ruskin	Carlisle Development Group	84	84	FW FW
Spanish Trace	Tampa	Richman Group	120	120	Family	
Tampa Presbyterian Community	Tampa	Tampa Presbyterian Community Inc.	210	0	Elderly	
Villas at Newport Landing	Tampa	Gatehouse Group Inc	122	122	Family	
Westchester	Brandon	Starwood Capital Group	376	376	Family	

RENTAL PORTFOLIO

ORIGINAL LOAN AMOUNT	MATURITY DATE	INTEREST RATE ³	LOAN BALANCE AS OF 12/31/2017	INTEREST PAID IN 2017	AFFORDABILITY PERIOD	LOAN STATUS ⁴	FUNDING TYPE ⁵
\$185,000	6/1/2044	1%	\$165,250	\$1,825	68	Current	SAIL
\$1,020,000	7/31/2023	0%	\$1,020,000	\$ -	50	Current	SAIL
\$5,000,000	7/15/2041	1%	\$5,000,000	\$61,140	50	Current	SAIL
\$4,000,000	6/15/2039	3%	\$4,000,000	\$ -	50	Current	SAIL
\$1,000,000	4/1/2050	3%	\$1,000,000	\$25,912	50	Current	SAIL
\$1,125,000	4/1/2050	0%	\$899,888	\$ -	50	Current	ELI
\$2,000,000	4/1/2050	3%	\$2,000,000	\$60,000	50	Current	SAIL
\$2,075,000	3/17/2029	9%, 3%	\$2,075,000	\$62,250	50	Current	SAIL
\$4,000,000	11/15/2038	3%	\$4,000,000	\$ -	50	Current	SAIL
\$1,050,000	3/1/2050	0%	\$839,895	\$ -	0	Current	ELI
\$2,000,000	3/1/2050	3%	\$2,000,000	\$83,672	0	Current	SAIL
\$1,828,112	3/1/2053	9%, 3%	\$1,821,112	\$9,951	55	Current	SAIL
\$789,900	12/29/2032	0%	\$789,900	\$ -	50	Current	ELI
\$3,175,000	12/29/2032	1%	\$3,175,000	\$ -	50	Current	SAIL
\$510,000	12/18/2023	0%	\$510,000	\$ -	50	Current	SAIL
\$5,000,000	6/1/2043	1%	\$5,000,000	\$50,000	50	Current	SAIL
\$2,000,000	5/15/2036	3%	\$2,000,000	\$60,000	50	Current	SAIL
\$4,500,000	1/26/2033	1%	\$4,500,000	\$ -	50	Current	SAIL
\$1,000,000	6/15/2037	3%	\$1,000,000	\$ -	50	Current	SAIL
\$2,000,000	6/15/2037	3%	\$2,000,000	\$3,150	50	Current	SAIL
\$1,438,936	6/29/2033	1%	\$1,438,936	\$22,075	55	Current	SAIL
\$2,250,000	6/29/2033	1%	\$572,572	\$ -	55	Current	SAIL
\$600,000	5/13/2045	0%	\$600,000	\$ -	30	Current	ELI
\$2,300,000	5/13/2045	1%	\$2,300,000	\$ -	30	Current	SAIL
\$5,000,000	8/15/2041	1%	\$5,000,000	\$24,074	50	Current	SAIL
\$2,000,000	12/15/2035	3%	\$2,000,000	\$ -	50	Current	SAIL
\$2,000,000	6/20/2036	3%	\$2,000,000	\$ -	50	Current	SAIL
\$1,092,207	6/30/2022	3%, 1%	\$1,092,207	\$6,475	50	Current	SAIL
\$1,105,000	5/8/2023	0%	\$1,105,000	\$ -	50	Current	SAIL
\$5,000,000	5/8/2038	1%	\$5,000,000	\$ -	50	Current	SAIL
\$4,000,000	12/15/2039	3%	\$4,000,000	\$ -	50	Current	SAIL
\$1,900,000	6/1/2027	1%	\$1,844,596	\$131,598	50	Current	SAIL
\$1,250,000	11/30/2042	1%	\$1,250,000	\$817	50	Current	SAIL
\$900,000	5/1/2049	0%	\$659,880	\$ -	15	Current	ELI
\$2,000,000	5/1/2049	3%	\$2,000,000	\$36,947	57	Current	SAIL
\$2,475,000	5/1/2049	0%	\$1,814,670	\$ -	15	Current	ELI
\$4,000,000	8/15/2037	3%	\$4,000,000	\$187,036	50	Current	SAIL
\$2,000,000	6/15/2036	3%	\$2,000,000	\$ -	50	Current	SAIL
\$1,850,000	8/1/2030	9%, 3%	\$1,850,000	\$55,500	65	Current	SAIL
\$870,000	6/1/2018	9%, 3%	\$870,000	\$50,994	51	Current	SAIL
\$4,000,000	1/15/2041	3%	\$4,000,000	\$ -	50	Current	SAIL
\$120,000	10/24/2018	1%	\$120,000	\$ -	15	Current	EHCL
\$1,505,000	10/31/2033	9%, 3%	\$1,505,000	\$45,150	50	Current	SAIL
\$2,500,000	1/1/2027	3%	\$1,724,943	\$15,694	60	Current	SAIL

RENTAL PORTFOLIO

STATE APARTMENT INCENTIVE LOAN PROGRAM LOANS OUTSTANDING AS OF DECEMBER 31, 2017

COUNTY	PROPERTY NAME	CITY	OWNER	TOTAL UNITS	SET-ASIDE UNITS ¹	DEMOGRAPHIC POPULATION SERVED ²
Hillsborough	Wexford	Tampa	Starwood Capital Group	324	324	Family
	Williams Landing	Tampa	Gatehouse Group Inc	144	130	Elderly
	Woodbridge	Plant City	Starwood Capital Group	236	24	Family
	Woodbridge	Plant City	Starwood Capital Group	236	236	Family
Indian River	Heritage Villas	Vero Beach	Dimension One Realty, Inc.	116	116	Family
	Preserve at Oslo	Vero Beach	NB Florida Holdings	176	9	Family
	Sonrise Villas	Fellsmere	Carlisle Development Group	160	160	FW FW
	Sunset	Vero Beach	Flynn Development Corporation	36	25	Elderly
Jackson	Holly Hill	Marianna	Sanchez Planning Development Inc.	53	53	Family
	Three Rivers	Marianna	Royal American Development Inc.	100	100	Family
	Three Rivers	Marianna	Royal American Development Inc.	100	100	Family
Lake	Club at Eustis Village	Eustis	Atlantic Housing Partners, LLLP	96	67	Family
	Cove at Lady Lake	Lady Lake	CED Companies	176	176	Family
	Cove at Lady Lake	Lady Lake	CED Companies	176	176	Family
	Lake Harris Cove	Leesburg	CED Companies	152	107	Family
	Lakeside Pointe	Leesburg	CED Companies	128	128	Family
	Lakeside Pointe	Leesburg	CED Companies	128	128	Family
	Laurel Oaks	Leesburg	Richman Group	144	144	Family
	Osprey Ridge	Clermont	Banyan Realty Advisors	176	174	Family
	Rolling Acres I	Lady Lake	Atlantic Housing Partners, LLLP	104	73	Family
	Rolling Acres II	Lady Lake	Atlantic Housing Partners, LLLP	35	35	Elderly
	Rolling Acres II	Lady Lake	Atlantic Housing Partners, LLLP	35	35	Elderly
	Southwinds Cove	Leesburg	Atlantic Housing Partners, LLLP	112	90	Family
	Southwinds Cove	Leesburg	Atlantic Housing Partners, LLLP	112	90	Family
	Spring Harbor Apartments	Mount Dora	Banyan Realty Advisors	248	25	Family
	Spring Harbor Apartments	Mount Dora	Banyan Realty Advisors	248	25	Family
	Spring Lake Cove I	Fruitland Park	Atlantic Housing Partners, LLLP	96	68	Family
	Valencia Grove	Eustis	Housing Trust Group of Florida, LLC	144	144	Family
	Valencia Grove	Eustis	Housing Trust Group of Florida, LLC	144	144	Family
	Woodwinds	Clermont	Blue Sky Communities, LLC	96	96	Family
	Lee	Bernwood Trace	Ft. Myers	Cornerstone Group Development, LLC	340	65
Brookside Village		Ft. Myers	Southport Financial Services, Inc.	50	15	Family
Brookside Village		Ft. Myers	Southport Financial Services, Inc.	50	50	Family
Hawks Landing		Ft. Myers	Cornerstone Group Development, LLC	204	204	Family
Heron Pond		Lehigh Acres	Carlisle Development Group	156	156	Elderly
Mariners Landing		Ft. Myers	Creative Choice Homes, Inc.	112	112	Elderly
Renaissance Preserve Senior		Ft. Myers	Housing Authority City of Fort Myers	120	120	Elderly
Renaissance Preserve Senior		Ft. Myers	Housing Authority City of Fort Myers	120	120	Elderly
Vista Palms		Lehigh Acres	Creative Choice Homes, Inc.	229	229	Family
Vista Palms		Lehigh Acres	Creative Choice Homes, Inc.	229	46	Family
Westwood		Ft. Myers	Starwood Capital Group	288	72	Family
Leon	Brookestone I	Tallahassee	Brookestone I, LP	108	108	Elderly
	Casanas Village @ Frenchtown Square	Tallahassee	Pinnacle Housing Group LLC	88	88	Family

