

The *key* to affordable housing

we make housing affordable™  
**Florida Housing**  
Finance Corporation

2016 Annual Report

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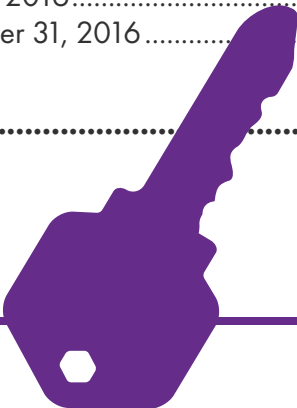
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# BOARD OF DIRECTORS



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



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



**Natacha Bastian**  
Commercial building representative



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



**John David Hawthorne, Jr.**  
Low income advocate



**Ron Lieberman**  
Residential builder



**Julie Dennis**  
Florida Department of Economic  
Opportunity (DEO), Ex-Officio



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





# FROM THE BOARD CHAIR AND THE EXECUTIVE DIRECTOR

"Here are your keys!"

When it comes to housing, these four words can change lives forever. A set of keys to a safe, decent and affordable place --- a place to call home --- is the quintessential symbol of the American dream. Keys to a home or an apartment represent stability and achievement for individuals and families throughout the state. At Florida Housing, they also represent our commitment to affordable and sustainable housing options for our diverse communities. Whether it's a growing family purchasing a first home, an elderly person renting an accessible-friendly apartment or a person with a developmental disability moving into a supportive housing community, Florida Housing's mission is clear: help these and many other residents get their keys to "come home."

Florida Housing works to achieve this mission through a variety of Homeownership and Rental Housing Programs specifically targeting resources to match proven needs. Last year, about 12,400 homeowners received funding to purchase a first home or, in some cases, to help save a home. Rental development programs awarded funding that will create or rehabilitate approximately 9,200 affordable units. This 2016 Annual Report, titled "Florida Housing Finance Corporation—the Key to Affordable Housing," provides information on these programs and the impact they have had on the lives of Floridians statewide.

On the homeownership side, our Homebuyer Loans Programs used \$965.8 million to assist nearly 7,200 families to become homeowners at an average purchase price of \$143,790 per home. We provided downpayment assistance to households through a variety of programs, totaling approximately \$95 million. The Mortgage Credit Certificate Program was hugely successful as well; nearly 1,500 families used these tax credits to help purchase homes.

Additionally, Florida Housing maintained its efforts to assist homeowners in danger of losing their homes due to unfortunate circumstances. In 2016, the Foreclosure Counseling Program supported 3,302 counseling sessions and 776 homeowners received financial management training. Florida Hardest-Hit Fund (HHF) Programs remained available for eligible homeowners with a qualifying hardship that makes paying their monthly mortgages challenging. To date, over \$800 million has been reserved to assist nearly 34,000 Florida homeowners through six different HHF programs.

The news on Rental Housing Programs is equally encouraging. In 2016, Florida Housing awarded funding through 15 unique and targeted Requests for Applications to create 9,260 affordable rental units, including general occupancy units for families and elders, and supportive housing for homeless persons and those with special needs. Occupancy percentages for properties in Florida Housing's rental portfolio remain strong and healthy, boasting a rate of 95.2 percent statewide at the end of 2016. This is a clear indication that the need for affordable rental housing remains high. What's more, statewide data confirms the critical and ongoing challenge of providing affordable options to extremely low-income households. These residents face the most severe needs of all, and Florida Housing continues to facilitate the development of units for these individuals and families.

In 2016, we also worked in concert with the Governor's Office and other executive agencies to ensure that all Floridians have easy online access to key Corporation reports that provide information about how we do business. Florida Housing is committed to the Governor and Legislature to be accountable and transparent in how we administer our programs for Floridians.

Since 1980, when the Legislature created Florida Housing, we have worked to ensure that affordable housing is a key part of vibrant communities in which people live, work and do business. Working with all our partners, stakeholders, local governments, and private lenders and investors, Florida Housing will continue providing "keys" to those who might not otherwise have an opportunity to "come home."



Bernard "Barney" Smith  
Board Chair



Trey Price  
Executive Director



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

Homeownership Programs	Total Homeowners Assisted
<b>Total Homeowners Served or Units Funded in 2016<sup>2</sup></b>	<b>12,390</b>
Homebuyer Loan Programs <sup>3</sup>	7,196
Downpayment Assistance	1,623
Homeownership Assistance Program and Bond Proceeds <sup>4</sup>	1,588
HFA Preferred Plus	35
Mortgage Credit Certificates (MCCs)	1,493
Homeownership Pool Program (HOP)	104
Predevelopment Loan Program (PLP) <sup>4</sup>	16
State Housing Initiatives Partnership (SHIP) <sup>4</sup>	2,365
Foreclosure Counseling Program (FCP)	1,277
Florida Hardest-Hit Fund (HHF)	8,462

Rental Programs	Total Units	Set-Aside Units
<b>Total Units Funded in 2016<sup>2</sup></b>	<b>9,557</b>	<b>9,260</b>
Grants for Persons with Developmental Disabilities <sup>4</sup>	47	47
Multifamily Mortgage Revenue Bonds (MMRB)	3,283	2,746
Low Income Housing Tax Credits (9%)	2,976	2,936
Low Income Housing Tax Credits (4%)	7,519	7,448
State Apartment Incentive Loans <sup>4</sup>	3,010	2,937
Elderly Housing Community Loans <sup>4</sup>	417	417
HOME Rental Program	228	228
State Housing Initiatives Partnership (SHIP) <sup>4</sup>	590	590
Predevelopment Loan Program (PLP) <sup>4</sup>	212	111

Notes:

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

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

<sup>3</sup> Florida HHF was used to provide a portion of these first mortgages with downpayment assistance.

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







# 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 2015. In 2015, Florida Housing leveraged funding sources totaling just over \$1.0 billion dollars to create a total of \$4.74 billion in economic activity linked to the construction or rehabilitation of housing units. The total 2015 economic impact as a result of Florida Housing's programs and operations was estimated to be:

- \$4.74 billion in economic output;
- \$1.53 billion in income;
- \$2.50 billion in value added; and
- 34,213 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 their projected operations. The additional average annual economic impact over this period of operations is projected to be:

- \$445 million in economic output (equal to \$6.68 billion over 15 years);
- \$155 million in personal income (equal to \$2.33 billion over 15 years); and
- 2,072 full- and part-time jobs (equal to 31,080 over 15 years).







# 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 downpayment assistance programs.

Florida Housing funds homebuyer loans through transactions that are most favorable to the program at the time of the sale. Key types of transactions are: (1) pooling loans and selling them in the specified pool market, (2) issuing tax-exempt bonds and (3) forward delivery/To Be Announced (TBA) market.

Ninety-one percent of homes purchased through these programs in 2016 were existing homes. The average HLP purchase price in 2016 was \$143,790, and the average first mortgage loan amount was \$134,213.

### Program Summary

- 7,196 first-time homebuyers purchased homes using \$965,797,360 through the HLP program in 2016.

## DOWNPAYMENT ASSISTANCE PROGRAMS

Downpayment assistance (DPA) is an effective way to assist low- to moderate-income individuals to achieve homeownership. Florida Housing provided DPA to borrowers in 2016 through two downpayment 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 downpayment program can be used by a borrower. DPA is provided through the Homeownership Assistance Program (HAP), the 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 PROGRAMS

## Homeownership Assistance Program and Bond Proceeds

In 2016, up to \$7,500 was available through HAP and Bond Proceeds to assist first-time homebuyers with downpayment 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.

- 1,588 households received a total of \$11,892,884 in assistance through HAP and Bond Proceeds funds in 2016.

## HFA Preferred Plus Program

Through this program, borrowers with incomes up to 140% of AMI may qualify to receive 3 percent of the purchase price of their new home in downpayment 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 FHA loans.

- 35 households received \$201,965 in assistance through HFA Preferred Plus funds in 2016.

## MORTGAGE CREDIT CERTIFICATES

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

- Number of homebuyers receiving Mortgage Credit Certificates in 2016: 1,493.
  - o 16 percent of the certificates were for homebuyers purchasing new homes.
  - o 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 downpayment assistance on a first-come, first-served basis. The program is funded through the federal HOME program. In 2016, 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 2016, the average HOP assistance per homebuyer was \$30,013. 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 2016 was \$136,679.

### Program Summary

- 104 households were assisted in 2016.
- \$3,121,365 in loans were closed.
- \$1,696,471 in additional loans for 71 homebuyers was reserved and will close in 2017.

## FORECLOSURE COUNSELING PROGRAM

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

### Program Summary

- In 2016, 3,202 counseling sessions were conducted and 776 homeowners received financial management education training. Since program inception, 5,090 homeowners have been advised, including 1,277 who began receiving assistance in 2016.
- \$1,543,425 in funds were disbursed in 2016, with an additional \$2,609,550 reserved to serve active clients.



# 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. A number of strategies are funded through the Florida HHF.

- 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.
- Downpayment 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 downpayment, 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.

An evaluation of how the programs have helped homeowners stay in their homes shows that the two longest running programs, MLRP and UMAP, have helped stabilize these homeowners. At the end of 2016, MLRP's 24-month homeownership retention rate was 98.3 percent and UMAP's rate was 98.0 percent.

## Program Summary

From program inception through the end of 2016, a total of \$811,568,947 in HHF funds was reserved to assist 33,948 homeowners and \$724,439,380 was disbursed. Some homeowners received assistance from more than one program.

- \$188,588,979 in UMAP funds was disbursed to assist 17,692 homeowners;
- \$153,038,726 in MLRP funds was disbursed to assist 17,423 homeowners;
- \$253,421,959 in PR funds was disbursed to assist 6,163 homeowners;
- \$10,336,981 in MEP funds was disbursed to assist 283 homeowners;
- \$27,153,373 in ELMORE funds was disbursed to assist 1,457 homeowners; and
- \$91,899,361 in DPA funds had been disbursed to assist 6,158 homeowners.









# RENTAL HOUSING PROGRAMS

## RENTAL HOUSING PROGRAMS

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

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

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

## REQUEST FOR APPLICATIONS RECEIVING AWARDS IN 2016

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 2016.

2015-106 Affordable Housing located in Medium and Small Counties using Competitive Housing Credits

2015-107 Affordable Housing located in Broward, Duval, Hillsborough, Orange, Palm Beach, and Pinellas Counties using Competitive Housing Credits

2015-108 Affordable Housing located in Miami-Dade County using Competitive Housing Credits

2015-109 Permanent Supportive Housing Properties for Persons with Special Needs using SAIL

2015-111 Preservation of Existing Affordable Housing using Competitive Housing Credits

2015-112 Affordable Housing using SAIL, Tax-Exempt Bonds and Non-Competitive Housing Credits

2015-113 Affordable Housing as part of a Local Revitalization Initiative using Competitive Housing Credits

2015-114 Rehabilitation of Affordable Housing using Elderly Housing Community Loans

2016-101 Affordable Housing in Rural Areas using HOME

2016-102 Affordable Housing for Homeless Families using SAIL and Competitive Housing Credits

2016-103 Affordable Housing for Persons with a Disabling Condition using Gap Financing and Competitive Housing Credits

2016-104 Preservation of Farmworker and Commercial Fishing Worker Affordable Housing using SAIL

2016-105 Permanent Supportive Housing for Persons with Developmental Disabilities using State Grants

2016-108 Rehabilitation of Affordable Housing using Elderly Housing Community Loans

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

# 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 or 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 2016, SAIL was also used to help finance smaller, specialty housing for homeless people as well as persons with special needs. Additional SAIL funding was also 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. In addition to appropriated SAIL funding, proviso in the 2016-2017 state budget provided that unobligated funds in the Florida Affordable Housing Guarantee Program would be used by Florida Housing as SAIL funding. \$38,850,000 was transferred to the program.

### Program Summary

- \$132,731,518 in SAIL funding was awarded for affordable rental housing; 3,010 total units were awarded funding and 2,937 will be set aside as affordable (of these, 237 affordable units will be set aside for ELI households).

## ELDERLY HOUSING COMMUNITY LOANS

A portion of SAIL funds is set aside to fund the Elderly Housing Community Loan (EHCL) program. This program provides loans up to \$750,000 to make substantial improvements to existing affordable elderly rental housing. These funds may be used to make building preservation, sanitation repairs or improvements required by federal, state or local regulation codes, and for life safety and security-related improvements.

### Program Summary

- \$2,880,000 in EHCL funding was provided for four developments; a total of 417 units were funded (all units will be set aside as affordable).

## MULTIFAMILY MORTGAGE REVENUE BONDS

The Multifamily Mortgage Revenue Bond (MMRB) program uses both taxable and tax-exempt bonds to provide below market rate loans to 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 to allow this federal resource to serve more low-income families than could be served with the bonds alone.

### Program Summary

- \$322,075,000 from the sale of bonds was provided for the development of affordable rental housing; 3,283 total units were awarded funding and 2,746 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 2016, funds were awarded to develop or retrofit smaller-scale Community Residential Homes. 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 2016 a total of \$2,587,000 in grant funding was provided to eight smaller developments known as Community Residential Homes (CRHs) to finance housing for persons with developmental disabilities. This financing included the remaining balance of 2015 grant funds. A total of 47 beds were funded (all beds will be set aside as affordable). The term "beds" is used to describe the individual living quarters in a CRH for persons with developmental disabilities. The CRHs funded are single-family homes that are used as licensed group homes for this population, and bedrooms are rented separately by unrelated persons. For the purposes of Florida Housing's funding, the number of beds represents the number of people living in the CRH.

## **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**

- \$45,010,640 in competitive (9%) Housing Credits was allocated in 2016. A total of 2,976 units were funded (2,936 units will be set aside as affordable).
- \$41,058,699 in non-competitive (4%) Housing Credits was allocated in 2016. A total of 7,519 units were funded (7,448 units will be set aside as affordable).

## **FLORIDA AFFORDABLE HOUSING GUARANTEE PROGRAM**

Authorized by the Legislature in 1992, the Guarantee Program provides credit enhancement (i.e., mortgage repayment guarantees) primarily on bond-financed affordable rental housing developments, lowering overall borrowing costs and, thus, improving economic viability of the developments. At the time, credit enhancement products for bond transactions were mostly unavailable in the private market. During its active phase, from 1993 to 2005, the program guaranteed 120 transactions, including 112 rental developments and eight single-family mortgage pools, representing approximately \$1.4 billion and the construction of over 28,000 rental units.