RENTAL PORTFOLIO

ORIGINAL LOAN AMOUNT	MATURITY DATE	INTEREST RATE ³	LOAN BALANCE AS OF 12/31/2017	INTEREST PAID IN 2017	AFFORDABILITY PERIOD	LOAN STATUS ⁴	FUNDING TYPE ⁵
\$2,000,000	8/1/2035	3%	\$1,533,945	\$49,422	50	Current	SAIL
\$1,495,000	12/1/2029	9%, 3%	\$1,495,000	\$44,850	50	Current	SAIL
\$1,800,000	1/1/2047	0%	\$1,079,640	\$ -	15	Current	ELI
\$3,000,000	1/1/2047	3%	\$3,000,000	\$79,672	15	Current	SAIL
\$4,000,000	10/30/2037	3%	\$4,000,000	\$ -	50	Current	SAIL
\$675,000	10/26/2026	0%	\$404,865	\$ -	15	Current	ELI
\$1,500,000	10/1/2020	3%	\$1,437,000	\$82,582	50	Current	SAIL
\$315,000	4/9/2018	3%	\$315,000	\$ -	45	Current	SAIL
\$1,087,000	5/31/2033	9%, 3%	\$1,087,000	\$32,610	50	Current	SAIL
\$350,000	3/6/2045	1%	\$350,000	\$ -	30	Current	SAIL
\$750,000	3/6/2045	0%	\$750,000	\$ -	30	Current	ELI
\$3,700,000	5/25/2022	3%	\$3,700,000	\$ -	15	Current	SAIL
\$1,500,000	8/15/2038	3%	\$1,500,000	\$79,866	50	Current	SAIL
\$1,500,000	8/15/2038	3%	\$1,500,000	\$45,000	50	Current	SAIL
\$4,000,000	10/1/2038	3%	\$4,000,000	\$126,309	50	Current	SAIL
\$1,500,000	8/15/2038	3%	\$1,500,000	\$ -	50	Current	SAIL
\$1,500,000	8/15/2038	3%	\$1,500,000	\$ -	50	Current	SAIL
\$5,000,000	8/15/2042	1%	\$5,000,000	\$50,000	50	Current	SAIL
\$1,808,000	6/30/2032	3%	\$1,808,000	\$54,240	50	Current	SAIL
\$5,000,000	11/1/2042	1%	\$5,000,000	\$50,000	50	Current	SAIL
\$340,000	12/1/2023	0%	\$340,000	\$ -	35	Current	SAIL
\$2,289,000	11/1/2042	1%	\$2,289,000	\$22,890	35	Current	SAIL
\$510,000	12/1/2023	0%	\$510,000	\$ -	50	Current	SAIL
\$5,000,000	12/1/2042	1%	\$5,000,000	\$50,000	50	Current	SAIL
\$975,000	3/28/2026	0%	\$975,000	\$ -	15	Current	ELI
\$1,875,000	5/21/2027	0%	\$1,249,688	\$ -	15	Current	ELI
\$5,000,000	12/15/2042	1%	\$5,000,000	\$50,000	50	Current	SAIL
\$383,600	11/20/2032	0%	\$383,600	\$ -	50	Current	ELI
\$5,000,000	11/20/2032	1%	\$5,000,000	\$ -	50	Current	SAIL
\$4,000,000	12/27/2033	1%	\$931,668	\$ -	50	Current	SAIL
\$4,875,000	2/1/2048	0%	\$2,924,025	\$ -	15	Current	ELI
\$145,300	1/25/2032	0%	\$145,300	\$ -	50	Current	ELI
\$1,989,000	1/25/2032	1%	\$1,989,000	\$ -	50	Current	SAIL
\$1,500,000	10/1/2045	3%	\$1,500,000	\$23,102	50	Current	SAIL
\$1,500,000	12/1/2043	3%	\$1,500,000	\$ -	50	Current	SAIL
\$860,000	11/12/2024	3%	\$817,225	\$ -	50	Current	SAIL
\$1,020,000	4/10/2023	0%	\$1,020,000	\$ -	50	Current	SAIL
\$6,150,000	4/10/2058	1%	\$6,150,000	\$61,500	50	Current	SAIL
\$2,000,000	12/18/2018	9%, 3%	\$2,000,000	\$ -	50	Current	SAIL
\$3,450,000	10/26/2026	0%	\$2,069,310	\$ -	15	Current	ELI
\$5,400,000	4/30/2027	0%	\$3,599,100	\$ -	15	Current	ELI
\$3,050,000	10/14/2034	1%	\$977,331	\$ -	30	Current	SAIL
\$2,000,000	5/10/2034	1%	\$1,173,995	\$ -	50	Current	SAIL

RENTAL PORTFOLIO

STATE APARTMENT INCENTIVE LOAN PROGRAM LOANS OUTSTANDING AS OF DECEMBER 31, 2017

COUNTY	PROPERTY NAME	CITY	OWNER	TOTAL UNITS	SET-ASIDE UNITS ¹	DEMOGRAPHIC POPULATION SERVED ²
Leon	Jamestown Woods	Tallahassee	Gatehouse Group Inc	150	150	Elderly
	Sunrise Place	Tallahassee	Southport Financial Services, Inc.	99	99	Family
Marion	Berkeley Pointe	Ocala	Southport Financial Services, Inc.	160	160	Family
	Berkeley Pointe	Ocala	Southport Financial Services, Inc.	160	160	Family
	Hickory Knoll	Ocala	Southport Financial Services, Inc.	96	96	Family
	Magnolia Walk Phase II	Ocala	Ocala Leased Housing Corporation Inc.	144	144	Elderly
Martin	Crossings at Indian Run	Stuart	Southport Financial Services, Inc.	344	344	Family
	Crossings at Indian Run	Stuart	Southport Financial Services, Inc.	344	344	Family
Miami-Dade	Alhambra Cove	Miami	Cornerstone Group Development, LLC	240	240	Family
	Alhambra Cove	Miami	Cornerstone Group Development, LLC	240	240	Family
	Allapattah Gardens	Miami	Carlisle Development Group	128	128	Family
	Allen Apartments	Miami Beach	Miami Beach Community Development Corporation	39	39	Elderly
	Aswan Village	Opa Locka	HallKeen LLC	216	216	Family
	Biscayne Court	Miami	Biscayne Housing Group, LLC	60	6	Elderly
	Bonita Pointe	Florida City	Cornerstone Group Development, LLC	164	164	Family
	Calusa Cove	Miami	Banyan Realty Advisors	144	144	Family
	Cameron Creek	Florida City	Lincoln Avenue Capital LLC	148	148	Family
	Cedar Grove	Miami	American Opportunity Foundation Inc.	288	288	Family
	Coalition Lift	Miami	Carrfour Supportive Housing Inc.	34	34	Family
	Coquina Place	Miami	Cornerstone Group Development, LLC	96	96	Family
	Coquina Place	Miami	Cornerstone Group Development, LLC	96	96	Family
	Coral Gardens Apartments	Homestead	NV Homestead Apartments LP	92	92	Family
	Cutler Glen & Cutler Meadows	Miami	Preservation of Affordable Housing, Inc.	225	169	Family
	Cutler Hammock	Miami	Related Companies of New York	262	262	Family
	Cutler Manor	Miami	Preservation of Affordable Housing, Inc.	219	219	Family
	Cutler Vista	Miami	Related Companies of New York	216	55	Elderly
	Del Prado Gardens	Miami	Carrfour Supportive Housing Inc.	32	30	Family
	Doral Terrace	Miami	Cornerstone Group Development, LLC	256	184	Family
	Douglass Pointe	Opa Locka	Lincoln Avenue Capital LLC	176	176	Family
	Dr. Barbara Carey-Shuler Manor	Miami	Carrfour Supportive Housing Inc.	100	100	Homeless
	Dr. Barbara Carey-Shuler Manor	Miami	Carrfour Supportive Housing Inc.	100	100	Homeless
	Dr. Barbara Carey-Shuler Manor	Miami	Carrfour Supportive Housing Inc.	100	100	Homeless
	Everett Stewart Senior Village	Miami	Carlisle Development Group	96	96	Family
	Garden Walk	Cutler Bay	Tacolcy Economic Development Corp.	228	228	Family
	Golden Lakes	Miami	Cornerstone Group Development, LLC	280	280	Family
	Hainlin Mills	Miami	Related Companies of New York	144	144	Elderly
	Hamlet at Walden Pond	Miami	Related Group of Florida	312	312	Special Needs
	Harding Village	Miami Beach	Carrfour Supportive Housing Inc.	92	92	Homeless
Hibiscus Pointe	Miami	Cornerstone Group Development, LLC	212	181	Family	
Hidden Grove	Homestead	Related Companies of New York	222	222	Family	
Karis Village	Miami	Carrfour Supportive Housing Inc.	88	88	Homeless	
Keys III	Homestead	Brannon Group, L.C. and Co.	48	48	Family	

RENTAL PORTFOLIO

ORIGINAL LOAN AMOUNT	MATURITY DATE	INTEREST RATE ³	LOAN BALANCE AS OF 12/31/2017	INTEREST PAID IN 2017	AFFORDABILITY PERIOD	LOAN STATUS ⁴	FUNDING TYPE ⁵
\$1,125,000	5/1/2020	3%	\$1,125,000	\$33,750	50	Current	SAIL
\$900,000	10/1/2029	3%	\$883,203	\$43,970	50	Current	SAIL
\$233,600	11/20/2031	0%	\$233,600	\$ -	50	Current	ELI
\$4,398,240	11/20/2031	1%	\$4,398,240	\$ -	50	Current	SAIL
\$3,150,000	5/1/2033	1%	\$3,150,000	\$ -	50	Current	SAIL
\$1,000,000	6/5/2020	3%	\$1,000,000	\$ -	50	Past Due	SAIL
\$4,947,342	6/1/2031	3%	\$4,947,342	\$ -	50	Current	SAIL
\$5,123,238	6/1/2031	0%	\$5,123,238	\$ -	50	Current	SAIL
\$1,000,000	7/15/2045	3%	\$1,000,000	\$ -	50	Current	SAIL
\$2,000,000	7/15/2045	3%	\$1,772,367	\$ -	50	Current	SAIL
\$1,500,000	9/1/2021	3%	\$659,000	\$85,192	50	Current	SAIL
\$750,000	11/10/2039	1%	\$750,000	\$ -	15	Past Due	SAIL
\$2,000,000	7/1/2036	3%	\$2,000,000	\$60,000	50	Current	SAIL
\$510,000	7/31/2024	0%	\$510,000	\$ -	15	Current	SAIL
\$2,000,000	2/15/2045	3%	\$2,000,000	\$60,000	50	Current	SAIL
\$1,449,387	1/31/2033	1%	\$1,346,238	\$13,981	61	Current	SAIL
\$1,125,000	8/17/2018	3%	\$1,125,000	\$54,925	50	Current	SAIL
\$2,500,000	8/1/2041	3%	\$0	\$91,233	50	Paid Off	SAIL
\$825,000	5/25/2036	0%	\$735,189	\$ -	20	Current	ELI
\$750,000	10/30/2045	0%	\$685,612	\$ -	30	Current	ELI
\$2,592,000	10/30/2045	1%	\$2,337,669	\$ -	30	Current	SAIL
\$1,330,000	9/1/2017	9%, 3%	\$1,330,000	\$72,989	39	Matured	SAIL
\$411,106	12/31/2026	1%	\$411,106	\$3,933	15	Current	SAIL
\$2,900,000	8/1/2048	3%	\$2,473,385	\$81,184	58	Current	SAIL
\$2,661,095	12/31/2026	1%	\$2,661,095	\$ -	50	Current	SAIL
\$2,500,000	10/1/2042	3%	\$1,973,899	\$60,077	52	Current	SAIL
\$332,592	11/23/2018	3%	\$332,592	\$20,229	54	Matured	SAIL
\$2,500,000	8/1/2030	3%	\$1,250,000	\$38,322	50	Current	SAIL
\$1,825,000	9/30/2041	9%, 3%	\$0	\$87,900	50	Paid Off	SAIL
\$765,000	4/23/2025	0%	\$765,000	\$ -	50	Current	SAIL
\$1,267,637	4/23/2025	1%	\$1,267,637	\$14,894	50	Current	SAIL
\$1,267,637	4/23/2025	0%	\$1,267,637	\$ -	50	Current	SAIL
\$765,000	5/21/2025	0%	\$765,000	\$ -	15	Current	SAIL
\$3,110,901	8/27/2018	9%, 3%	\$3,110,901	\$446,624	57	Current	SAIL
\$2,590,000	1/1/2039	3%	\$2,590,000	\$98,094	50	Current	SAIL
\$1,564,000	5/1/2042	3%	\$1,564,000	\$46,920	46	Current	SAIL
\$3,740,200	4/1/2030	3%	\$3,740,200	\$203,052	68	Current	SAIL
\$2,000,000	5/18/2022	1%	\$2,000,000	\$20,000	50	Current	SAIL
\$2,000,000	11/1/2044	3%	\$1,952,749	\$58,582	50	Current	SAIL
\$2,239,000	9/30/2042	3%	\$2,239,000	\$100,295	50	Current	SAIL
\$4,300,000	11/1/2046	1%	\$3,965,772	\$ -	50	Current	SAIL
\$1,481,200	1/15/2037	9%	\$1,481,200	\$ -	69	Current	SAIL