The program partnered with HUD's Risk-Sharing Program (Section 542c), with HUD assuming 50 percent of the default risk on approximately two-thirds of the mortgages in the portfolio. The program's last transaction was in 2005. In March 2009, Florida Housing's Board of Directors officially confirmed the suspension of new guarantees in light of market availability of such guarantee instruments and the reassessment of the financial capacity and condition of the Guarantee Fund.

Capitalization of the Guarantee Fund occurred through the statutorily authorized issuance of debt. Documentary stamp taxes distributed to the State Housing Trust Fund are the foundation of the Guarantee Fund's credit rating and the essential element for maintaining an acceptable insurer financial strength (IFS) rating. Guarantees are backed by the Guarantee Fund corpus, all of which is currently invested in the Florida Treasury, Special Purpose Investment Account (SPIA), rated A+ by Standard & Poor's.

# RENTAL HOUSING PROGRAMS

In the event that 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. As of December 31, 2016, the Guarantee Fund was rated A+/Stable by Standard & Poor's and A+/Stable by Fitch Ratings. Proviso in the 2016-2017 state budget provided that unobligated funds in the Guarantee Program would be used by Florida Housing as SAIL funding. \$38,850,000 was transferred to the SAIL program.

## Program Summary

Total units in the Guarantee Program portfolio as of December 31, 2016, are as follows:

- Risk Sharing with HUD: 320
- Non-Risk Sharing: 689
- Total outstanding guarantees in Guarantee portfolio: four rental properties
- Total amount of outstanding guarantees: \$30,970,538
- Number of properties in portfolio in monetary default/foreclosure as of December 31, 2016: zero

## HOME INVESTMENT PARTNERSHIPS

On the rental side, the HOME Investment Partnerships (HOME) program provides non-amortizing, low-interest rate loans to developers of affordable housing 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 2016, HOME was used to fund rental developments in rural areas.

## Program Summary

- \$26,776,000 in HOME funding was provided as gap financing for six developments. A total of 228 units were funded (all units will be set aside as affordable).

## TENANT-BASED RENTAL ASSISTANCE

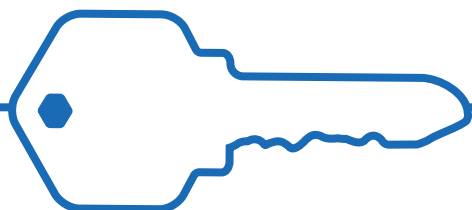
Florida Housing has been setting aside a portion of its federal HOME program for temporary rental assistance for housing since 2013. HOME Tenant-Based Rental Assistance (TBRA) funds were granted to qualifying public housing authorities that administer the HUD Section 8 Housing Choice Voucher Program. 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

- \$8,896,591 was disbursed as of December 31, 2016, to assist a total of 1,828 renter households.

## NATIONAL HOUSING TRUST FUND

In November 2015, the Governor designated Florida Housing as the Florida entity to administer the new National Housing Trust Fund (NHTF). The NHTF is funded from a small portion of the revenue generated by the Government Sponsored Entities, Freddie Mac and Fannie Mae. The US Department of Housing and Urban Development administers the program as a block grant to the states. Beginning in February 2016, Florida Housing held multiple workshops with stakeholders to discuss approaches to implementing the program. Based on the input received from the public, 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). Florida Housing's plan was approved by HUD in late 2016 and \$4,607,302 in NHTF funds will be available for allocation by Florida Housing in 2017.



## LINK STRATEGY

The Link Initiative enhances the ability of 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 developers 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 2016, Florida Housing funded 273 Link units for a total of 2,332 units since the initiative started in 2009.

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

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

In 2016, reviews of 878 developments with more than 135,000 affordable units (approximately 141,000 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 2016, 331 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 emergency repairs, new construction, rehabilitation, downpayment 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 2013-2014. 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 2013-2014, Florida Housing allocated \$39,900,000 in SHIP funding.
- \$46,653,054 was expended toward homeownership activities by local governments, providing assistance to 2,365 homeownership units.
- \$4,920,618 was expended toward rental housing activities by local governments providing assistance to 590 rental housing units.
- As a subset of the amounts above, \$16,348,735 was expended to assist 869 households with Special Needs.



# SPECIAL PROGRAMS

## 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 rezoning, title searches, engineering fees, legal fees, impact fees, commitment fees, administrative costs, soil tests, appraisals, feasibility analyses, earnest money deposits, insurance fees, audit fees, and marketing expenses. Technical assistance is also provided at no charge to the applicant.

### Program Summary

- \$2,865,770 was awarded for predevelopment activities associated with seven approved rental developments that will create 212 rental units (of these, 111 will be affordable).
- \$522,293 was awarded for predevelopment activities associated with one approved homeownership development that will create 16 affordable homeownership units.

## AFFORDABLE HOUSING CATALYST PROGRAM

The Affordable Housing Catalyst Program provides on-site, email, and telephone technical assistance and training on the SHIP program and other affordable housing programs. 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 2016, the following assistance was provided:

- 17 workshops throughout the state;
- 33 webinars;
- 21 local or regional clinics;
- 272 hours of direct technical assistance; and
- Responses to 1,941 emails/phone calls.





**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, by using the embedded Google Language Tool™ service.

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 2016, 164,305 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.

During 2016, 909,275 affordable rental searches were conducted on *FloridaHousingSearch.org*. The call center staff handled 20,152 affordable rental-related telephone inquiries.





# DEMOGRAPHICS AND CHARTS

# 2016 SUMMARY OF PROGRAMS

Homeownership Programs	Total Homeowners Assisted
<b>Total Homeowners Served or Units Funded in 2016<sup>1</sup></b>	<b>12,390</b>
Homebuyer Loan Programs <sup>3</sup>	7,196
Downpayment Assistance <sup>2</sup>	1,623
Homeownership Assistance Program and Bond Proceeds <sup>4</sup>	1,588
HFA Preferred Plus	35
Mortgage Credit Certificates (MCCs)	1,493
Homeownership Pool Program (HOP)	104
Predevelopment Loan Program (PLP) <sup>4</sup>	16
State Housing Initiatives Partnership (SHIP) <sup>4</sup>	2,365
Foreclosure Counseling Program (FCP)	1,277
Florida Hardest-Hit Fund (HHF)	8,462

Rental Programs	Total Units	Set-Aside Units
<b>Total Units Funded in 2016<sup>2</sup></b>	<b>9,557</b>	<b>9,260</b>
Grants for Persons with Developmental Disabilities <sup>4</sup>	47	47
Multifamily Mortgage Revenue Bonds (MMRB)	3,283	2,746
Low Income Housing Tax Credits (9%)	2,976	2,936
Low Income Housing Tax Credits (4%)	7,519	7,448
State Apartment Incentive Loans <sup>4</sup>	3,010	2,937
Elderly Housing Community Loans <sup>4</sup>	417	417
HOME Rental Program	228	228
State Housing Initiatives Partnership (SHIP) <sup>4</sup>	590	590
Predevelopment Loan Program (PLP) <sup>4</sup>	212	111

Notes:

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

<sup>2</sup>In addition to the two Downpayment Assistance (DPA) Programs listed, funding from the Hardest-Hit Fund is also used for DPA. This assisted household total of 6,158 is included in the HHF total.

<sup>3</sup>Florida HHF was used to provide a portion of these first mortgages with downpayment assistance.

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

<sup>5</sup>Funded out of National Mortgage Settlement funds.

<sup>6</sup>SHIP information is from the most recently closed year (2013-2014). 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. Because most of these units were reported in Florida Housing's 2015 Annual Report, and in order not to double count units, the SHIP totals are not added to the Total Units Funded summaries for homeownership or rental.

<sup>7</sup>The FCP total shows the new homeowners assisted through the program in 2016, although homeowners who entered the program in prior years may still be receiving help. The total number of homeowners assisted since program inception is 5,090.

<sup>8</sup>The HHF information shows the new homeowners added to the program in 2016. The total number of homeowners assisted since program inception is 33,948.

<sup>9</sup>The breakdown for the 9,557 total rental units financed in 2016 is as follows:

- 4,972 units are new construction or redevelopment (demolition/replacement); and
- 4,585 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.

# DEMOGRAPHICS AND CHARTS

## HOMES FUNDED THROUGH THE HOMEBUYER LOAN AND DOWNPAYMENT ASSISTANCE PROGRAMS

COUNTY	OVERALL PROGRAM PERFORMANCE <sup>1</sup>				HAP & BOND PROCEEDS			HHF			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	\$2,033,438	\$109,425	\$140,513	14	\$1,890,363	\$105,000	0	\$0	\$0	1	\$143,075	\$4,425
Baker	2	\$289,452	\$15,000	\$148,750	2	\$289,452	\$15,000	0	\$0	\$0	0	\$0	\$0
Bay	43	\$4,875,833	\$322,500	\$117,395	43	\$4,875,833	\$322,500	0	\$0	\$0	0	\$0	\$0
Bradford	2	\$193,127	\$15,000	\$99,500	2	\$193,127	\$15,000	0	\$0	\$0	0	\$0	\$0
Brevard	856	\$108,477,475	\$12,797,922	\$136,876	0	\$0	\$0	856	\$108,477,475	\$12,797,922	0	\$0	\$0
Broward	68	\$9,830,589	\$506,412	\$151,002	66	\$9,355,289	\$491,712	0	\$0	\$0	2	\$475,300	\$14,700
Charlotte	24	\$2,642,991	\$180,000	\$114,097	24	\$2,642,991	\$180,000	0	\$0	\$0	0	\$0	\$0
Citrus	2	\$244,409	\$15,000	\$127,800	2	\$244,409	\$15,000	0	\$0	\$0	0	\$0	\$0
Clay	112	\$14,878,737	\$1,176,500	\$140,091	66	\$8,647,350	\$494,000	46	\$6,231,387	\$682,500	0	\$0	\$0
Collier	12	\$2,214,514	\$89,850	\$190,575	11	\$1,991,264	\$82,500	0	\$0	\$0	1	\$223,250	\$7,350
Columbia	1	\$88,369	\$7,500	\$90,000	1	\$88,369	\$7,500	0	\$0	\$0	0	\$0	\$0
Dixie	1	\$76,312	\$7,500	\$80,000	1	\$76,312	\$7,500	0	\$0	\$0	0	\$0	\$0
Duval	1704	\$224,120,145	\$25,523,756	\$143,858	3	\$274,622	\$25,000	1701	\$223,845,523	\$25,498,756	0	\$0	\$0
Escambia	57	\$5,528,614	\$414,500	\$99,959	57	\$5,528,614	\$414,500	0	\$0	\$0	0	\$0	\$0
Flagler	9	\$1,306,822	\$67,500	\$149,767	9	\$1,306,822	\$67,500	0	\$0	\$0	0	\$0	\$0
Gadsden	5	\$488,824	\$37,500	\$101,900	5	\$488,824	\$37,500	0	\$0	\$0	0	\$0	\$0
Glades	1	\$122,735	\$7,500	\$125,000	1	\$122,735	\$7,500	0	\$0	\$0	0	\$0	\$0
Gulf	1	\$69,000	\$7,500	\$82,500	1	\$69,000	\$7,500	0	\$0	\$0	0	\$0	\$0
Hamilton	1	\$121,250	\$7,500	\$127,500	1	\$121,250	\$7,500	0	\$0	\$0	0	\$0	\$0
Hardee	1	\$106,484	\$7,500	\$109,900	1	\$106,484	\$7,500	0	\$0	\$0	0	\$0	\$0
Hendry	5	\$547,336	\$37,500	\$113,950	5	\$547,336	\$37,500	0	\$0	\$0	0	\$0	\$0
Hernando	47	\$5,649,072	\$355,000	\$123,938	47	\$5,649,072	\$355,000	0	\$0	\$0	0	\$0	\$0
Highlands	2	\$126,067	\$15,000	\$66,000	2	\$126,067	\$15,000	0	\$0	\$0	0	\$0	\$0
Hillsborough	1544	\$219,115,525	\$23,040,714	\$152,502	2	\$202,983	\$20,000	1542	\$218,912,542	\$23,020,714	0	\$0	\$0
Indian River	38	\$4,263,224	\$287,500	\$116,100	38	\$4,263,224	\$287,500	0	\$0	\$0	0	\$0	\$0
Jefferson	3	\$287,687	\$22,500	\$100,000	3	\$287,687	\$22,500	0	\$0	\$0	0	\$0	\$0
Lake	33	\$4,938,337	\$247,500	\$154,075	33	\$4,938,337	\$247,500	0	\$0	\$0	0	\$0	\$0
Lee	174	\$24,008,607	\$1,294,647	\$141,915	171	\$23,525,152	\$1,279,500	0	\$0	\$0	3	\$483,455	\$15,147
Leon	95	\$11,345,858	\$710,990	\$124,000	95	\$11,345,858	\$710,990	0	\$0	\$0	0	\$0	\$0
Levy	2	\$204,465	\$15,000	\$104,500	2	\$204,465	\$15,000	0	\$0	\$0	0	\$0	\$0
Manatee	56	\$7,232,313	\$416,593	\$133,418	56	\$7,232,313	\$416,593	0	\$0	\$0	0	\$0	\$0
Marion	18	\$2,008,485	\$135,000	\$114,430	18	\$2,008,485	\$135,000	0	\$0	\$0	0	\$0	\$0
Martin	5	\$806,915	\$36,750	\$164,676	5	\$806,915	\$36,750	0	\$0	\$0	0	\$0	\$0
Miami-Dade	29	\$4,671,583	\$210,750	\$171,814	24	\$3,644,633	\$178,500	0	\$0	\$0	5	\$1,026,950	\$32,250
Nassau	10	\$1,467,343	\$75,000	\$149,153	10	\$1,467,343	\$75,000	0	\$0	\$0	0	\$0	\$0
Okaloosa	12	\$1,197,122	\$85,542	\$102,650	12	\$1,197,122	\$85,542	0	\$0	\$0	0	\$0	\$0
Orange	671	\$101,266,981	\$9,997,096	\$160,725	0	\$0	\$0	671	\$101,266,981	\$9,997,096	0	\$0	\$0
Osceola	112	\$17,157,078	\$1,090,445	\$160,022	78	\$11,500,464	\$590,000	33	\$5,480,559	\$495,000	1	\$176,055	\$5,445
Palm Beach	63	\$8,632,779	\$459,144	\$144,799	58	\$7,790,514	\$435,000	0	\$0	\$0	4	\$744,265	\$24,144
Pasco	194	\$23,409,204	\$1,957,678	\$127,256	122	\$14,372,327	\$912,558	70	\$8,601,397	\$1,031,500	2	\$435,480	\$13,620