RENTAL PORTFOLIO

STATE APARTMENT INCENTIVE LOAN PROGRAM LOANS OUTSTANDING AS OF DECEMBER 31, 2017

COUNTY	PROPERTY NAME	CITY	OWNER	TOTAL UNITS	SET-ASIDE UNITS ¹	DEMOGRAPHIC POPULATION SERVED ²
Miami-Dade	Labre Place	Miami	Biscayne Housing Group, LLC	90	90	Homeless
	Liberty Village	Miami	Carrfour Supportive Housing Inc.	60	60	Homeless
	Liberty Village	Miami	Carrfour Supportive Housing Inc.	60	60	Homeless
	Little Haiti Gateway	Miami	Carrfour Supportive Housing Inc.	80	57	Family
	M & M Maison II	Miami	Urban League of Greater Miami	21	21	Family
	Marbrisa	Hialeah	Cornerstone Group Development, LLC	368	368	Family
	Merritt Place Estates	Florida City	Hunt Companies Inc.	159	159	FW FW
	Monterey Pointe	Homestead	Cornerstone Group Development, LLC	336	336	Family
	Orchid Estates	Naranja	RS Development Corporation	74	74	Family
	Pinnacle Park	Miami	Pinnacle Housing Group LLC	135	135	Family
	Pinnacle View	Miami	Pinnacle Housing Group LLC	186	186	Family
	Rayos Del Sol	Miami	Pinnacle Housing Group LLC	199	199	Family
	Rio Towers	Miami	East Little Havana Community Dev. Corp.	82	82	Elderly
	Riverwalk I	Homestead	Related Companies of New York	123	123	FW FW
	Royalton	Miami	Carlisle Development Group	100	100	Homeless
	Running Brook	Miami	American Opportunity Foundation Inc.	186	186	Family
	San Sherri Villas	Homestead	Richman Group	80	80	Family
	Smathers II	Miami	Related Group of Florida	133	133	Elderly
	Smathers II	Miami	Related Group of Florida	133	133	Elderly
	Southpoint Crossing	Florida City	NHT / Enterprise Preservation Corporation	123	123	Family
	Sunrise Commons	Homestead	Landmark Development Corporation	106	21	Family
	Sunset Bay	Miami	Partnership Inc.	308	308	Family
	The Keys I & II	Homestead	Brannon Group, L.C. and Co.	80	80	Family
	Tuscany Place	Homestead	Cornerstone Group Development, LLC	340	340	Family
	Valencia Pointe	Miami	Cornerstone Group Development, LLC	148	89	Family
	Valencia Pointe	Miami	Cornerstone Group Development, LLC	148	89	Family
	Villa Aurora	Miami	Carrfour Supportive Housing Inc.	76	76	Homeless
	Village Carver II	Miami	Biscayne Housing Group, LLC	100	10	Elderly
	Villages I	Miami	Cornerstone Group Development, LLC	150	150	Family
	Monroe	Atlantic Pines	Big Pine Key	Community Housing Partners Corporation	14	14
Caya Place		Marathon	Tri-Star Affordable Development, LLC	42	42	Family
Cayo Del Mar		Key West	Creative Choice Homes, Inc.	130	130	Family
Frederick Douglass Square		Key West	NB Holdings Management LLC	52	52	Family
Meridian West		Key West	Alden Torch Financial LLC	102	102	Family
Meridian West		Key West	Alden Torch Financial LLC	102	102	Family
Poinciana Royale		Key West	AH of Monroe County Inc.	50	50	Family
Poinciana Royale		Key West	AH of Monroe County Inc.	50	50	Family
Sea Grape I		Marathon	Wells Fargo Community Lending and Invest	56	56	Family
Sea Grape II		Marathon	Wells Fargo Community Lending and Invest	28	28	Family
Sea Grape II		Marathon	Wells Fargo Community Lending and Invest	28	28	Family
Nassau		Nassau Club	Fernandina Beach	CED Companies	192	134
	Nassau Club	Fernandina Beach	CED Companies	192	134	Family
Okaloosa	Heather Glenn	Fort Walton Beach	Sheltering Palms Foundation Inc.	168	167	Family
Orange	Ashley Place	Orlando	Leland Enterprises Inc.	96	39	Family

RENTAL PORTFOLIO

ORIGINAL LOAN AMOUNT	MATURITY DATE	INTEREST RATE ³	LOAN BALANCE AS OF 12/31/2017	INTEREST PAID IN 2017	AFFORDABILITY PERIOD	LOAN STATUS ⁴	FUNDING TYPE ⁵
\$4,000,000	7/30/2025	0%	\$4,000,000	\$17,600	50	Current	SAIL
\$225,000	9/29/2046	0%	\$104,943	\$-	0	Current	ELI
\$1,100,000	9/29/2046	1%	\$498,109	\$-	0	Current	SAIL
\$495,000	11/14/2028	3%	\$427,083	\$17,802	50	Current	SAIL
\$160,000	8/1/2025	1%	\$140,858	\$1,370	50	Current	SAIL
\$2,500,000	7/1/2049	3%	\$1,889,935	\$56,698	50	Current	SAIL
\$2,000,000	9/30/2021	3%	\$175,472	\$-	50	Current	SAIL
\$2,500,000	2/1/2041	3%	\$2,500,000	\$128,228	50	Current	SAIL
\$4,250,000	8/31/2033	1%	\$3,245,430	\$-	50	Current	SAIL
\$1,040,000	8/31/2023	3%	\$1,040,000	\$31,200	50	Current	SAIL
\$1,750,000	8/1/2020	3%	\$1,750,000	\$52,500	50	Current	SAIL
\$2,000,000	8/23/2019	3%	\$2,000,000	\$60,000	50	Current	SAIL
\$800,000	7/23/2037	1%	\$548,949	\$5,626	50	Current	SAIL
\$843,000	3/1/2048	3%	\$720,221	\$21,836	15	Current	SAIL
\$3,000,000	10/11/2021	1%	\$3,000,000	\$85,687	50	Current	SAIL
\$1,900,000	7/1/2041	3%	\$0	\$69,337	50	Paid Off	SAIL
\$2,373,200	10/27/2021	3%	\$2,363,024	\$-	59	Current	SAIL
\$975,000	5/12/2045	0%	\$975,000	\$-	30	Current	ELI
\$1,138,150	5/12/2045	1%	\$1,138,150	\$-	30	Current	SAIL
\$3,850,025	5/31/2040	1%	\$3,850,025	\$77,001	65	Current	SAIL
\$935,000	11/25/2023	0%	\$935,000	\$-	15	Current	SAIL
\$2,486,611	3/1/2023	3%	\$786,611	\$-	65	Current	SAIL
\$1,481,200	1/15/2037	9%	\$1,481,200	\$-	69	Past Due	SAIL
\$2,000,000	12/1/2044	3%	\$2,000,000	\$60,000	50	Current	SAIL
\$510,000	7/9/2023	0%	\$510,000	\$-	50	Current	SAIL
\$5,000,000	7/9/2040	1%	\$5,000,000	\$50,000	50	Current	SAIL
\$3,000,000	12/4/2037	1%	\$3,000,000	\$15,000	50	Current	SAIL
\$765,000	12/8/2025	0%	\$765,000	\$-	15	Current	SAIL
\$5,000,000	12/21/2045	1%	\$3,192,783	\$-	50	Current	SAIL
\$612,882	5/1/2039	0%	\$435,827	\$-	65	Current	SAIL
\$3,500,000	1/30/2047	1%	\$2,875,192	\$-	0	Current	SAIL
\$2,000,000	10/1/2025	3%	\$1,875,918	\$-	50	Current	SAIL
\$1,290,000	2/28/2018	9%, 3%	\$1,289,707	\$963	27	Current	SAIL
\$1,000,000	2/3/2020	3%	\$1,000,000	\$-	50	Current	SAIL
\$1,000,000	2/3/2020	3%	\$1,000,000	\$-	50	Current	SAIL
\$425,000	4/22/2025	0%	\$425,000	\$-	50	Current	SAIL
\$2,078,686	4/22/2025	1%	\$1,726,827	\$17,268	50	Current	SAIL
\$1,854,549	12/18/2038	3%	\$1,854,549	\$55,636	50	Current	SAIL
\$255,000	2/4/2024	0%	\$254,788	\$-	30	Current	SAIL
\$991,033	2/4/2039	1%	\$748,316	\$9,588	30	Current	SAIL
\$1,000,000	10/15/2037	3%	\$1,000,000	\$38,305	50	Current	SAIL
\$2,000,000	10/15/2037	3%	\$2,000,000	\$60,000	50	Current	SAIL
\$1,500,000	6/20/2036	3%	\$750,000	\$72,863	50	Current	SAIL
\$1,100,000	7/1/2029	3%	\$1,100,000	\$71,200	40	Current	SAIL

RENTAL PORTFOLIO

STATE APARTMENT INCENTIVE LOAN PROGRAM LOANS OUTSTANDING AS OF DECEMBER 31, 2017

COUNTY	PROPERTY NAME	CITY	OWNER	TOTAL UNITS	SET-ASIDE UNITS ¹	DEMOGRAPHIC POPULATION SERVED ²
Orange	Avalon Reserve	Orlando	Banyan Realty Advisors	300	300	Family
	Citrus Glen	Orlando	Leland Enterprises Inc.	176	176	Family
	Clarcona Groves	Orlando	Richman Group	264	264	Family
	Clarcona Groves	Orlando	Richman Group	264	264	Family
	Crescent Club	Orlando	TLB of Central Florida LLC	215	215	Elderly
	Fountains at Millenia III	Orlando	Atlantic Housing Partners, LLLP	82	58	Family
	Fountains at Millenia III	Orlando	Atlantic Housing Partners, LLLP	82	58	Family
	Fountains at Millenia IV	Orlando	Atlantic Housing Partners, LLLP	100	100	Family
	Fox Hollow	Orlando	Partnership Inc.	155	63	Family
	Glenn on Millenia	Orlando	CED Companies	192	173	Family
	Hidden Creek	Orlando	Banyan Realty Advisors	304	304	Family
	Kinneret I	Orlando	Kinneret, Inc.	168	34	Elderly
	Landings on Millenia	Orlando	CED Companies	336	252	Family
	Lee Vista Club	Orlando	CED Companies	312	312	Family
	Marbella Cove	Orlando	Atlantic Housing Partners, LLLP	104	87	Family
	Marbella Pointe	Orlando	Atlantic Housing Partners, LLLP	120	84	Family
	Metro Place II	Orlando	Banyan Realty Advisors	248	224	Family
	Nassau Bay I	Orlando	TPI Communities LLC	252	51	Family
	Nassau Bay II	Orlando	TPI Communities LLC	240	48	Family
	Northbridge at Millenia	Orlando	Waterton Associates, LLC	396	80	Family
	Oak Harbor	Orlando	DRL Development LLC	176	176	Family
	Park Avenue Villas	Orlando	Banyan Realty Advisors	120	120	Family
	Pendana at West Lakes	Orlando	LIFT Orlando Community Development LLC	200	160	Family
	Pinnacle Pointe	Orlando	Pinnacle Housing Group LLC	268	268	Family
	Plymouth Apartments	Winter Park	Housing Authority City of Winter Park	196	40	Elderly
	Pointe Vista I	Orlando	Banyan Realty Advisors	100	100	Family
	Pointe Vista II	Orlando	Banyan Realty Advisors	288	288	Family
	Quest Village	Orlando	Life Concepts, Inc. dba Quest, Inc.	48	48	Family
	Sand Lake Pointe	Orlando	Banyan Realty Advisors	312	312	Family
	Sumerset Housing	Orlando	Richelson Enterprises	148	30	Family
	Wellesley	Orlando	Starwood Capital Group	312	312	Family
Wentworth II	Orlando	Starwood Capital Group	264	50	Family	
West Pointe Villas	Winter Garden	Banyan Realty Advisors	288	286	Family	
Willow Lake	Apopka	Starwood Capital Group	428	65	Family	
Osceola	Walden Park	Kissimmee	Starwood Capital Group	300	8	Family
Palm Beach	Colony Park	West Palm Beach	Southport Financial Services, Inc.	130	130	Family
	Courtyard on Flagler	West Palm Beach	Complete Property Development Co.	58	58	Family
	Green Cay Village	Boynton Beach	Housing Trust Group of Florida, LLC	160	160	Family
	Groves of Delray	Delray Beach	Florida Affordable Housing, Inc.	158	158	Elderly
	In the Pines South	Delray Beach	In the Pines, Inc.	40	40	FW FW
	Indian Trace	Riviera Beach	Cornerstone Group Development, LLC	330	330	Family
	Indian Trace	Riviera Beach	Cornerstone Group Development, LLC	330	33	Family
	Lake Mangonia	West Palm Beach	Southport Financial Services, Inc.	150	150	Family
	Lake Shore	West Palm Beach	Richman Group	192	192	Family

RENTAL PORTFOLIO

ORIGINAL LOAN AMOUNT	MATURITY DATE	INTEREST RATE ³	LOAN BALANCE AS OF 12/31/2017	INTEREST PAID IN 2017	AFFORDABILITY PERIOD	LOAN STATUS ⁴	FUNDING TYPE ⁵
\$1,447,600	10/31/2036	3%	\$1,447,600	\$43,428	50	Current	SAIL
\$1,670,000	6/28/2015	9%, 3%	\$1,670,000	\$ -	56	Matured	SAIL
\$1,000,000	8/15/2037	3%	\$1,000,000	\$ -	50	Current	SAIL
\$2,000,000	8/15/2037	3%	\$2,000,000	\$ -	50	Current	SAIL
\$2,000,000	5/13/2034	3%	\$2,000,000	\$60,000	50	Current	SAIL
\$765,000	12/1/2023	0%	\$765,000	\$ -	50	Current	SAIL
\$5,000,000	12/1/2042	1%	\$5,000,000	\$50,000	50	Current	SAIL
\$4,414,365	12/1/2042	1%	\$4,414,365	\$44,144	50	Current	SAIL
\$2,110,000	9/1/2050	3%	\$1,856,214	\$56,223	30	Current	SAIL
\$1,798,000	7/15/2034	3%	\$1,798,000	\$ -	50	Current	SAIL
\$3,100,000	12/29/2025	1%	\$2,664,212	\$27,668	63	Current	SAIL
\$661,500	3/18/2024	1%	\$658,693	\$ -	15	Current	EHCL
\$2,000,000	11/13/2035	3%	\$2,000,000	\$96,232	50	Current	SAIL
\$2,000,000	8/13/2037	3%	\$2,000,000	\$60,000	50	Current	SAIL
\$4,500,000	6/15/2042	1%	\$4,500,000	\$45,000	50	Current	SAIL
\$4,000,000	8/25/2023	3%	\$4,000,000	\$120,000	15	Current	SAIL
\$2,500,000	4/30/2031	1%	\$2,170,335	\$22,500	50	Current	SAIL
\$3,825,000	3/28/2026	0%	\$2,294,235	\$ -	15	Current	ELI
\$3,600,000	3/10/2030	0%	\$2,159,280	\$ -	15	Current	ELI
\$2,000,000	2/21/2037	3%	\$2,000,000	\$ -	40	Current	SAIL
\$1,835,000	11/1/2044	3%	\$1,835,000	\$4,063	50	Current	SAIL
\$850,000	9/1/2031	1%	\$758,360	\$7,966	50	Current	SAIL
\$2,000,000	3/7/2047	1%	\$499,709	\$ -	0	Current	SAIL
\$2,000,000	7/1/2035	3%	\$2,000,000	\$60,000	50	Current	SAIL
\$597,384	7/10/2023	1%	\$597,384	\$ -	15	Current	EHCL
\$703,000	11/1/2025	1%	\$649,753	\$6,748	63	Current	SAIL
\$2,500,000	10/1/2029	1%	\$2,129,517	\$22,115	50	Current	SAIL
\$1,000,000	1/1/2047	0%	\$763,224	\$ -	50	Current	SAIL
\$1,301,258	5/1/2021	3%	\$0	\$61,712	50	Paid Off	SAIL
\$2,000,000	6/1/2036	3%	\$2,000,000	\$ -	50	Current	SAIL
\$2,000,000	8/1/2035	3%	\$1,711,973	\$55,580	50	Current	SAIL
\$3,750,000	12/1/2047	0%	\$2,499,375	\$ -	15	Current	ELI
\$2,500,000	10/15/2032	3%	\$2,500,000	\$75,000	50	Current	SAIL
\$4,875,000	6/1/2047	0%	\$2,924,025	\$ -	15	Current	ELI
\$535,000	11/1/2048	0%	\$392,262	\$ -	15	Current	ELI
\$1,340,000	12/1/2050	3%	\$1,340,000	\$44,936	50	Current	SAIL
\$600,000	8/31/2045	1%	\$571,202	\$43,032	62	Current	SAIL
\$5,000,000	3/1/2049	1%	\$5,000,000	\$ -	50	Current	SAIL
\$1,502,000	12/31/2026	3%	\$1,502,000	\$46,742	50	Current	SAIL
\$1,346,710	8/31/2018	3%, 1%	\$1,346,710	\$ -	50	Current	SAIL
\$2,000,000	5/1/2048	3%	\$1,987,874	\$59,636	50	Current	SAIL
\$2,475,000	5/1/2048	0%	\$1,649,588	\$ -	50	Current	ELI
\$600,000	12/1/2032	3%	\$505,722	\$38,573	50	Current	SAIL
\$2,000,000	6/15/2037	3%	\$2,000,000	\$5,090	50	Current	SAIL