# HOMEOWNERSHIP PROGRAMS



COUNTY	OVERALL PROGRAM PERFORMANCE <sup>1</sup>				HAP & BOND PROCEEDS			HHF			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
Pinellas	276	\$35,402,381	\$2,689,660	\$135,586	177	\$22,080,599	\$1,327,500	89	\$11,760,922	\$1,313,200	10	\$1,560,860	\$48,960
Polk	155	\$20,077,029	\$1,511,788	\$136,710	103	\$13,490,578	\$771,838	51	\$6,426,401	\$735,000	1	\$160,050	\$4,950
Putnam	3	\$256,085	\$20,564	\$86,833	3	\$256,085	\$20,564	0	\$0	\$0	0	\$0	\$0
Santa Rosa	13	\$1,503,545	\$96,220	\$118,923	13	\$1,503,545	\$96,220	0	\$0	\$0	0	\$0	\$0
Sarasota	67	\$9,898,361	\$502,500	\$152,467	67	\$9,898,361	\$502,500	0	\$0	\$0	0	\$0	\$0
Seminole	51	\$7,410,278	\$381,574	\$150,306	48	\$6,797,810	\$362,500	0	\$0	\$0	3	\$612,468	\$19,074
St Johns	26	\$3,645,346	\$196,650	\$145,074	25	\$3,430,321	\$190,000	0	\$0	\$0	1	\$215,025	\$6,650
St Lucie	63	\$8,554,852	\$573,868	\$140,903	48	\$6,336,005	\$358,618	14	\$2,049,097	\$210,000	1	\$169,750	\$5,250
Sumter	4	\$414,924	\$30,000	\$108,725	4	\$414,924	\$30,000	0	\$0	\$0	0	\$0	\$0
Suwannee	1	\$112,917	\$7,500	\$115,000	1	\$112,917	\$7,500	0	\$0	\$0	0	\$0	\$0
Volusia	499	\$61,649,552	\$7,456,509	\$134,054	0	\$0	\$0	499	\$61,649,552	\$7,456,509	0	\$0	\$0
Wakulla	8	\$826,989	\$60,000	\$106,713	8	\$826,989	\$60,000	0	\$0	\$0	0	\$0	\$0
<b>TOTALS</b>	<b>7,196</b>	<b>\$965,797,360</b>	<b>\$95,333,046</b>	<b>\$143,790</b>	<b>1,588</b>	<b>\$204,571,541</b>	<b>\$11,892,884</b>	<b>5,572</b>	<b>\$754,701,836</b>	<b>\$83,238,196</b>	<b>35</b>	<b>\$6,425,983</b>	<b>\$201,965</b>

## Notes:

<sup>1</sup>These four columns show the total number of loans and first mortgage amounts for Homebuyer Loan Programs and Downpayment Assistance provided through the Homeownership Assistance Program (HAP) and Bond Proceeds, the Hardest Hit Fund (HHF), and the HFA Preferred Plus Program. The HAP and Bond Proceeds, HHF and HFA Preferred Plus sections of the table provide subtotals for each of the Downpayment 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 downpayment assistance program sections.

\*As of December 31, 2016, the foreclosure rate for all Florida Housing homeowner loans was 1.42%. Of this, 0.80% of all Florida Housing loans were 1995 Indenture loans in foreclosure, 0.30% of all Florida Housing loans were New Issue Bond Program Indenture loans in foreclosure, and 0.32% of all Florida Housing loans were TBA loans in foreclosure. This is compared to a foreclosure rate of 2.31% for all Florida residential loans reported at the end of the fourth quarter of 2016 (the Florida prime loan foreclosure rate was 1.53% and the subprime foreclosure rate was 8.84%). Source: USBank and Mortgage Bankers Association

# DEMOGRAPHICS AND CHARTS



## HOME BUYER LOAN AND DOWNPAYMENT ASSISTANCE PROGRAM DEMOGRAPHICS

NUMBER OF LOANS CLOSED & HOUSEHOLDS SERVED IN 2016		7,196
BY HOUSEHOLD SIZE	1-2 persons	4,825
	3-4 persons	1,931
	5+ persons	440
BY AGE	15-54	6,495
	55-61	396
	62+	305
BY INCOME	0-30% Area Median Income (AMI)	234
	30.01-50% AMI	1,861
	50.01-80% AMI	3,579
	80.01-100% AMI	1,515
	Over 100% AMI	7
BY RACE	Black/African American	1,082
	American Indian/Alaska Native	12
	Asian	150
	White	5,511
	White & Black/African American	22
	Other	192
	No Race Designated	227
BY ETHNICITY	Hispanic	1,857
	Non-Hispanic	5,112
	No Ethnicity Designated	227
AVERAGE SALES PRICE		\$143,790
AVERAGE DOWNPAYMENT ASSISTANCE LOAN AMOUNT		\$13,286
AVERAGE FIRST MORTGAGE AMOUNT		\$134,213
NUMBER OF VETERANS SERVED		110

## HOMEOWNERSHIP POOL PROGRAM (HOP)

COUNTY	CLOSED LOANS		
	LOAN AMOUNT	NUMBER OF HOME BUYERS SERVED	AVERAGE SALES PRICE
Citrus	\$270,250	12	\$93,882
Duval	\$1,526,975	39	\$136,799
Hillsborough	\$943,978	43	\$147,216
Leon	\$44,712	2	\$97,800
Sarasota	\$250,700	6	\$157,000
St. Johns	\$84,750	2	\$142,500
<b>Totals</b>	<b>\$3,121,365</b>	<b>104</b>	<b>\$136,679</b>

**Note:**

As of December 31, 2016, an additional \$1,696,471 of HOP funding was reserved in the names of 71 homebuyers. These loans will be closed in 2017 when construction is completed.

## HOMEOWNERSHIP POOL PROGRAM (HOP) DEMOGRAPHICS

NUMBER OF LOANS CLOSED & HOME BUYERS SERVED IN 2016		104
BY HOUSEHOLD SIZE	1-2 persons	37
	3-4 persons	59
	5+ persons	8
BY INCOME	0-30% Area Median Income (AMI)	0
	50.01-80% AMI	24
	80.01-100% AMI	80
BY AGE	15-54	96
	55-61	5
	62+	3
BY RACE	Black/African American	33
	Asian	3
	White	31
	Other	37
BY ETHNICITY	Hispanic	36
	Non-Hispanic	68



# HOMEOWNERSHIP PROGRAMS



## MORTGAGE CREDIT CERTIFICATES (MCC)

COUNTY	TOTAL MCCs ISSUED	TOTAL OF ALL FIRST MORTGAGES	AVERAGE SALES PRICE
Alachua	4	\$399,537	\$101,975
Baker	3	\$312,987	\$104,833
Bradford	1	\$102,827	\$97,000
Brevard	6	\$815,843	\$144,623
Broward	205	\$36,634,455	\$190,127
Calhoun	1	\$118,251	\$115,000
Citrus	2	\$155,957	\$78,000
Clay	47	\$6,889,938	\$150,349
Collier	52	\$12,216,703	\$234,894
Columbia	1	\$123,393	\$120,000
Duval	109	\$16,185,952	\$159,569
Flagler	3	\$475,604	\$163,300
Gadsden	3	\$369,842	\$115,967
Hendry	1	\$181,649	\$185,000
Hernando	5	\$641,206	\$131,300
Highlands	9	\$951,419	\$105,100
Hillsborough	103	\$14,677,809	\$153,178
Indian River	1	\$181,590	\$184,940
Jefferson	1	\$156,565	\$155,000
Lake	60	\$10,013,458	\$167,420
Lee	33	\$5,225,568	\$164,144
Leon	59	\$7,389,086	\$125,748
Madison	1	\$71,773	\$69,200
Manatee	9	\$1,624,711	\$182,073
Marion	13	\$1,546,763	\$117,581
Martin	2	\$267,073	\$138,000
Miami-Dade	67	\$12,800,640	\$202,960
Monroe	2	\$531,050	\$279,500
Nassau	7	\$954,576	\$141,445
Okaloosa	9	\$1,339,542	\$149,857
Orange	128	\$19,899,603	\$164,564
Osceola	171	\$29,856,694	\$178,543
Palm Beach	100	\$18,912,807	\$198,610
Pasco	36	\$4,123,873	\$119,375
Pinellas	18	\$2,182,197	\$130,722
Polk	123	\$19,831,491	\$165,589
Putnam	1	\$90,909	\$90,000

COUNTY	TOTAL MCCs ISSUED	TOTAL OF ALL FIRST MORTGAGES	AVERAGE SALES PRICE
Santa Rosa	3	\$527,146	\$171,992
Sarasota	7	\$1,148,389	\$175,321
Seminole	14	\$2,179,657	\$160,508
St. Johns	23	\$4,033,323	\$182,625
St. Lucie	16	\$2,413,908	\$154,546
Sumter	3	\$460,564	\$149,300
Volusia	26	\$3,431,806	\$142,329
Wakulla	1	\$143,958	\$140,000
Walton	4	\$740,104	\$183,388
<b>Totals</b>	<b>1,493</b>	<b>\$243,332,196</b>	<b>\$169,866</b>

## MORTGAGE CREDIT CERTIFICATES (MCC) DEMOGRAPHICS

NUMBER OF HOUSEHOLDS SERVED IN 2016		1,493
<b>BY HOUSEHOLD SIZE</b>	1-2 persons	924
	3-4 persons	465
	5+ persons	104
<b>BY AGE</b>	15-54	1,337
	55-61	100
	62+	56
<b>BY RACE</b>	Black/African American	254
	Asian	18
	Asian & White	3
	White	1,124
	White & Black/African American	6
	Other	88
<b>BY ETHNICITY</b>	Hispanic	514
	Non-Hispanic	979
<b>AVERAGE SALES PRICE</b>		\$169,866
<b>AVERAGE FIRST MORTGAGE AMOUNT</b>		\$162,982
<b>NUMBER OF VETERANS SERVED</b>		68

# DEMOGRAPHICS AND CHARTS

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

COUNTY	HOUSEHOLDS SERVED <sup>2</sup>	RESERVED & DISBURSED <sup>3</sup>	DISBURSED ONLY	FUNDS DISBURSED BY PROGRAM					
				DPA	UMAP	MLRP	PR	MEP	ELMORE
Alachua	181	\$4,451,312	\$3,832,731	\$0	\$1,043,087	\$868,306	\$1,643,497	\$50,000	\$227,840
Baker	23	\$447,437	\$398,484	\$0	\$133,554	\$133,897	\$105,224	\$0	\$25,810
Bay	174	\$3,814,342	\$3,184,971	\$0	\$1,030,744	\$911,946	\$994,311	\$122,845	\$125,126
Bradford	12	\$287,584	\$233,557	\$0	\$35,233	\$96,202	\$91,883	\$0	\$10,239
Brevard	2,098	\$42,947,229	\$38,010,820	\$14,505,322	\$6,662,018	\$5,215,281	\$10,671,505	\$432,651	\$524,043
Broward	3,676	\$98,345,079	\$88,290,016	\$0	\$31,569,193	\$24,239,060	\$26,620,504	\$787,809	\$5,073,449
Calhoun	4	\$58,289	\$58,289	\$0	\$8,206	\$14,621	\$35,462	\$0	\$0
Charlotte	258	\$5,906,907	\$5,558,324	\$0	\$1,392,109	\$1,133,557	\$2,793,640	\$0	\$239,018
Citrus	168	\$3,792,849	\$3,474,102	\$0	\$528,585	\$559,946	\$2,330,041	\$0	\$55,530
Clay	361	\$8,798,899	\$6,935,599	\$622,500	\$2,373,955	\$2,233,832	\$1,639,322	\$0	\$65,990
Collier	348	\$7,900,331	\$7,147,291	\$0	\$2,313,623	\$1,408,643	\$3,118,733	\$100,000	\$206,291
Columbia	34	\$770,987	\$640,971	\$0	\$177,172	\$251,293	\$128,975	\$40,047	\$43,483
DeSoto	34	\$779,724	\$697,456	\$0	\$135,147	\$124,963	\$406,543	\$0	\$30,803
Dixie	6	\$65,962	\$34,356	\$0	\$17,415	\$16,941	\$0	\$0	\$0
Duval	3,849	\$75,026,340	\$65,016,874	\$28,516,256	\$11,641,299	\$11,500,580	\$12,352,711	\$367,994	\$638,035
Escambia	340	\$6,191,550	\$5,050,690	\$0	\$1,848,666	\$2,073,019	\$877,720	\$50,000	\$201,285
Flagler	186	\$4,665,015	\$3,993,512	\$0	\$1,083,676	\$1,036,552	\$1,782,530	\$0	\$90,754
Franklin	9	\$243,037	\$223,578	\$0	\$108,510	\$92,318	\$19,425	\$0	\$3,325
Gadsden	93	\$2,361,636	\$2,133,249	\$0	\$523,740	\$577,798	\$1,031,711	\$0	\$0
Gilchrist	27	\$418,845	\$388,650	\$0	\$169,881	\$106,224	\$78,040	\$0	\$34,505
Glades	10	\$164,699	\$123,232	\$0	\$58,819	\$38,239	\$26,174	\$0	\$0
Gulf	10	\$280,679	\$245,560	\$0	\$60,948	\$70,455	\$96,852	\$0	\$17,305
Hamilton	2	\$41,012	\$41,012	\$0	\$13,411	\$14,620	\$12,981	\$0	\$0
Hardee	26	\$503,128	\$396,082	\$0	\$122,163	\$96,244	\$177,674	\$0	\$0
Hendry	36	\$738,632	\$637,056	\$0	\$196,893	\$149,624	\$203,831	\$50,000	\$36,707
Hernando	311	\$9,111,521	\$8,548,457	\$0	\$1,108,872	\$949,707	\$6,193,047	\$181,407	\$115,424
Highlands	83	\$2,001,740	\$1,876,708	\$0	\$383,802	\$408,560	\$988,390	\$50,000	\$45,956
Hillsborough	3,456	\$74,536,635	\$66,209,593	\$25,179,984	\$11,389,080	\$10,125,517	\$16,771,203	\$1,898,785	\$845,024
Holmes	11	\$90,950	\$86,879	\$0	\$40,668	\$13,821	\$24,328	\$0	\$8,063
Indian River	186	\$4,011,018	\$3,497,811	\$0	\$1,087,318	\$851,138	\$1,499,989	\$0	\$59,366
Jackson	26	\$367,508	\$335,447	\$0	\$133,951	\$145,285	\$22,817	\$33,395	\$0
Jefferson	7	\$176,554	\$173,868	\$0	\$90,105	\$83,763	\$0	\$0	\$0
Lafayette	4	\$132,294	\$114,401	\$0	\$34,079	\$30,322	\$50,000	\$0	\$0
Lake	358	\$8,580,668	\$7,925,043	\$0	\$1,946,169	\$1,665,060	\$3,658,501	\$333,966	\$321,347
Lee	982	\$24,403,215	\$22,886,897	\$0	\$8,879,850	\$3,824,086	\$9,606,509	\$100,000	\$476,451
Leon	381	\$9,285,753	\$7,956,190	\$0	\$2,509,530	\$2,505,764	\$2,821,589	\$0	\$119,307
Levy	32	\$614,141	\$553,864	\$0	\$196,693	\$192,199	\$110,490	\$50,000	\$4,482
Liberty	6	\$84,891	\$83,103	\$0	\$18,921	\$33,396	\$30,786	\$0	\$0
Madison	11	\$129,558	\$89,211	\$0	\$45,510	\$43,701	\$0	\$0	\$0
Manatee	299	\$8,423,356	\$7,905,273	\$0	\$1,659,588	\$1,557,711	\$4,419,828	\$100,000	\$168,146