RENTAL PORTFOLIO

STATE APARTMENT INCENTIVE LOAN PROGRAM LOANS OUTSTANDING AS OF DECEMBER 31, 2017

COUNTY	PROPERTY NAME	CITY	OWNER	TOTAL UNITS	SET-ASIDE UNITS ¹	DEMOGRAPHIC POPULATION SERVED ²
Palm Beach	Madison Chase	West Palm Beach	Banyan Realty Advisors	230	230	Family
	Merry Place	West Palm Beach	West Palm Beach Housing Authority	130	130	Family
	Paul Laurence Dunbar Senior Complex	West Palm Beach	West Palm Beach Housing Authority	99	99	Elderly
	Paul Laurence Dunbar Senior Complex	West Palm Beach	West Palm Beach Housing Authority	99	99	Elderly
	Pinnacle at Abbey Park	West Palm Beach	Pinnacle Housing Group LLC	160	160	Family
	Pinnacle Palms	West Palm Beach	Pinnacle Housing Group LLC	152	152	Elderly
	Portofino	Palm Springs	Cornerstone Group Development, LLC	270	270	Family
	Portofino	Palm Springs	Cornerstone Group Development, LLC	270	15	Family
	Portofino	Palm Springs	Cornerstone Group Development, LLC	270	270	Family
	Portofino	Palm Springs	Cornerstone Group Development, LLC	270	33	Family
	Quiet Waters	Belle Glade	McCurdy Senior Housing Corporation	93	93	Homeless
	Renaissance	West Palm Beach	Cornerstone Group Development, LLC	344	344	Family
	Riverview House	Lake Worth	Richman Group	160	160	Elderly
	Royal Palm Lakes	Pahokee	Heritage Partners Group Inc.	42	42	Elderly
	San Marco Villas II	Lake Park	Southport Financial Services, Inc.	112	112	Family
	Waverly	West Palm Beach	Starwood Capital Group	260	33	Family
	Windsor Park	West Palm Beach	Starwood Capital Group	240	24	Elderly
	Woodlake	West Palm Beach	Related Group of Florida	224	224	Family
Worthington	Lake Worth	Starwood Capital Group	300	300	Family	
Pasco	Banyan Senior	Port Richey	Beneficial Communities LLC	96	10	Elderly
	Hudson Ridge	Port Richey	Richman Group	168	168	Family
	Hudson Ridge	Port Richey	Richman Group	168	168	Family
	Landings at Sea Forest	New Port Richey	Affordable Housing Institute, Inc.	200	120	Elderly
	Landings of Saint Andrew	New Port Richey	National Church Residences	196	186	Elderly
	Landings of Saint Andrew	New Port Richey	National Church Residences	196	186	Elderly
	Ozanam Village	New Port Richey	Society of St. Vincent De Paul South Pinellas	30	30	Family
	Ozanam Village	New Port Richey	Society of St. Vincent De Paul South Pinellas	30	30	Family
	Park at Wellington II	Holiday	Housing Trust Group of Florida, LLC	110	110	Family
	Park at Wellington II	Holiday	Housing Trust Group of Florida, LLC	110	110	Family
	Pasco Woods	Wesley Chapel	Harmony Housing Advisors Inc.	200	198	Family
	Regency Palms	Port Richey	Dominium LLC	200	100	Family
Pinellas	Brookside Square	St. Petersburg	Gulfcoast Housing Foundation Inc.	142	142	Family
	Brookside Square	St. Petersburg	Gulfcoast Housing Foundation Inc.	142	142	Family
	Clear Harbor	Clearwater	Richman Group	84	84	Family
	Clear Harbor	Clearwater	Richman Group	84	84	Family
	Duval Park	St. Petersburg	Blue Sky Communities, LLC	88	88	Special Needs
	Duval Park	St. Petersburg	Blue Sky Communities, LLC	88	88	Special Needs
	Garden Trail	Clearwater	Southport Financial Services, Inc.	76	76	Family
	Garden Trail	Clearwater	Southport Financial Services, Inc.	76	76	Family
	Lexington Club at Renaissance Square	Clearwater	Equity Management Partners Inc.	240	240	Family
	Peterborough Apartments	St. Petersburg	Blue Sky Communities, LLC	150	150	Elderly
	Peterborough Apartments	St. Petersburg	Blue Sky Communities, LLC	150	150	Elderly

RENTAL PORTFOLIO

ORIGINAL LOAN AMOUNT	MATURITY DATE	INTEREST RATE ³	LOAN BALANCE AS OF 12/31/2017	INTEREST PAID IN 2017	AFFORDABILITY PERIOD	LOAN STATUS ⁴	FUNDING TYPE ⁵
\$2,369,000	4/8/2046	3%	\$2,369,000	\$219,495	56	Current	SAIL
\$1,024,000	8/16/2027	3%	\$1,024,000	\$ -	50	Current	SAIL
\$750,000	7/16/2057	0%	\$750,000	\$ -	50	Current	ELI
\$2,474,000	7/16/2057	1%	\$2,302,117	\$ -	50	Current	SAIL
\$1,000,000	3/1/2049	3%	\$1,000,000	\$ -	50	Current	SAIL
\$1,579,000	6/1/2042	3%	\$1,529,000	\$ -	50	Current	SAIL
\$1,000,000	6/1/2049	3%	\$1,000,000	\$ -	50	Current	SAIL
\$1,125,000	6/1/2049	0%	\$824,850	\$ -	50	Current	ELI
\$2,000,000	6/1/2049	3%	\$2,000,000	\$404,245	50	Current	SAIL
\$2,475,000	6/1/2049	0%	\$1,814,670	\$ -	50	Current	ELI
\$1,750,000	6/11/2038	3%	\$1,750,000	\$52,500	50	Current	SAIL
\$2,000,000	5/15/2037	3%	\$2,000,000	\$60,000	50	Current	SAIL
\$1,662,960	9/30/2031	9%, 3%	\$1,662,960	\$ -	50	Current	SAIL
\$389,945	6/30/2012	9%, 3%	\$389,945	\$ -	50	Matured	SAIL
\$905,350	12/15/2043	3%	\$905,350	\$ -	50	Current	SAIL
\$2,475,000	1/1/2049	0%	\$1,814,670	\$ -	15	Current	ELI
\$1,800,000	6/1/2048	0%	\$1,079,640	\$ -	15	Current	ELI
\$2,350,000	3/1/2030	3%	\$2,350,000	\$121,901	50	Current	SAIL
\$4,800,000	11/1/2035	3%	\$3,593,380	\$116,071	50	Current	SAIL
\$850,000	2/13/2023	0%	\$850,000	\$ -	15	Current	SAIL
\$1,445,000	8/19/2023	0%	\$1,445,000	\$ -	50	Current	SAIL
\$4,700,000	8/15/2041	1%	\$4,700,000	\$ -	50	Current	SAIL
\$3,240,000	12/9/2046	1%	\$3,170,343	\$49,780	60	Current	SAIL
\$1,990,000	2/27/2035	1%	\$1,990,000	\$ -	55	Current	SAIL
\$2,000,000	2/27/2035	1%	\$343,914	\$ -	55	Current	SAIL
\$309,360	6/22/2032	0%	\$134,059	\$ -	30	Current	ELI
\$4,683,000	6/22/2032	0%	\$2,028,826	\$ -	30	Current	SAIL
\$549,600	12/1/2033	0%	\$377,079	\$ -	50	Current	ELI
\$4,899,714	12/1/2033	1%	\$2,623,172	\$ -	50	Current	SAIL
\$2,000,000	8/1/2039	3%	\$0	\$24,069	50	Paid Off	SAIL
\$2,000,000	12/1/2033	3%	\$2,000,000	\$ -	52	Current	SAIL
\$383,600	12/14/2032	0%	\$383,600	\$ -	50	Current	ELI
\$4,400,000	12/14/2032	1%	\$4,400,000	\$ -	50	Current	SAIL
\$413,841	6/15/2042	1%	\$413,841	\$ -	50	Current	SAIL
\$3,000,000	6/15/2042	3%	\$3,000,000	\$ -	50	Current	SAIL
\$300,000	10/2/2029	0%	\$300,000	\$ -	50	Current	ELI
\$2,976,377	10/2/2031	0%	\$2,976,377	\$ -	50	Current	SAIL
\$185,700	1/1/2034	0%	\$185,700	\$ -	50	Current	ELI
\$4,100,000	1/1/2034	1%	\$4,100,000	\$ -	50	Current	SAIL
\$2,400,000	1/1/2032	3%	\$2,400,000	\$743,224	50	Current	SAIL
\$1,125,000	1/27/2033	0%	\$1,125,000	\$ -	15	Current	ELI
\$3,939,840	1/27/2033	1%	\$3,939,840	\$ -	15	Current	SAIL

RENTAL PORTFOLIO

RENTAL PORTFOLIO

STATE APARTMENT INCENTIVE LOAN PROGRAM LOANS OUTSTANDING AS OF DECEMBER 31, 2017

COUNTY	PROPERTY NAME	CITY	OWNER	TOTAL UNITS	SET-ASIDE UNITS ¹	DEMOGRAPHIC POPULATION SERVED ²
Pinellas	Pinellas Hope II	Clearwater	Catholic Charities Housing Inc.	80	80	Homeless
	Pinellas Hope V	Clearwater	Catholic Charities Housing Inc.	45	45	Homeless
	Presbyterian Towers	St. Petersburg	Presbyterian Housing Foundation of Florida, Inc.	210	0	Elderly
	Salt Creek	St. Petersburg	Boley Center for Behavioral Health Care, Inc.	18	18	Family
	Savannah Cove	Tarpon Springs	Gatehouse Group Inc	160	160	Elderly
	Viridian	St. Petersburg	Sage Partners LLC	188	188	Elderly
	Viridian	St. Petersburg	Sage Partners LLC	188	188	Elderly
Polk	Cambridge Cove	Lakeland	CED Companies	200	160	Family
	Episcopal-Catholic	Winter Haven	Episcopal-Catholic Apartments, Inc.	199	0	Elderly
	Episcopal-Catholic	Winter Haven	Episcopal-Catholic Apartments, Inc.	199	0	Elderly
	Harbour Court	Haines City	Southport Financial Services, Inc.	64	64	Family
	Harbour Court	Haines City	Southport Financial Services, Inc.	64	64	Family
	Manor at West Bartow	Bartow	Lakeland Housing Authority	100	10	Elderly
	Villages at Noah's Landing	Lakeland	Noah's Ark of Central Florida, Inc.	126	126	Special Needs
	Villages at Noah's Landing	Lakeland	Noah's Ark of Central Florida, Inc.	126	126	Special Needs
	Villas at Lake Smart	Winter Haven	Carlisle Development Group	220	55	Family
	Whispering Pines	Bartow	Hallmark Companies, Inc.	64	64	FW FW
	Wilmington	Lakeland	Starwood Capital Group	200	200	Family
	Wilmington	Lakeland	Starwood Capital Group	200	200	Family
	Winter Haven Baptist Manor	Winter Haven	Winter Haven Baptist Manor, Inc.	125	32	Elderly
Putnam	Grand Pines	Palatka	Campbell Housing Enterprises, Inc.	78	78	Elderly
	Kay Larkin Apartments	Palatka	Campbell Housing Enterprises, Inc.	60	60	Family
Sarasota	Janies Garden I	Sarasota	Michaels Development Company, Inc.	86	66	Family
	Jefferson Center	Sarasota	Jefferson Center, Inc.	209	0	Elderly
	Loveland Village	Venice	Loveland Center, Inc.	60	60	Family
	Loveland Village	Venice	Loveland Center, Inc.	60	60	Family
	University Club	Sarasota	CED Companies	192	192	Family
	Willow Creek	North Port	Alden Torch Financial LLC	120	120	Elderly
	Willow Creek II	North Port	Alden Torch Financial LLC	104	104	Elderly
Seminole	Georgia Arms	Sanford	Southport Financial Services, Inc.	90	90	Family
	Charleston Club	Sanford	CED Companies	288	245	Family
	Georgia Arms	Sanford	Southport Financial Services, Inc.	90	90	Family
	Hatteras Sound	Sanford	CED Companies	184	184	Family
	Huntington Reserve	Sanford	Partnership Inc.	168	68	Family
	Mystic Cove	Oviedo	CED Companies	184	184	Family
	Oviedo Town Centre I	Oviedo	Atlantic Housing Partners, LLLP	106	106	Family
	Oviedo Town Centre II	Oviedo	Atlantic Housing Partners, LLLP	34	25	Family
	Oviedo Town Centre II	Oviedo	Atlantic Housing Partners, LLLP	34	25	Family
	Oviedo Town Centre III	Oviedo	Atlantic Housing Partners, LLLP	72	51	Family
	Oviedo Town Centre III	Oviedo	Atlantic Housing Partners, LLLP	72	51	Family
	Seminole Gardens	Sanford	Southport Financial Services, Inc.	108	108	Family
	Seminole Gardens	Sanford	Southport Financial Services, Inc.	108	108	Family
	Stratford Point Apts.	Sanford	Picerne Affordable Development LLC	384	76	Family
	Stratford Point Apts.	Sanford	Picerne Affordable Development LLC	384	76	Family

RENTAL PORTFOLIO

ORIGINAL LOAN AMOUNT	MATURITY DATE	INTEREST RATE ³	LOAN BALANCE AS OF 12/31/2017	INTEREST PAID IN 2017	AFFORDABILITY PERIOD	LOAN STATUS ⁴	FUNDING TYPE ⁵
\$3,000,000	8/10/2024	0%	\$3,000,000	\$ -	50	Current	SAIL
\$1,050,000	3/31/2035	0%	\$710,870	\$ -	0	Current	ELI
\$132,720	10/24/2018	1%	\$132,720	\$ -	15	Current	EHCL
\$245,583	9/1/2039	0%	\$216,113	\$ -	50	Current	SAIL
\$1,149,903	9/17/2035	3%	\$1,149,903	\$18,373	50	Current	SAIL
\$1,615,000	6/30/2024	0%	\$1,615,000	\$ -	50	Current	SAIL
\$4,320,000	12/10/2041	1%	\$4,320,000	\$43,200	50	Current	SAIL
\$1,160,000	7/15/2034	3%	\$1,142,496	\$ -	50	Current	SAIL
\$119,603	6/30/2019	3%	\$116,300	\$ -	15	Current	EHCL
\$161,251	8/31/2017	3%	\$0	\$71,057	15	Paid Off	EHCL
\$525,000	7/21/2030	0%	\$525,000	\$ -	30	Current	ELI
\$1,750,000	1/21/2032	1%	\$1,750,000	\$ -	30	Current	SAIL
\$850,000	8/22/2023	0%	\$850,000	\$ -	15	Current	SAIL
\$1,000,000	4/16/2065	0%	\$950,000	\$ -	50	Current	ELI
\$1,320,000	4/16/2045	0%	\$1,254,000	\$ -	50	Current	SAIL
\$4,125,000	9/1/2049	0%	\$2,749,313	\$ -	15	Current	ELI
\$1,282,000	6/1/2033	3%	\$1,282,000	\$21,569	50	Current	SAIL
\$1,500,000	12/15/2043	3%	\$1,500,000	\$47,589	50	Current	SAIL
\$2,475,000	8/21/2028	0%	\$1,814,670	\$ -	50	Current	ELI
\$265,306	9/30/2024	0%	\$63,472	\$ -	34	Current	EHCL
\$810,000	12/1/2033	9%, 3%	\$810,000	\$ -	50	Current	SAIL
\$1,175,000	7/1/2031	9%, 3%	\$1,175,000	\$1,380	50	Current	SAIL
\$765,000	8/22/2023	0%	\$765,000	\$ -	15	Current	SAIL
\$72,797	3/7/2022	1%	\$72,797	\$ -	15	Current	EHCL
\$835,000	3/13/2045	0%	\$835,000	\$ -	30	Current	ELI
\$940,000	3/13/2030	0%	\$940,000	\$ -	30	Current	SAIL
\$1,500,000	11/13/2035	3%	\$1,500,000	\$ -	50	Current	SAIL
\$1,225,000	1/1/2018	9%, 3%	\$1,225,000	\$ -	51	Current	SAIL
\$800,000	6/1/2044	3%	\$800,000	\$109,775	50	Past Due	SAIL
\$675,000	4/30/2030	0%	\$675,000	\$ -	30	Current	ELI
\$1,500,000	7/15/2034	3%	\$1,500,000	\$ -	50	Current	SAIL
\$1,850,000	10/30/2031	1%	\$1,850,000	\$31,019	30	Current	SAIL
\$1,420,000	6/1/2018	3%	\$1,346,305	\$ -	51	Current	SAIL
\$2,106,000	9/1/2050	3%	\$1,897,663	\$57,478	50	Current	SAIL
\$1,500,000	8/15/2035	3%	\$1,500,000	\$45,000	50	Current	SAIL
\$2,650,000	9/1/2042	3%	\$2,650,000	\$79,500	50	Current	SAIL
\$340,000	12/1/2023	0%	\$340,000	\$ -	50	Current	SAIL
\$1,200,000	9/1/2042	1%	\$1,200,000	\$12,000	50	Current	SAIL
\$680,000	12/1/2023	0%	\$680,000	\$ -	50	Current	SAIL
\$4,630,000	9/1/2042	1%	\$4,630,000	\$46,300	50	Current	SAIL
\$536,500	4/3/2033	0%	\$410,196	\$ -	50	Current	ELI
\$2,800,000	4/3/2033	1%	\$2,165,598	\$ -	50	Current	SAIL
\$1,500,000	7/1/2048	0%	\$899,700	\$ -	15	Current	ELI
\$5,700,000	7/1/2048	0%	\$3,799,050	\$ -	15	Current	ELI