# HOMEOWNERSHIP PROGRAMS



COUNTY	HOUSEHOLDS SERVED <sup>2</sup>	RESERVED & DISBURSED <sup>3</sup>	DISBURSED ONLY	FUNDS DISBURSED BY PROGRAM					
				DPA	UMAP	MLRP	PR	MEP	ELMORE
Marion	406	\$9,140,890	\$8,260,662	\$0	\$1,907,761	\$1,676,388	\$4,329,064	\$0	\$347,449
Martin	145	\$3,647,228	\$3,385,224	\$0	\$1,207,984	\$1,011,195	\$1,037,101	\$0	\$128,945
Miami-Dade	2,992	\$79,104,788	\$71,774,056	\$0	\$24,475,923	\$18,049,534	\$18,992,716	\$250,000	\$10,005,883
Monroe	27	\$739,681	\$639,618	\$0	\$302,076	\$149,234	\$150,000	\$0	\$38,309
Nassau	93	\$2,261,740	\$1,851,992	\$0	\$715,333	\$720,742	\$406,176	\$0	\$9,741
Okaloosa	161	\$3,359,053	\$2,990,234	\$0	\$1,078,704	\$1,079,549	\$517,037	\$50,000	\$264,944
Okeechobee	66	\$1,259,290	\$1,163,447	\$0	\$348,434	\$245,153	\$540,373	\$0	\$29,487
Orange	2,676	\$64,603,031	\$58,291,486	\$11,328,591	\$12,220,355	\$9,665,789	\$22,956,312	\$1,333,101	\$787,339
Osceola	507	\$14,339,806	\$12,552,987	\$420,000	\$2,694,462	\$2,275,006	\$6,614,159	\$472,874	\$76,486
Palm Beach	2,190	\$58,816,412	\$53,864,821	\$0	\$17,666,167	\$12,916,234	\$21,075,534	\$150,000	\$2,056,886
Pasco	935	\$25,433,874	\$22,851,240	\$896,500	\$4,176,713	\$3,599,118	\$13,428,572	\$418,482	\$331,855
Pinellas	1,316	\$34,285,781	\$29,526,947	\$1,193,200	\$6,830,450	\$6,196,989	\$13,543,651	\$846,482	\$916,175
Polk	683	\$18,023,509	\$15,203,041	\$607,500	\$3,153,330	\$3,174,067	\$6,853,752	\$1,049,849	\$364,543
Putnam	64	\$1,197,716	\$1,039,800	\$0	\$287,246	\$327,707	\$373,472	\$0	\$51,374
Saint Johns	324	\$7,861,835	\$6,850,453	\$0	\$2,752,439	\$2,438,484	\$1,505,111	\$0	\$154,419
Saint Lucie	610	\$15,087,877	\$13,642,698	\$210,000	\$3,792,635	\$3,368,750	\$5,565,901	\$100,000	\$605,413
Santa Rosa	126	\$2,635,578	\$2,115,360	\$0	\$941,546	\$928,867	\$223,740	\$0	\$21,207
Sarasota	366	\$9,137,965	\$8,513,547	\$0	\$2,234,800	\$1,688,189	\$4,045,472	\$185,886	\$359,201
Seminole	642	\$16,611,205	\$15,284,915	\$0	\$4,334,759	\$3,387,292	\$7,038,555	\$366,407	\$157,902
Sumter	27	\$577,311	\$501,927	\$0	\$149,399	\$132,277	\$50,000	\$97,414	\$72,837
Suwannee	23	\$430,462	\$393,038	\$0	\$116,529	\$123,810	\$124,590	\$0	\$28,109
Taylor	1	\$18,161	\$18,161	\$0	\$7,059	\$11,102	\$0	\$0	\$0
Union	1	\$9,311	\$9,311	\$0	\$7,448	\$1,863	\$0	\$0	\$0
Volusia	1,337	\$29,439,618	\$26,555,519	\$8,419,509	\$3,862,379	\$3,971,463	\$9,563,132	\$234,511	\$504,526
Wakulla	63	\$1,647,958	\$1,415,725	\$0	\$301,641	\$227,135	\$877,249	\$0	\$9,699
Walton	24	\$532,570	\$418,310	\$0	\$136,105	\$108,681	\$173,524	\$0	\$0
Washington	25	\$414,991	\$335,657	\$0	\$115,121	\$169,920	\$0	\$33,079	\$17,537
<b>Totals</b>	<b>33,948</b>	<b>\$811,568,947</b>	<b>\$724,439,380</b>	<b>\$91,899,361</b>	<b>\$188,588,979</b>	<b>\$153,038,726</b>	<b>\$253,421,959</b>	<b>\$10,336,981</b>	<b>\$27,153,373</b>

**Notes:**

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

<sup>1</sup>Information is from program inception through December 31, 2016.

<sup>2</sup>As of December 31, 2016, an additional 13,114 homeowners had applied and were awaiting determination of eligibility.

<sup>3</sup>When 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.

# DEMOGRAPHICS AND CHARTS

## FORECLOSURE COUNSELING PROGRAM (FCP)

COUNTY	HOUSEHOLDS SERVED	FUNDS DISBURSED
Alachua	18	\$5,850
Baker	2	\$450
Bay	5	\$1,500
Bradford	4	\$1,425
Brevard	46	\$9,825
Broward	679	\$242,100
Charlotte	97	\$36,750
Citrus	8	\$2,025
Clay	133	\$37,875
Collier	139	\$50,700
Columbia	5	\$975
DeSoto	10	\$3,975
Duval	661	\$159,525
Escambia	41	\$7,650
Flagler	75	\$21,450
Gadsden	21	\$4,725
Glades	2	\$375
Hendry	7	\$1,800
Hernando	22	\$7,875
Highlands	6	\$900
Hillsborough	216	\$57,375
Indian River	3	\$375
Jackson	1	\$150
Jefferson	1	\$75
Lafayette	1	\$225
Lake	37	\$8,325
Lee	270	\$79,650
Leon	41	\$11,625
Levy	3	\$450
Madison	3	\$675
Manatee	20	\$4,725
Marion	33	\$9,600

COUNTY	HOUSEHOLDS SERVED	FUNDS DISBURSED
Martin	7	\$1,350
Miami-Dade	551	\$182,475
Monroe	1	\$300
Nassau	17	\$5,925
Okaloosa	16	\$4,500
Okeechobee	3	\$675
Orange	563	\$183,375
Osceola	186	\$57,975
Palm Beach	152	\$42,300
Pasco	55	\$14,850
Pinellas	137	\$36,150
Polk	60	\$17,775
Putnam	22	\$5,925
Saint Johns	280	\$90,750
Saint Lucie	24	\$5,250
Santa Rosa	5	\$1,425
Sarasota	69	\$25,425
Seminole	140	\$38,550
Sumter	5	\$900
Suwannee	1	\$525
Taylor	3	\$750
Union	2	\$375
Volusia	174	\$52,800
Wakulla	3	\$525
Walton	2	\$600
Washington	2	\$975
<b>Totals</b>	<b>5,090</b>	<b>\$1,543,425</b>

**Note:**

Information in the table is from program inception through December 31, 2016. In 2016, 3,202 counseling sessions were conducted and 776 homeowners were provided financial management education training. Since the program was established in 2013, 5,090 homeowners have been assisted, including 1,277 homeowners who began receiving assistance in 2016. At the end of 2016, an additional \$2,609,550 was reserved statewide to serve active clients.





# DEMOGRAPHICS AND CHARTS

## ELDERLY HOUSING COMMUNITY LOANS (EHCL)

COUNTY	DEVELOPMENT	FUNDING AMOUNT	TOTAL UNITS	SET-ASIDE UNITS
Alachua	Oak Park - Gainesville	\$630,000	101	101
Duval	Campus Towers	\$750,000	192	192
Hernando	Portillo	\$750,000	24	24
Lee	Palm City Gardens	\$750,000	100	100
<b>TOTALS</b>		<b>\$2,880,000</b>	<b>417</b>	<b>417</b>

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

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

<b>RESIDENTS SERVED BY AGE</b>	0-17	141,191	
	18-54	170,402	
	55-61	19,204	
	62+	40,041	
<b>RESIDENTS SERVED BY ETHNICITY</b>	Hispanic	79,242	
	Non-Hispanic	233,518	
<b>RESIDENTS SERVED BY RACE</b>	Black/African American	101,568	
	American Indian or Alaskan Native	1,537	
	Asian	2,187	
	White	163,070	
	White and Black/African American	2,250	
	Other	42,158	
<b>ACTIVE TOTAL UNITS BY DEMOGRAPHIC TARGET</b>	Elderly	23,679	
	Farmworker or Commercial Fishing Worker	2,139	
	Homeless	2,392	
	Special Needs	1,384	
	Family	157,961	
<b>AVERAGE HOUSEHOLD SIZE</b>		2.32	
<b>AVERAGE HOUSEHOLD INCOME</b>		\$21,521	
<b>GEOGRAPHIC DISTRIBUTION</b>	<b>Large</b>	<b>Medium</b>	<b>Small</b>
<b>NUMBER OF UNITS</b>	119,619	66,934	7,568
<b>PERCENTAGE</b>	61.6%	34.5%	3.9%

**Note:**

\*Resident information is for individuals, not households.

## STATE APARTMENT INCENTIVE LOANS (SAIL)

COUNTY	DEVELOPMENT	FUNDING AMOUNT	TOTAL UNITS	SET-ASIDE UNITS	EXTREMELY LOW INCOME UNITS <sup>1</sup>
Alachua	Woodland Park I	\$3,840,000	96	96	
Bay	Pelican Pointe <sup>1</sup>	\$408,200	78	78	8
	Pinnacle at Hammock Crossings	\$3,003,800	92	92	
Brevard	Clear Pond Estates	\$3,981,900	100	100	10
Broward	Douglas Gardens V	\$5,781,900	110	110	11
	Palms of Deerfield	\$3,969,000	100	100	10
	Suncrest Court	\$7,100,000	116	116	12
Columbia	Cedar Park	\$3,472,300	72	72	22
Escambia	Delphin Downs	\$4,580,000	72	72	8
Flagler	Flagler Commons	\$3,000,000	15	15	
	Flagler Commons II	\$3,000,000	15	15	
Hernando	Liberty Gardens	\$5,993,400	94	94	10
Hillsborough	Bethune Residences I at West River	\$7,600,000	160	160	16
	Boulevard at West River	\$7,600,000	250	200	25
	Grove Pointe	\$2,250,000	80	80	
	Sweetwater Villas	\$811,000	56	56	6
Lake	Woodwinds	\$4,000,000	96	96	
Marion	Hickory Knoll	\$3,454,800	96	96	10
Miami-Dade	Coral Bay Cove	\$7,100,000	224	224	23
Monroe	Caya Place	\$3,500,000	42	42	
Orange	Amelia Court at Creative Village	\$2,000,000	116	93	
	Emerald Villas II	\$5,376,200	96	96	10
	Mercy Project	\$5,000,000	166	166	
Osceola	Cameron Preserve	\$4,000,000	100	100	
	Palos Verdes	\$5,752,300	120	120	12
Palm Beach	Banyan Court	\$6,000,000	85	85	9
	Heron Estates Senior	\$5,691,718	101	101	11
Pasco	Ozanam Village II	\$5,000,000	30	30	
Polk	Lake Beulah View	\$6,600,000	132	132	14
Taylor	Perrytown	\$2,865,000	100	100	10
<b>TOTALS</b>		<b>\$132,731,518</b>	<b>3,010</b>	<b>2,937</b>	<b>237</b>

**Note:**

<sup>1</sup>SAIL funds were used to buy down a portion of the units in some developments to make them affordable to extremely low income (ELI) households. The 2016 funding for Pelican Pointe is for this purpose; this development received its full SAIL allocation in 2015.