RENTAL PORTFOLIO

STATE APARTMENT INCENTIVE LOAN PROGRAM LOANS OUTSTANDING AS OF DECEMBER 31, 2017

COUNTY	PROPERTY NAME	CITY	OWNER	TOTAL UNITS	SET-ASIDE UNITS ¹	DEMOGRAPHIC POPULATION SERVED ²
Seminole	Vista Haven	Sanford	Lakeside Capital Advisors LP	336	335	Family
	Windchase	Sanford	Starwood Capital Group	352	65	Family
	Wyndham Place	Sanford	Starwood Capital Group	260	39	Family
	Wyndham Place	Sanford	Starwood Capital Group	260	39	Family
St. Johns	Whispering Woods	St. Augustine	Starwood Capital Group	200	33	Family
	Woodcrest	St. Augustine	Starwood Capital Group	90	90	Family
St. Lucie	Grove Park	Port St. Lucie	Southern Affordable Services Inc.	210	210	Family
	Grove Park	Port St. Lucie	Southern Affordable Services Inc.	210	210	Family
	Orangewood Village	Ft. Pierce	Southport Financial Services, Inc.	60	60	Family
	Orangewood Village	Ft. Pierce	Southport Financial Services, Inc.	60	60	Family
	Peacock Run	Port St. Lucie	Creative Choice Homes, Inc.	264	66	Family
	Sabal Chase	Ft. Pierce	Harmony Housing Advisors Inc.	340	340	Family
	Saint Andrews Pointe	Port St. Lucie	CED Companies	184	183	Family
Suwannee	Dowling Park	Live Oak	Advent Christian Village	100	0	Elderly
Volusia	Cape Morris Cove II	Daytona Beach	Atlantic Housing Partners, LLLP	47	34	Family
	Cape Morris Cove I	Daytona Beach	Atlantic Housing Partners, LLLP	130	91	Family
	Cape Morris Cove I	Daytona Beach	Atlantic Housing Partners, LLLP	130	91	Family
	Cape Morris Cove II	Daytona Beach	Atlantic Housing Partners, LLLP	47	34	Family
	Carolina Club	Daytona Beach	Cornerstone Group Development, LLC	224	224	Family
	Carolina Club	Daytona Beach	Cornerstone Group Development, LLC	224	22	Family
	New Hope Villas of Seville	Seville	Seville Farm Family Housing Association, Inc.	61	51	FW FW
	San Marco	Ormond Beach	Cornerstone Group Development, LLC	260	28	Family
	Saxon Trace	Orange City	CED Companies	192	192	Family
	Sunrise Pointe	Port Orange	CED Companies	208	207	Family
Walton	Arbours at Shoemaker Place	Defuniak Springs	Arbour Valley Development, LLC	80	80	Family

Notes:

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

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

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

RENTAL PORTFOLIO

ORIGINAL LOAN AMOUNT	MATURITY DATE	INTEREST RATE ³	LOAN BALANCE AS OF 12/31/2017	INTEREST PAID IN 2017	AFFORDABILITY PERIOD	LOAN STATUS ⁴	FUNDING TYPE ⁵
\$2,000,000	6/1/2032	3%	\$0	\$120,822	50	Paid Off	SAIL
\$4,875,000	3/28/2026	0%	\$2,924,025	\$ -	15	Current	ELI
\$1,950,000	1/1/2048	0%	\$1,169,610	\$ -	15	Current	ELI
\$2,925,000	1/1/2048	0%	\$1,949,513	\$ -	15	Current	ELI
\$2,475,000	4/17/2028	0%	\$1,814,670	\$ -	15	Current	ELI
\$1,061,605	1/1/2049	3%	\$459,615	\$12,432	50	Current	SAIL
\$1,575,000	1/1/2051	0%	\$1,575,000	\$ -	30	Current	ELI
\$4,200,000	1/1/2051	1%	\$4,200,000	\$ -	30	Current	SAIL
\$143,400	5/20/2032	0%	\$143,400	\$ -	50	Current	ELI
\$1,739,000	5/20/2032	1%	\$1,739,000	\$ -	50	Current	SAIL
\$1,050,000	3/28/2026	0%	\$629,790	\$ -	15	Current	ELI
\$4,725,000	5/1/2051	0%	\$2,834,055	\$ -	15	Current	ELI
\$1,500,000	6/21/2036	3%	\$1,500,000	\$45,000	50	Current	SAIL
\$200,000	6/28/2020	1%	\$200,000	\$ -	15	Past Due	EHCL
\$425,000	12/1/2023	0%	\$425,000	\$ -	50	Current	SAIL
\$1,105,000	12/1/2023	0%	\$1,105,000	\$ -	50	Current	SAIL
\$5,000,000	10/15/2042	1%	\$5,000,000	\$50,000	50	Current	SAIL
\$1,500,000	10/15/2042	1%	\$1,500,000	\$15,000	50	Current	SAIL
\$2,325,000	10/1/2050	3%	\$2,325,000	\$ -	59	Current	SAIL
\$2,475,000	9/22/2030	0%	\$2,144,835	\$ -	59	Current	ELI
\$2,877,785	6/1/2017	3%, 1%	\$2,877,785	\$ -	50	Matured	SAIL
\$2,100,000	10/1/2048	0%	\$1,399,650	\$ -	15	Current	ELI
\$1,500,000	6/15/2036	3%	\$1,500,000	\$ -	50	Current	SAIL
\$2,000,000	2/1/2033	3%	\$2,000,000	\$ -	50	Current	SAIL
\$680,000	7/30/2025	0%	\$680,000	\$ -	50	Current	SAIL

Notes continued:

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

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

CORPORATION CONTACTS

Executive Director	Harold L. "Trey" Price
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General Counsel	Hugh Brown
Asset Management & Guarantee Program.....	Laura Cox
Comptroller	Angie Sellers
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External Affairs.....	Jacqueline Peters
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