# RENTAL PROGRAMS



## LOW INCOME HOUSING TAX CREDITS (9%)

COUNTY	DEVELOPMENT NAME	FUNDING AMOUNT	TOTAL UNITS	SET-ASIDE UNITS
Alachua	Woodland Park I	\$1,155,000	96	96
Bay	Pinnacle at Hammock Crossings	\$1,114,000	92	92
Brevard	Pineda Village	\$1,350,000	137	137
Broward	Arbor View	\$1,967,002	100	100
	Residences at Equality Park <sup>1</sup>	\$1,092,894	48	48
Duval	Cathedral Towers	\$1,660,000	203	186
	Lofts at LaVilla	\$1,660,000	130	130
Hernando	Hammock Ridge	\$1,510,000	104	104
Hillsborough	Laburnum Gardens	\$1,420,000	81	81
Lake	Woodwinds	\$1,510,000	96	96
Manatee	Grand Palms	\$1,323,535	72	72
Miami-Dade	Jasmine	\$2,397,397	96	96
	Lummus Park Manor	\$500,000	51	51
	Princeton Park	\$2,561,000	150	150
	Three Round Tower A	\$1,155,561	128	128
Monroe	Caya Place	\$1,000,000	42	42
Orange	Amelia Court at Creative Village	\$2,185,789	116	93
	Mercy Project	\$2,110,000	166	166
	Wellington Park	\$2,060,000	120	120
Osceola	Cameron Preserve	\$1,510,000	100	100
	Madison Crossing II	\$1,510,000	86	86
Palm Beach	Calusa Estates	\$2,020,000	114	114
	Dr. Alice Moore <sup>1</sup>	\$820,000	36	36
	Isles of Pahokee II	\$1,209,190	129	129
	Residences at Haverhill	\$2,110,000	117	117
Pasco	Abigail Court	\$1,419,272	90	90
Pinellas	Burlington Post	\$1,660,000	86	86
Seminole	Redding Redevelopment	\$1,510,000	90	90
Volusia	Pines - Deland	\$1,510,000	100	100
<b>TOTALS</b>		<b>\$45,010,640</b>	<b>2,976</b>	<b>2,936</b>

**Note:**

<sup>1</sup>These specialized developments, which are being developed as permanent supportive housing for persons with a disabling condition, each were awarded \$550,000 in addition to their Housing Credit awards to assist in lowering the debt on these units for this hard-to-serve population. This funding comes from "Financing Adjustment Factor" savings received by Florida Housing as the result of refunding older Bond rental developments.



# DEMOGRAPHICS AND CHARTS

## LOW INCOME HOUSING TAX CREDITS (4%)

COUNTY	DEVELOPMENT NAME	FUNDING AMOUNT	TOTAL UNITS	SET-ASIDE UNITS
Bay	Pelican Pointe	\$366,348	78	78
Bradford	Pine Forest II	\$63,178	30	30
Brevard	Clear Pond Estates	\$434,227	100	100
	Trinity Towers East	\$484,584	156	141
Broward	Douglas Gardens V	\$826,628	110	110
	Palms of Deerfield	\$501,215	100	100
	Suncrest Court	\$1,042,000	116	116
Columbia	Cedar Park	\$370,000	72	72
Duval	Baldwin Village	\$91,200	38	38
	Hampton Villa	\$252,314	60	60
	Mary Eaves	\$496,027	80	80
	Mount Carmel Gardens	\$611,874	207	207
Escambia	Timberwood Trace	\$935,000	224	224
	Century Park	\$404,384	50	50
	Delphin Downs	\$500,000	72	72
	Oakwood Village	\$107,904	40	40
	Gadsden	Greenwood Terrace	\$81,321	37
Gulf	Pine Ridge	\$131,666	51	51
Hernando	Liberty Gardens	\$524,622	94	94
Hillsborough	Bethune Residences I at West River	\$1,411,259	160	160
	Boulevard at West River	\$1,417,060	250	200
	Columbus Court	\$882,334	160	160
	Sweetwater Villas	\$407,000	56	56
Jefferson	Jefferson Place	\$82,973	39	39
Lake	Colony Court	\$125,043	47	47
	Greenleaf Village	\$96,790	37	37
	Orangewood Villas	\$122,345	46	46
	Rosemont Manor	\$115,325	37	37
Leon	Brookestone I	\$652,979	108	108
Marion	Hickory Knoll	\$482,642	96	96
Miami-Dade	Centerra	\$1,004,859	104	98
	Coral Bay Cove	\$2,052,000	224	224
	Courtside	\$873,143	84	84
	Edison Terraces I	\$329,973	60	60
	Edison Terraces II	\$329,973	60	60
	John and Anita Ferguson Residences	\$610,339	79	79

COUNTY	DEVELOPMENT NAME	FUNDING AMOUNT	TOTAL UNITS	SET-ASIDE UNITS
	Las Palmas	\$1,014,061	196	196
	Marcia Gardens	\$922,858	134	134
	Modello	\$1,066,298	100	100
	Orchid Estates	\$516,427	74	74
	Phoenix	\$687,441	164	164
	River Oaks - Florida City	\$634,683	160	160
	Sunset Pointe	\$670,172	82	82
	Tuscany Cove I	\$1,370,128	160	160
	Villa Capri II	\$939,133	117	117
Nassau	Cantebury of Hilliard	\$80,157	36	36
	Pine Terrace III	\$97,510	40	40
	Post Oak	\$100,851	42	42
Orange	Emerald Villas II	\$874,865	96	96
	Goldenrod Pointe	\$501,522	70	70
	Landon Trace	\$785,111	228	228
Osceola	Inglewood Meadows	\$146,891	51	51
	Kissimmee Homes	\$314,992	104	104
	Osceola Pointe	\$1,068,060	176	176
	Palos Verdes	\$566,696	120	120
	Woodland Terrace	\$148,159	51	51
Palm Beach	Banyan Court	\$709,973	85	85
	Grand Lake	\$1,510,000	384	384
	Heron Estates Senior	\$608,847	101	101
	Lake Delray	\$2,332,842	404	404
Pasco	Park at Wellington II	\$686,245	110	110
	Park Place - Zephyrhills	\$86,099	28	28
	Regency Palms	\$1,106,428	200	200
	Village Chase	\$143,724	48	48
	Village Walk	\$136,137	43	43
Polk	Lake Beulah View	\$704,212	132	132
Seminole	Seminole Gardens	\$518,563	108	108
Sumter	Wildwood Terrace	\$103,126	41	41
Taylor	Perrytown	\$296,178	100	100
Volusia	DeBary Villas	\$192,653	83	83
	Ridgecrest Manor	\$104,339	49	49
	Water Oak	\$92,788	40	40
<b>TOTALS</b>		<b>\$41,058,699</b>	<b>7,519</b>	<b>7,448</b>



# RENTAL PROGRAMS



## MULTIFAMILY MORTGAGE REVENUE BONDS (MMRB)

COUNTY	DEVELOPMENT	FUNDING AMOUNT	TOTAL UNITS	SET-ASIDE UNITS
Bay	Pelican Pointe	\$5,500,000	78	78
Brevard	Clear Pond Estates	\$6,925,000	100	100
	Trinity Towers East	\$10,500,000	156	133
Broward	Douglas Gardens V	\$12,000,000	110	110
	Suncrest Court	\$15,250,000	116	116
Columbia	Cedar Park	\$6,000,000	72	72
Duval	Hampton Villa	\$3,800,000	60	60
	Mary Eaves	\$6,400,000	80	80
Escambia	Century Park	\$8,500,000	50	43
Hernando	Liberty Gardens	\$12,000,000	94	94
Hillsborough	Columbus Court	\$12,200,000	160	160
Leon	Brookestone I	\$9,500,000	108	108
Marion	Hickory Knoll	\$7,000,000	96	96
Miami-Dade	Centerra	\$14,500,000	104	42
	Coral Bay Cove	\$29,000,000	224	224
	Marcia Gardens	\$15,500,000	134	134
	Phoenix	\$10,500,000	164	164
	Sunset Pointe	\$9,200,000	82	33
	Tuscany Cove I	\$17,950,000	160	160
Orange	Emerald Villas II	\$11,500,000	96	96
Osceola	Palos Verdes	\$10,000,000	120	96
Palm Beach	Banyan Court	\$11,500,000	85	69
	Grand Lake	\$33,000,000	384	154
Pasco	Park at Wellington II	\$10,600,000	110	44
Polk	Lake Beulah View	\$16,000,000	132	132
	West Lake	\$10,000,000	100	40
Seminole	Seminole Gardens	\$7,250,000	108	108
<b>TOTALS</b>		<b>\$322,075,000</b>	<b>3,283</b>	<b>2,746</b>

## HOME INVESTMENT PARTNERSHIPS - RENTAL

COUNTY	DEVELOPMENT	FUNDING AMOUNT	TOTAL UNITS	SET-ASIDE UNITS
Baker	American Way Townhomes	\$4,975,000	30	30
DeSoto	St. John Paul II Villas	\$3,520,000	32	32
	Turner Senior Apartments at Five Ash	\$4,000,000	50	50
Highlands	Highland Grove	\$4,750,000	40	40
	Willie Downs Villas	\$4,531,000	50	50
Okeechobee	Towns of Okeechobee	\$5,000,000	26	26
<b>TOTALS</b>		<b>\$26,776,000</b>	<b>228</b>	<b>228</b>

## GRANTS TO FINANCE HOUSING FOR PERSONS WITH DEVELOPMENTAL DISABILITIES

COUNTY	DEVELOPMENT	FUNDING AMOUNT	TOTAL UNITS/ BEDS	SET-ASIDE UNITS/ BEDS
Alachua	Santa Fe Hills Home	\$392,000	6	6
Broward	Eden House	\$101,000	6	6
Citrus	Key View	\$392,000	6	6
Escambia	Arc Gateway Leesway House	\$392,000	6	6
Jackson	Baker House	\$134,000	5	5
Lake	Independence Home	\$392,000	6	6
Putnam	Silver Place	\$392,000	6	6
Seminole	Attain	\$392,000	6	6
<b>TOTALS</b>		<b>\$2,587,000</b>	<b>47</b>	<b>47</b>

**Note:**

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



# DEMOGRAPHICS AND CHARTS

## AVERAGE RENTS CHARGED AT RENTAL PROPERTIES IN FLORIDA HOUSING'S PORTFOLIO AS OF DECEMBER 31, 2016

COUNTY	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR
Alachua	-	\$425	\$561	\$659	\$689	-
Baker	-	\$213	\$216	\$262	-	-
Bay	-	\$460	\$595	\$611	\$525	-
Bradford	-	-	\$554	\$607	\$633	-
Brevard	-	\$542	\$651	\$793	\$967	-
Broward	\$613	\$743	\$935	\$1,052	\$915	\$907
Charlotte	-	\$484	\$671	\$798	\$914	-
Citrus	-	\$410	\$487	\$661	\$773	-
Clay	-	\$537	\$751	\$815	\$799	-
Collier	-	\$594	\$859	\$975	\$831	-
Columbia	\$301	\$448	\$612	\$774	-	-
DeSoto	-	\$365	\$574	\$676	\$688	-
Duval	\$169	\$457	\$623	\$818	\$924	-
Escambia	\$147	\$410	\$544	\$658	-	-
Flagler	-	\$385	\$602	\$804	\$850	-
Franklin	-	\$314	\$258	\$278	-	-
Gadsden	-	\$416	\$553	\$458	\$440	-
Hamilton	-	\$293	\$267	\$417	-	-
Hardee	-	\$474	\$584	\$668	\$162	-
Hendry	-	\$349	\$512	\$639	\$731	-
Hernando	-	\$507	\$694	\$828	\$780	-
Highlands	-	\$399	\$614	\$681	\$786	-
Hillsborough	\$352	\$486	\$678	\$798	\$867	\$610
Holmes	-	\$244	\$222	-	-	-
Indian River	\$435	\$529	\$700	\$784	\$799	-
Jackson	-	\$357	\$371	\$377	-	-
Jefferson	-	\$299	\$274	-	-	-
Lake	-	\$514	\$717	\$855	\$973	-
Lee	-	\$566	\$676	\$745	\$710	\$486
Leon	-	\$591	\$704	\$708	\$132	-
Levy	-	\$321	\$509	\$694	-	-
Madison	-	\$339	\$506	\$621	-	-
Manatee	\$469	\$565	\$767	\$840	\$992	\$616
Marion	-	\$358	\$378	\$518	\$679	-
Martin	-	\$611	\$735	\$819	\$762	-
Miami-Dade	\$358	\$560	\$806	\$959	\$966	-
Monroe	-	\$679	\$811	\$1,030	\$1,168	-
Nassau	-	\$416	\$580	\$802	\$1,088	-
Okaloosa	-	\$552	\$755	\$932	\$865	-
Okeechobee	-	\$376	\$538	\$626	-	-
Orange	\$589	\$607	\$750	\$868	\$965	-
Osceola	-	\$603	\$776	\$870	\$1,013	-

COUNTY	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR
Palm Beach	\$266	\$617	\$868	\$1,031	\$1,065	-
Pasco	-	\$547	\$703	\$826	\$275	-
Pinellas	\$317	\$419	\$609	\$700	\$795	\$939
Polk	-	\$395	\$548	\$623	\$610	\$498
Putnam	-	\$388	\$532	\$635	\$803	-
Santa Rosa	-	\$498	\$648	\$672	-	-
Sarasota	\$276	\$530	\$696	\$844	\$887	-
Seminole	-	\$554	\$699	\$816	\$972	-
St. Johns	-	\$601	\$792	\$831	\$1,103	-
St. Lucie	-	\$510	\$648	\$759	\$815	-
Sumter	-	\$308	\$533	\$868	\$893	-
Suwannee	-	\$324	\$505	\$636	-	-
Taylor	-	\$330	-	-	-	-
Volusia	\$571	\$500	\$601	\$707	\$820	-
Wakulla	-	\$382	\$249	-	-	-
Walton	-	\$348	\$449	\$529	-	-
Washington	-	\$331	-	-	-	-

### TENANT-BASED RENTAL ASSISTANCE (TBRA)

COUNTY	HOUSEHOLDS SERVED TO DATE	TOTAL FUNDING ENCUMBERED	TOTAL FUNDING DISBURSED
Alachua	270	\$210,838	\$206,820
Broward	82	\$1,411,244	\$1,246,840
Charlotte	187	\$623,981	\$559,510
Escambia	42	\$546,505	\$399,422
Flagler	101	\$389,928	\$370,135
Indian River	324	\$590,883	\$590,846
Leon	75	\$470,230	\$469,862
Manatee	41	\$498,475	\$480,292
Marion	224	\$526,785	\$494,157
Miami-Dade	44	\$468,806	\$467,973
Palm Beach	176	\$1,855,101	\$1,773,808
Pasco	60	\$528,034	\$528,034
Sarasota	46	\$482,414	\$482,414
St. Lucie	73	\$340,833	\$340,823
Volusia	83	\$555,943	\$485,655
<b>TOTALS</b>	<b>1,828</b>	<b>\$9,500,000</b>	<b>\$8,896,591</b>

### TOTAL NUMBER OF HOUSEHOLDS SERVED BY INCOME RANGE

0-30% AMI	31-50% AMI	51-80% AMI
916	740	172

#### Note:

HOME funds are used to fund this program. Funding information is from July 2013, when the program started, through December 31, 2016. 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.

# RENTAL PROGRAMS



## OCCUPANCY RATES FOR ACTIVE, REPORTING UNITS IN FLORIDA HOUSING'S PORTFOLIO, FOURTH QUARTER OF 2015 AND 2016

Out of a total of 194,121 active, leasing-up and pipeline units, 173,221 are actively operating and reported information for this survey covering October through December of 2016. For comparison, the occupancy rate is provided for the fourth quarter of 2015. The occupancy rate is a weighted average (by unit).

COUNTY	2016		2015
	TOTAL ACTIVE AND REPORTING UNITS	OCCUPANCY RATE	OCCUPANCY RATE
Alachua	2,400	95.5%	92.5%
Baker	50	98.7%	99.3%
Bay	1,604	95.5%	94.7%
Bradford	120	78.6%	92.2%
Brevard	2,855	97.5%	96.6%
Broward	12,424	98.1%	98.2%
Charlotte	1,471	98.3%	98.3%
Citrus	596	94.6%	91.3%
Clay	919	96.4%	94.3%
Collier	3,933	96.2%	97.7%
Columbia	429	88.7%	91.1%
DeSoto	655	95.2%	94.8%
Duval	10,169	95.2%	94.4%
Escambia	1,963	93.9%	94.1%
Flagler	383	98.5%	98.7%
Franklin	85	95.8%	96.1%
Gadsden	432	96.1%	95.3%
Hamilton	109	91.5%	90.5%
Hardee	460	94.3%	90.3%
Hendry	311	97.5%	97.6%
Hernando	1,366	99.5%	95.2%
Highlands	784	91.8%	87.5%
Hillsborough	16,343	97.7%	97.1%
Holmes	38	94.2%	97.5%
Indian River	2,269	95.8%	96.3%
Jackson	579	96.3%	93.6%
Jefferson	36	91.7%	89.8%
Lake	2,878	96.1%	95.4%
Lee	3,908	97.4%	97.4%
Leon	2,353	92.9%	92.5%
Levy	233	94.3%	94.1%
Madison	116	88.6%	90.9%
Manatee	2,916	96.8%	97.0%
Marion	1,667	95.1%	95.4%
Martin	858	96.8%	96.6%
Miami-Dade	30,209	97.7%	97.0%
Monroe	926	98.9%	98.6%
Nassau	378	85.2%	96.4%

COUNTY	2016		2015
	TOTAL ACTIVE AND REPORTING UNITS	OCCUPANCY RATE	OCCUPANCY RATE
Okaloosa	360	92.6%	95.7%
Okeechobee	229	95.8%	96.8%
Orange	23,356	97.7%	98.1%
Osceola	5,159	98.7%	98.2%
Palm Beach	8,497	98.4%	97.6%
Pasco	2,083	95.0%	92.6%
Pinellas	5,917	96.4%	92.8%
Polk	3,149	97.8%	95.6%
Putnam	525	96.2%	94.6%
Santa Rosa	226	96.3%	94.5%
Sarasota	1,137	97.2%	97.7%
Seminole	4,407	97.8%	94.2%
St. Johns	1,124	94.5%	94.1%
St. Lucie	2,432	97.9%	96.6%
Sumter	203	92.3%	93.2%
Suwannee	197	97.3%	94.3%
Taylor	37	96.4%	97.3%
Volusia	4,658	97.2%	94.7%
Wakulla	64	93.2%	93.7%
Walton	203	96.1%	93.8%
Washington	33	91.9%	97.0%
<b>Statewide</b>	<b>173,221</b>	<b>95.2%</b>	<b>96.4%</b>

### Note :

For comparison, the rental vacancy rate reported by the U.S. Census was 8.7 percent for Florida and 6.9 percent for the U.S. in the fourth quarter of 2016. This equals a 91.3 percent occupancy rate for Florida and a 93.1 percent occupancy rate for the U.S. Note that this is for all residential rental units serving all income levels, not just affordable apartments.

In comparison, the overall occupancy rate for Florida Housing's rental portfolio was 95.2 percent at the end of 2016, higher than the state occupancy rate for all rental properties in Florida noted above. Out of this total, 5.3 percent of Florida Housing properties had an occupancy rate of less than 90 percent. While the average size of properties reporting is 145 units, properties with less than 75 units account for 45.2 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 2.4 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.

# DEMOGRAPHICS AND CHARTS

## RENTAL PROPERTIES AWARDED FUNDING IN 2016

County	Development Name	Request for Application Number <sup>1</sup>	HC 9%	HC 4%	MMRB	SAIL	EHCL	HOME	Grants to House Persons with Developmental Disabilities
Alachua	Oak Park - Gainesville	2015-114					\$630,000		
	Santa Fe Hills Home Arc of Alachua County	2016-105							\$392,000
	Woodland Park I	2015-106	\$1,155,000			\$3,840,000			
Baker	American Way Townhomes	2016-101						\$4,975,000	
Bay	Pelican Pointe	2015-112		\$366,348	\$5,500,000	\$408,200			
	Pinnacle at Hammock Crossings	2015-106	\$1,114,000			\$3,003,800			
Bradford	Pine Forest II	N/A		\$63,178					
Brevard	Clear Pond Estates	2015-112		\$434,227	\$6,925,000	\$3,981,900			
	Pineda Village	2015-111	\$1,350,000						
	Trinity Towers East	2015-112		\$484,584	\$10,500,000	2015	2015		
Broward	Arbor View	2015-107	\$1,967,002						
	Douglas Gardens V	2015-112		\$826,628	\$12,000,000	\$5,781,900			
	Eden House	2016-105							\$101,000
	Palms of Deerfield	2015-112		\$501,215		\$3,969,000			
	Residences at Equality Park	2016-103	\$1,092,894						
	Suncrest Court	2016-109		\$1,042,000	\$15,250,000	\$7,100,000			
Citrus	Key View	2016-105							\$392,000
Columbia	Cedar Park	2016-109		\$370,000	\$6,000,000	\$3,472,300			
DeSoto	St. John Paul II Villas	2016-101						\$3,520,000	
	Turner Senior Apartments at Five Ash	2016-101						\$4,000,000	
Duval	Baldwin Village	N/A		\$91,200					
	Campus Towers	2016-108					\$750,000		
	Cathedral Towers	2015-111	\$1,660,000						
	Hampton Villa	2015-112		\$252,314	\$3,800,000	2015			
	Lofts at LaVilla	2015-107	\$1,660,000						
	Mary Eaves <sup>7</sup>	N/A		\$496,027	\$6,400,000			2015	
	Mount Carmel Gardens	2014-111		\$611,874			2014	1997	
	Timberwood Trace	N/A	1993	\$935,000					
Escambia	Arc Gateway Leesway House	2016-105							\$392,000
	Century Park	N/A		\$404,384	\$8,500,000			2015	
	Delphin Downs	2016-109		\$500,000		\$4,580,000			
	Oakwood Village	N/A		\$107,904					
Flagler	Flagler Commons	2015-109				\$3,000,000			
	Flagler Commons II	2015-109				\$3,000,000			
Gadsden	Greenwood Terrace	N/A		\$81,321					
Gulf	Pine Ridge	N/A		\$131,666					
Hernando	Hammock Ridge	2015-106	\$1,510,000						
	Liberty Gardens	2016-109		\$524,622	\$12,000,000	\$5,993,400			
	Portillo	2016-108	1997				\$750,000	1997	
Highlands	Highland Grove	2016-101						\$4,750,000	

# RENTAL PROGRAMS



Local Bonds <sup>2</sup>	Units Funded			Income Restrictions by AMI			Demographic Target	Construction Category <sup>5</sup>	Estimated Total Development Cost <sup>6</sup>
	Total Units	Set-Aside Units/ Beds <sup>3</sup>	Link Units <sup>4</sup>	<35%	36% - 50%	51-60%			
	101	101			21	80	Elderly	R	\$677,692
	6	6		2		4	Special Needs	NC	TBD
	96	96	9	29		67	Family	NC	\$17,794,298
	30	30			6	24	Family	NC	\$5,875,750
	78	78			8	70	Family	NC	\$11,696,916
	92	92	5		10	82	Family	NC	\$16,558,352
\$1,076,000	30	30				30	Family	A/R	\$2,398,344
	100	100	5	10		90	Family	A/R	\$13,271,743
	137	137	7	28		109	Family	Preservation	\$15,363,683
	156	141				141	Elderly	A/R	\$24,141,162
	100	100	5	10		90	Elderly	NC	\$23,405,000
	110	110	6	11		99	Elderly	NC	\$21,134,480
	6	6		2		4	Special Needs	R	TBD
	100	100	5	10		90	Elderly	A/R	\$14,635,816
	48	48		5		43	Special Needs	NC	\$12,444,521
	116	116	6	12		104	Family	NC	\$30,932,184
	6	6			2	4	Special Needs	NC	TBD
	72	72	7		22	50	Family	A/R	\$11,419,785
	32	32			7	25	Elderly	NC	\$4,115,000
	50	50			10	40	Elderly	NC	\$4,405,001
\$1,566,000	38	38				38	Family	A/R	\$3,311,852
	192	192			192		Elderly	R	\$1,297,500
	203	186	11	41		145	Elderly	Preservation	\$27,039,565
	60	60		6		54	Family	A/R	\$7,582,839
	130	130	7	13		117	Family	NC	\$23,382,885
	80	80			16	64	Elderly	NC	\$13,325,568
\$9,750,000	207	207		32		175	Elderly	Preservation	\$22,159,883
	224	224				224	Family	A/R	\$30,963,229
	6	6		2		4	Special Needs	NC	TBD
	50	50			10	40	Family	NC	\$10,240,728
	72	72	4		8	64	Family	NC	\$13,361,285
\$1,536,000	40	40				40	Elderly	A/R	\$3,305,772
	15	15			4	11	Special Needs	NC	\$3,000,000
	15	15			4	11	Special Needs	NC	\$3,000,000
\$1,187,000	37	37				37	Elderly	A/R	\$2,620,543
\$1,921,000	51	51				51	Family	A/R	\$3,916,935
	104	104	6		11	93	Family	NC	\$18,693,965
	94	94	5		10	84	Family	NC	\$20,152,525
	24	24		4	8	12	Elderly	A/R	\$787,500
	40	40			8	32	Family	NC	\$6,209,021

RENTAL PROGRAMS

# DEMOGRAPHICS AND CHARTS

## RENTAL PROPERTIES AWARDED FUNDING IN 2016

County	Development Name	Request for Application Number <sup>1</sup>	HC 9%	HC 4%	MMRB	SAIL	EHCL	HOME	Grants to House Persons with Developmental Disabilities
Highlands	Willie Downs Villas	2016-101						\$4,531,000	
Hillsborough	Bethune Residences I at West River	2016-109		\$1,411,259		\$7,600,000			
	Boulevard at West River	2016-109		\$1,417,060		\$7,600,000			
	Columbus Court	2015-112		\$882,334	\$12,200,000	2015			
	Grove Pointe	2016-104	1996			\$2,250,000			
	Laburnum Gardens	2015-107	\$1,420,000						
	Sweetwater Villas	2016-109		\$407,000		\$811,000			
Jackson	Baker House Group Home	2016-105							\$134,000
Jefferson	Jefferson Place	N/A		\$82,973					
Lake	Colony Court	N/A		\$125,043					
	Greenleaf Village	N/A	1993	\$96,790					
	Independence Home	2016-105							\$392,000
	Orangewood Villas	N/A		\$122,345					
	Rosemont Manor	N/A	1994	\$115,325					
	Woodwinds	2016-102	\$1,510,000			\$4,000,000			
Lee	Palm City Gardens <sup>7</sup>	2016-108					\$750,000		
Leon	Brookestone I	N/A		\$652,979	\$9,500,000	2014			
Manatee	Grand Palms	2015-106	\$1,323,535						
Marion	Hickory Knoll	2015-112		\$482,642	\$7,000,000	\$3,454,800			
Miami-Dade	Centerra	N/A		\$1,004,859	\$14,500,000			2015	
	Coral Bay Cove	2016-109		\$2,052,000	\$29,000,000	\$7,100,000			
	Courtside	N/A		\$873,143					
	Edison Terraces I	N/A	1991	\$329,973					
	Edison Terraces II	N/A	1992	\$329,973				1992	
	Jasmine	2015-108	\$2,397,397						
	John and Anita Ferguson Residences	N/A		\$610,339					
	Las Palmas	N/A		\$1,014,061					
	Lummas Park Manor	2015-111	\$500,000						
	Marcia Gardens	N/A		\$922,858	\$15,500,000			2015	
	Modello	N/A		\$1,066,298					
	Orchid Estates	N/A		\$516,427			2015		
	Phoenix	N/A	1993	\$687,441	\$10,500,000				1993
	Princeton Park	2015-108	\$2,561,000						
	River Oaks - Florida City	N/A	1995	\$634,683					1994
Sunset Pointe	N/A		\$670,172	\$9,200,000			2015		
Three Round Tower A	2015-111	\$1,155,561							
Tuscany Cove I	2014-103		\$1,370,128	\$17,950,000		2014			
Villa Capri II	N/A		\$939,133						
Monroe	Caya Place	2015-106	\$1,000,000			\$3,500,000			
Nassau	Cantebury of Hilliard	N/A	1992	\$80,157					

# RENTAL PROGRAMS



Local Bonds <sup>2</sup>	Units Funded			Income Restrictions by AMI			Demographic Target	Construction Category <sup>5</sup>	Estimated Total Development Cost <sup>6</sup>
	Total Units	Set-Aside Units/ Beds <sup>3</sup>	Link Units <sup>4</sup>	<35%	36% - 50%	51-60%			
	50	50			10	40	Family	NC	\$5,677,250
	160	160	8		16	144	Elderly	NC	\$39,310,795
	250	200	13		25	175	Family	NC	\$50,168,366
	160	160			16	144	Family	A/R	\$25,296,449
	80	80			17	63	FW FW	Preservation	\$2,626,495
	81	81	5		9	72	Elderly	NC	\$17,686,848
\$5,400,000	56	56	3		6	50	Family	NC	\$11,275,263
	5	5			2	3	Special Needs	R	TBD
\$1,427,000	39	39				39	Family	A/R	\$3,029,824
\$1,866,000	47	47				47	Elderly	A/R	\$3,905,428
\$1,422,000	37	37			8	29	Elderly	A/R	\$3,164,270
	6	6			2	4	Special Needs	NC	TBD
\$1,822,000	46	46				46	Elderly	A/R	\$3,811,486
\$1,737,000	37	37			8	29	Family	A/R	\$3,539,876
	96	96	5		15	81	Homeless	NC	\$20,361,740
	100	100			100		Elderly	R	\$3,360,750
	108	108		11		97	Elderly	NC	\$21,411,013
	72	72	4	8		64	Elderly	NC	\$15,413,271
	96	96	5		10	86	Family	A/R	\$14,182,951
	104	98				98	Family	NC	\$28,261,430
	224	224	12	23		201	Family	NC	\$57,050,680
\$12,000,000	84	84				84	Family	NC	\$22,795,654
\$5,016,037	60	60			12	48	Family	A/R	\$10,789,516
\$5,016,037	60	60			12	48	Family	A/R	\$10,789,516
	96	96	5	10		86	Elderly	NC	\$30,346,324
\$1,280,000	79	79		12		67	Elderly	NC	\$16,010,672
\$16,850,000	196	196				196	Elderly	Preservation	\$33,315,276
	51	51	3	11		40	Elderly	Preservation	\$8,967,152
	134	134			21	113	Elderly	NC	\$26,264,244
\$15,400,000	100	100				100	Family	NC	\$27,644,218
\$7,273,183	74	74		8		66	Family	NC	\$14,004,110
	164	164			66	98	Family	A/R	\$21,711,120
	150	150	8	15		135	Family	NC	\$36,934,986
	160	160			32	128	Family	A/R	\$18,830,130
	82	82			9	73	Family	NC	\$17,892,617
	128	128	7	26		102	Elderly	Preservation	\$14,217,694
	160	160		16		144	Elderly	NC	\$33,873,602
\$13,500,000	117	117				117	Family	NC	\$26,474,622
	42	42	3	5		37	Family	NC	\$15,190,867
\$1,373,000	36	36			8	28	Elderly	A/R	\$3,003,120

# DEMOGRAPHICS AND CHARTS

## RENTAL PROPERTIES AWARDED FUNDING IN 2016

County	Development Name	Request for Application Number <sup>1</sup>	HC 9%	HC 4%	MMRB	SAIL	EHCL	HOME	Grants to House Persons with Developmental Disabilities
Nassau	Pine Terrace III	N/A		\$97,510					
	Post Oak	N/A		\$100,851					
Okeechobee	Towns of Okeechobee	2016-101						\$5,000,000	
Orange	Amelia Court at Creative Village	2015-113	\$2,185,789			\$2,000,000			
	Emerald Villas II	2016-109		\$874,865	\$11,500,000	\$5,376,200			
	Goldenrod Pointe	N/A		\$501,522					
	Landon Trace	N/A		\$785,111	1998				
	Mercy Project	2016-102	\$2,110,000			\$5,000,000			
	Wellington Park	2015-107	\$2,060,000						
Osceola	Cameron Preserve	2016-102	\$1,510,000			\$4,000,000			
	Inglewood Meadows	N/A		\$146,891					
	Kissimmee Homes	N/A		\$314,992					
	Madison Crossing II	2015-106	\$1,510,000						
	Osceola Pointe	N/A		\$1,068,060					
	Palos Verdes	2016-109		\$566,696	\$10,000,000	\$5,752,300			
	Woodland Terrace	N/A		\$148,159					
Palm Beach	Banyan Court	2016-109		\$709,973	\$11,500,000	\$6,000,000			
	Calusa Estates	2015-107	\$2,020,000						
	Dr. Alice Moore	2016-103	\$820,000						
	Grand Lake	2015-112		\$1,510,000	\$33,000,000	2015			
	Heron Estates Senior	2015-112		\$608,847		\$5,691,718			
	Isles of Pahokee II	2015-111	\$1,209,190						
	Lake Delray	N/A		\$2,332,842					
	Residences at Haverhill	2015-107	\$2,110,000						
Pasco	Abigail Court	2015-106	\$1,419,272						
	Ozanam Village II	2015-109				\$5,000,000			
	Park at Wellington II	2015-112		\$686,245	\$10,600,000	2015			
	Park Place - Zephyrhills	N/A		\$86,099					
	Regency Palms	N/A		\$1,106,428					
	Village Chase	N/A		\$143,724					
	Village Walk	N/A		\$136,137					
Pinellas	Burlington Post	2015-107	\$1,660,000						
Polk	Lake Beulah View	2016-109		\$704,212	\$16,000,000	\$6,600,000			
	West Lake	2015-112			\$10,000,000	2015			
Putnam	Silver Place	2016-105						\$392,000	
Seminole	Attain	2016-105							\$392,000
	Redding Redevelopment	2015-106	\$1,510,000						
	Seminole Gardens	2015-112		\$518,563	\$7,250,000	2015			
Sumter	Wildwood Terrace	N/A		\$103,126					
Taylor	Perrytown	2016-109		\$296,178		\$2,865,000			



# RENTAL PROGRAMS



Local Bonds <sup>2</sup>	Units Funded			Income Restrictions by AMI			Demographic Target	Construction Category <sup>5</sup>	Estimated Total Development Cost <sup>6</sup>
	Total Units	Set-Aside Units/ Beds <sup>3</sup>	Link Units <sup>4</sup>	<35%	36% - 50%	51-60%			
\$1,655,000	40	40				40	Family	A/R	\$3,390,208
\$1,765,000	42	42				42	Family	A/R	\$3,771,984
	26	26			6	20	Family	NC	\$5,244,000
	116	93	6		12	81	Family	NC	\$29,015,063
	96	96	5		10	86	Elderly	NC	\$21,615,532
\$6,600,000	70	70				70	Family	NC	\$13,419,860
\$20,070,000	228	228			12	216	Family	A/R	\$25,094,447
	166	166	9		25	141	Homeless	NC	\$26,097,890
	120	120	6		12	108	Family	NC	\$25,384,960
	100	100	5		15	85	Homeless	NC	\$21,372,729
\$2,222,000	51	51				51	Elderly	A/R	\$4,528,551
\$4,217,000	104	104				104	Family	A/R	\$8,899,934
	86	86	5		9	77	Elderly	NC	\$18,663,190
\$16,500,000	176	176				176	Family	NC	\$30,193,817
	120	120	6		12	108	Elderly	NC	\$17,586,571
\$2,224,000	51	51				51	Elderly	A/R	\$4,553,509
	85	85	5	9		76	Family	NC	\$20,667,211
	114	114	6	12		102	Family	NC	\$23,622,630
	36	36		4		32	Special Needs	NC	\$9,689,148
	384	384				384	Family	A/R	\$50,272,902
	101	101	6	11		90	Elderly	NC	\$16,770,608
	129	129	7	26		103	Elderly	Preservation	\$16,606,113
\$37,500,000	404	404				404	Elderly	A/R	\$69,257,385
	117	117	6	12		105	Family	NC	\$21,869,233
	90	90	5		9	81	Elderly	NC	\$16,635,514
	30	30			8	22	Special Needs	NC	\$5,000,000
	110	110			11	99	Family	NC	\$18,365,289
\$1,285,000	28	28				28	Family	A/R	\$2,559,034
\$10,700,000	200	200				200	Family	A/R	\$32,334,297
\$2,114,000	48	48				48	Elderly	A/R	\$4,544,528
\$2,013,000	43	43				43	Family	A/R	\$4,157,159
	86	86	5		9	77	Elderly	NC	\$17,790,808
	132	132	7		14	118	Family	NC	\$26,104,722
	100	40				40	Elderly	NC	\$16,978,772
	6	6			2	4	Special Needs	NC	TBD
	6	6			2	4	Special Needs	NC	TBD
	90	90	5		9	81	Elderly	NC	\$17,192,806
	108	108			11	97	Family	A/R	\$14,708,647
\$1,520,000	41	41				41	Elderly	A/R	\$3,362,807
	100	100	5		10	90	Family	A/R	\$11,247,423



# DEMOGRAPHICS AND CHARTS

## RENTAL PROPERTIES AWARDED FUNDING IN 2016

County	Development Name	Request for Application Number <sup>1</sup>	HC 9%	HC 4%	MMRB	SAIL	EHCL	HOME	Grants to House Persons with Developmental Disabilities
Volusia	DeBary Villas	N/A		\$192,653					
	Pines - DeLand	2015-106	\$1,510,000						
	Ridgecrest Manor	N/A		\$104,339					
	Water Oak	N/A		\$92,788					
<b>TOTALS</b>			<b>\$45,010,640</b>	<b>\$41,058,699</b>	<b>\$322,075,000</b>	<b>\$132,731,518</b>	<b>\$2,880,000</b>	<b>\$26,776,000</b>	<b>\$2,587,000</b>

**Notes:**

When a development has received funding in a prior year, that year is included in the appropriate program column. In order to serve lower income households, resources from more than one program are often combined to finance a development. HC 9% = Low Income Housing Tax Credit (9%); HC 4% = Low Income Housing Tax Credit (4%); MMRB = Multifamily Mortgage Revenue Bonds; SAIL = State Apartment Incentive Loan Program; EHCL = Elderly Home Community Loan; HOME = Housing Investment Partnerships Program. This table includes developments that have been awarded funding, but may have been subject to legal challenges as of December 31, 2016. As a result, the developments listed in this table may include those that received a preliminary award prior to conclusion of such litigation.

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

<sup>2</sup>Local Bond 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.

<sup>3</sup>The term "Beds" is used to describe the individual living quarters in a Community Residential Home (CRH) for Persons with Developmental Disabilities. The CRHs are typically single family homes that are used as licensed group homes for this population, and bedrooms are rented separately by non-related persons. For the purposes of Florida Housing's funding, the number of Beds represents the number of people living in the CRH.



Local Bonds <sup>2</sup>	Units Funded			Income Restrictions by AMI			Demographic Target	Construction Category <sup>5</sup>	Estimated Total Development Cost <sup>6</sup>
	Total Units	Set-Aside Units/Beds <sup>3</sup>	Link Units <sup>4</sup>	<35%	36% - 50%	51-60%			
\$3,502,000	83	83				83	Family	A/R	\$6,081,237
	100	100	5		10	90	Family	NC	\$18,172,287
\$1,668,000	49	49				49	Family	A/R	\$3,462,568
\$1,444,000	40	40				40	Elderly	A/R	\$3,236,800
<b>\$225,417,257</b>	<b>11,427</b>	<b>11,256</b>	<b>273</b>	<b>436</b>	<b>969</b>	<b>9,851</b>			<b>\$1,872,733,120</b>

**Notes continued:**

<sup>4</sup>The Link to Permanent Housing Initiative, or "Link," requires developers to set aside a portion of a development's extremely low-income units for special needs households that are referred and served by community-based supportive services providers. Link units serve persons with physical, mental and/or developmental disabilities, youth aging out of foster care, homeless households, and survivors of domestic violence. Note that the Link unit counts are also included in the Set-Aside Units/Beds total for each property. Some of these developments received financing for Link units in a previous year, but only the Link units that were added as a result of 2016 funding are reported in this table.

<sup>5</sup>NC = New construction; Preservation = Preservation of existing affordable properties; A/R = Acquisition/Rehabilitation properties in which there is acquisition and where more than 50% of the units are rehabilitation and the rest may be new construction; R = Rehabilitation of an existing structure (with no acquisition) where less than 50 percent of the proposed construction work consists of new construction.

<sup>6</sup>In some cases, Total Development Cost (TDC) is estimated in the development application and is determined in credit underwriting. "TBD" = To Be Determined.

<sup>7</sup>These developments received Predevelopment Loan Program funds in previous years.





## PREDEVELOPMENT LOAN PROGRAM (PLP) RENTAL LOANS APPROVED FOR FUNDING IN 2016

COUNTY	DEVELOPMENT	LOAN AMOUNT	TOTAL UNITS	SET-ASIDE UNITS
Brevard	Palms at University	\$500,000	60	12
DeSoto	Turner Apartments	\$609,095	26	6
Hernando	Neff Lake Estate IV	\$36,000	6	2
Lee	Harlem Heights	\$750,000	82	82
Miami-Dade	Le Jeune Gardens	\$373,003	18	4
Pasco	Little Ranch Estate	\$44,800	6	2
St. Johns	Equinox Motel Property	\$552,872	14	3
<b>TOTALS</b>		<b>\$2,865,770</b>	<b>212</b>	<b>111</b>

## PREDEVELOPMENT LOAN PROGRAM (PLP) HOMEOWNERSHIP LOANS APPROVED FOR FUNDING IN 2016

COUNTY	DEVELOPMENT	LOAN AMOUNT	TOTAL UNITS	SET-ASIDE UNITS
St. Johns	St. Johns Housing Partnership	\$522,293	16	16
<b>TOTAL</b>		<b>\$522,293</b>	<b>16</b>	<b>16</b>

# DEMOGRAPHICS AND CHARTS

## STATE HOUSING INITIATIVES PARTNERSHIP (SHIP) DISTRIBUTION AND ALLOCATION OF FUNDS FOR 2013-2014 \*

LOCAL GOVERNMENT	2013-2014 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	\$226,684	\$222,056	24	\$19,805	25	0	47	2	0
.....Gainesville	\$228,596	\$252,740	12	\$0	0	2	3	5	2
Baker County	\$350,000	\$321,657	7	\$0	0	0	4	3	0
Bay County	\$278,640	\$350,394	9	\$0	0	0	4	4	1
.....Panama City	\$74,650	\$101,797	13	\$0	0	0	5	7	1
Bradford County	\$350,000	\$367,301	12	\$0	0	1	1	2	2
Brevard County	\$475,584	\$646,003	10	\$0	0	4	4	2	0
.....Cocoa	\$26,966	\$32,128	1	\$0	0	1	0	0	0
.....Melbourne	\$120,581	\$114,878	2	\$0	0	0	1	1	0
.....Palm Bay	\$162,140	\$192,171	4	\$0	0	2	0	1	1
.....Titusville	\$68,099	\$61,466	5	\$0	0	2	2	1	0
Broward County	\$533,116	\$736,773	33	\$0	0	2	6	12	13
.....Coconut Creek	\$74,706	\$73,643	3	\$0	0	0	1	2	0
.....Coral Springs	\$171,997	\$178,730	7	\$0	0	0	4	3	0
.....Davie	\$130,053	\$165,131	5	\$0	0	1	1	2	1
.....Deerfield Beach	\$105,730	\$103,060	4	\$0	0	1	1	1	1
.....Fort Lauderdale	\$236,279	\$241,095	9	\$0	0	3	1	5	0
.....Hollywood	\$199,546	\$505,945	10	\$0	0	2	4	4	0
.....Lauderhill	\$94,065	\$102,199	9	\$0	0	0	6	2	1
.....Margate**	\$77,188	--	--	--	--	--	--	--	--
.....Miramar	\$172,990	\$170,428	3	\$0	0	1	1	1	0
.....Pembroke Pines	\$217,664	\$250,017	6	\$0	0	1	4	1	0
.....Plantation	\$119,132	\$140,785	4	\$0	0	0	3	1	0
.....Pompano Beach	\$143,207	\$168,985	13	\$0	0	4	5	4	0
.....Sunrise	\$120,621	\$131,605	7	\$0	0	1	3	3	0
.....Tamarac	\$85,626	\$111,914	7	\$0	0	0	5	2	0
Calhoun County	\$350,000	\$337,079	25	\$0	0	4	8	8	5
Charlotte County	\$350,000	\$392,222	15	\$110,890	4	5	3	10	1
Citrus County	\$350,000	\$367,143	24	\$0	0	8	10	2	4
Clay County	\$384,545	\$301,401	18	\$148,615	7	10	9	6	0
Collier County/Naples	\$567,140	\$825,382	39	\$0	0	3	10	15	11
Columbia County	\$350,000	\$342,500	35	\$0	0	8	19	6	2
DeSoto County	\$350,000	\$416,282	8	\$2,271	2	2	4	2	2
Dixie County	\$350,000	\$340,100	14	\$0	0	3	4	6	1
Duval County/Jacksonville	\$1,286,005	\$1,426,463	78	\$0	0	27	21	30	0
Escambia County/Pensacola	\$526,015	\$502,525	62	\$163,786	35	32	21	30	14
Flagler County / Palm Coast	\$350,000	\$403,114	13	\$0	0	0	5	8	0
Franklin County	\$350,000	\$357,650	29	\$0	0	6	9	8	6
Gadsden County	\$350,000	\$342,348	12	\$0	0	9	3	0	0
Gilchrist County	\$350,000	\$340,273	16	\$0	0	5	6	4	1
Glades County	\$350,000	\$362,485	15	\$0	0	1	3	2	3
Gulf County	\$350,000	\$356,371	18	\$0	0	0	13	4	1

# SPECIAL PROGRAMS



FUNDING AMOUNT BY INCOME LEVEL				PERSONS WITH SPECIAL NEEDS SERVED		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+	WHITE	BLACK / AFRICAN AMERICAN	HISPANIC	ASIAN	AMERICAN INDIAN	OTHER
\$0	\$229,993	\$11,868	\$0	61%	13	3	15	17	14	5	44	0	0	0	0
\$70,700	\$88,000	\$78,143	\$15,897	27%	2	0	3	4	5	2	9	0	0	0	1
\$0	\$191,409	\$130,248	\$0	71%	4	0	0	0	7	5	2	0	0	0	0
\$0	\$114,226	\$200,593	\$35,574	20%	4	1	5	3	0	4	2	0	0	0	3
\$0	\$42,600	\$41,398	\$17,800	55%	7	1	2	5	5	7	6	0	0	0	0
\$25,806	\$30,000	\$54,211	\$47,783	36%	5	0	0	4	2	4	2	0	0	0	0
\$345,401	\$208,006	\$92,596	\$0	30%	3	0	0	4	6	3	7	0	0	0	0
\$32,128	\$0	\$0	\$0	119%	1	0	0	1	0	0	1	0	0	0	0
\$26,085	\$54,083	\$34,711	\$0	95%	2	0	0	0	2	0	2	0	0	0	0
\$104,608	\$0	\$13,068	\$74,495	119%	4	1	3	0	0	4	0	0	0	0	0
\$6,445	\$46,468	\$8,553	\$0	22%	3	0	0	1	4	3	2	0	0	0	0
\$79,531	\$174,115	\$253,417	\$229,711	30%	5	1	16	13	3	2	23	7	0	0	1
\$0	\$26,590	\$47,054	\$0	36%	1	0	0	1	2	3	0	0	0	0	0
\$0	\$109,597	\$69,133	\$0	20%	1	0	1	3	3	2	2	3	0	0	0
\$39,981	\$24,975	\$62,800	\$37,375	59%	3	1	1	2	1	1	1	3	0	0	0
\$23,108	\$33,500	\$26,452	\$20,000	54%	2	0	0	2	2	0	4	0	0	0	0
\$81,121	\$3,651	\$156,324	\$0	23%	1	0	4	1	4	1	8	0	0	0	0
\$132,265	\$196,002	\$177,678	\$0	152%	6	0	0	4	6	4	3	2	0	0	1
\$0	\$63,600	\$28,600	\$9,999	64%	5	1	2	4	2	0	9	0	0	0	0
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\$53,357	\$53,809	\$63,262	\$0	31%	1	0	0	1	2	2	1	0	0	0	0
\$26,468	\$166,615	\$56,934	\$0	29%	2	0	1	2	3	3	0	3	0	0	0
\$0	\$87,994	\$52,791	\$0	31%	1	0	1	2	1	1	1	2	0	0	0
\$51,621	\$62,150	\$55,214	\$0	28%	3	0	0	2	11	2	11	0	0	0	0
\$24,895	\$47,825	\$58,885	\$0	52%	3	1	0	2	4	5	1	1	0	0	0
\$0	\$91,432	\$20,482	\$0	20%	1	0	0	3	4	4	2	0	0	0	1
\$66,760	\$99,994	\$114,401	\$55,924	21%	10	0	1	8	16	13	11	0	0	1	0
\$164,815	\$75,585	\$262,511	\$202	22%	3	0	2	8	9	12	4	3	0	0	0
\$76,757	\$105,369	\$145,814	\$39,202	72%	11		1	12	11	22	1	1	0	0	0
\$206,259	\$128,253	\$115,504	\$0	52%	12	8	0	6	11	21	3	1	0	0	0
\$32,883	\$249,028	\$323,472	\$220,000	40%	9	3	13	19	4	15	7	16	1	0	0
\$73,865	\$136,542	\$108,093	\$24,000	31%	15	2	5	14	14	17	17	0	1	0	0
\$82,917	\$119,738	\$124,871	\$91,026	92%	7	2	1	4	3	6	2	2	0	0	0
\$78,486	\$97,020	\$124,703	\$39,892	29%	5	1	2	10	1	13	1	0	0	0	0
\$572,064	\$312,602	\$541,797	\$0	42%	29	0	5	26	47	8	68	2	0	0	0
\$171,627	\$152,296	\$239,357	\$103,031	24%	32	10	32	29	26	59	35	2	1	0	0
\$0	\$211,923	\$191,191	\$0	26%	4	0	2	9	2	9	2	2	0	0	0
\$72,088	\$130,686	\$94,876	\$60,000	36%	6	4	5	11	9	24	4	0	0	0	1
\$260,199	\$82,149	\$0	\$0	26%	4	0	0	5	7	0	12	0	0	0	0
\$64,760	\$126,911	\$127,102	\$21,500	36%	6	2	2	7	5	13	3	0	0	0	0
\$18,000	\$131,510	\$26,452	\$45,000	43%	6	2	0	3	4	3	4	2	0	0	0
\$0	\$229,495	\$100,609	\$26,267	42%	7	0	1	4	13	7	11	0	0	0	0

# DEMOGRAPHICS AND CHARTS

## STATE HOUSING INITIATIVES PARTNERSHIP (SHIP) DISTRIBUTION AND ALLOCATION OF FUNDS FOR 2013-2014\*

LOCAL GOVERNMENT	2013-2014 STATE DISTRIBUTION	HOMEOWNERSHIP		RENTAL		INCOME LEVEL OF HOUSEHOLD SERVED			
		TOTAL EXPENDITURES	TOTAL UNITS	TOTAL EXPENDITURES	TOTAL UNITS	EXTREMELY LOW	VERY LOW	LOW	MODERATE
Hamilton County	\$350,000	\$341,610	15	\$0	0	1	6	6	2
Hardee County	\$350,000	\$420,401	23	\$0	0	7	4	8	4
Hendry County	\$350,000	\$330,318	20	\$0	0	1	5	5	9
Hernando County	\$358,225	\$465,425	44	\$37,500	6	5	14	31	0
Highlands County***	\$350,000	\$342,408	40	\$70,091	8	11	5	22	2
Hillsborough County	\$1,308,473	\$1,522,662	97	\$975,000	8	0	24	27	54
.....Tampa	\$489,127	\$639,444	35	\$0	0	2	15	13	5
Holmes County	\$350,000	\$355,471	15	\$0	0	2	4	7	2
Indian River County	\$350,000	\$478,799	21	\$0	0	6	7	7	1
Jackson County	\$350,000	\$341,081	23	\$0	0	0	10	8	5
Jefferson County	\$350,000	\$343,559	11	\$0	0	6	1	3	1
Lafayette County	\$350,000	\$339,849	18	\$0	0	5	4	6	3
Lake County	\$526,015	\$534,153	5	\$0	0	2	2	1	0
Lee County	\$628,062	\$527,349	27	\$220,253	29	21	14	20	1
.....Cape Coral	\$244,848	\$443,593	17	\$0	0	0	9	8	0
.....Fort Myers	\$102,190	\$100,717	6	\$0	0	1	2	3	0
Leon County	\$168,640	\$206,354	4	\$0	0	2	0	2	0
.....Tallahassee	\$329,410	\$333,694	58	\$0	0	27	22	9	0
Levy County	\$350,000	\$358,055	25	\$0	0	2	6	9	8
Liberty County	\$350,000	\$327,655	16	\$0	0	0	7	6	3
Madison County	\$350,000	\$342,320	25	\$0	0	10	9	6	0
Manatee County	\$480,594	\$669,397	18	\$0	0	2	6	10	0
.....Bradenton	\$86,546	\$107,932	2	\$1,325	2	2	1	1	0
Marion County	\$474,079	\$385,836	23	\$187,037	11	14	3	13	4
.....Ocala	\$97,996	\$95,502	4	\$0	0	2	2	0	0
Martin County	\$350,000	\$439,956	17	\$0	0	2	3	7	5
Miami-Dade County	\$2,404,168	\$2,304,189	43	\$1,899,953	160	0	74	117	12
.....Hialeah	\$313,771	\$343,644	8	\$0	0	2	2	4	0
.....Miami	\$572,606	\$605,252	14	\$0	0	4	3	6	1
.....Miami Gardens	\$147,906	\$146,042	9	\$0	0	1	4	3	1
.....North Miami	\$83,109	\$100,808	6	\$0	0	0	2	3	1
Monroe County	\$350,000	\$484,321	22	\$0	0	5	5	4	8
Nassau County	\$350,000	\$405,120	15	\$0	0	0	5	7	3
Okaloosa County/Fort Walton Bch	\$376,320	\$303,579	13	\$74,738	8	8	4	9	0
Okeechobee County	\$350,000	\$358,475	16	\$0	0	0	5	8	3
Orange County	\$1,340,435	\$1,647,370	112	\$170,380	131	39	72	103	29
.....Orlando	\$353,530	\$808,716	37	\$60,877	6	0	24	18	1
Osceola County	\$390,093	\$382,023	14	\$39,702	21	3	14	17	1
.....Kissimmee	\$111,247	\$108,472	6	\$3,740	6	1	7	3	1
Palm Beach County	\$1,450,757	\$2,204,982	64	\$32,164	16	13	20	34	13
.....Boca Raton	\$121,784	\$134,508	7	\$0	0	1	4	2	0
.....Boynton Beach	\$97,998	\$136,024	3	\$0	0	0	3	0	0



# SPECIAL PROGRAMS



FUNDING AMOUNT BY INCOME LEVEL				PERSONS WITH SPECIAL NEEDS SERVED		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+	WHITE	BLACK/AFRICAN AMERICAN	HISPANIC	ASIAN	AMERICAN INDIAN	OTHER
\$60,364	\$155,609	\$95,736	\$29,902	35%	2	0	0	5	10	10	5	0	0	0	0
\$93,833	\$104,597	\$171,691	\$50,281	38%	7	0	5	11	7	13	4	6	0	0	0
\$17,096	\$100,702	\$114,950	\$97,570	20%	5	0	4	7	9	4	5	11	0	0	0
\$17,985	\$149,494	\$330,167	\$5,278	22%	10	5	22	18	5	36	5	8	1	0	0
\$130,688	\$29,846	\$174,275	\$7,600	33%	12	2	11	18	9	18	11	11	0	0	0
\$0	\$1,293,420	\$529,769	\$674,473	28%	18	12	34	33	26	45	27	30	0	0	3
\$34,400	\$281,712	\$251,592	\$71,740	42%	10	0	0	8	27	8	21	6	0	0	0
\$44,855	\$152,030	\$133,586	\$25,000	55%	5	0	3	7	5	14	1	0	0	0	0
\$160,115	\$181,568	\$119,079	\$18,037	74%	8	0	4	13	4	9	7	5	0	0	0
\$0	\$167,267	\$149,025	\$24,789	20%	4	3	5	7	8	16	7	0	0	0	0
\$181,208	\$42,185	\$98,766	\$21,400	26%	3	0	1	5	5	0	9	2	0	0	0
\$76,800	\$52,091	\$145,679	\$65,279	24%	6	5	4	5	4	15	1	2	0	0	0
\$281,958	\$211,339	\$40,857	\$0	49%	2	0	0	1	4	1	4	0	0	0	0
\$202,805	\$223,179	\$320,117	\$1,500	37%	16	4	16	29	7	20	21	15	0	0	0
\$0	\$144,897	\$298,696	\$0	23%	1	1	11	5	0	9	0	8	0	0	0
\$5,410	\$58,585	\$36,723	\$0	29%	4	0	0	3	3	1	5	0	0	0	0
\$96,965	\$0	\$109,389	\$0	40%	1	0	0	1	3	2	1	0	1	0	0
\$182,699	\$108,065	\$42,930	\$0	53%	30	0	5	16	37	8	49	0	0	0	1
\$29,458	\$88,595	\$109,674	\$130,328	25%	7	1	7	9	8	8	17	0	0	0	0
\$0	\$125,040	\$131,125	\$71,490	29%	5	0	4	7	5	16	0	0	0	0	0
\$135,525	\$111,265	\$95,530	\$0	38%	11	0	2	10	13	2	22	0	0	0	1
\$93,677	\$274,565	\$301,155	\$0	41%	4	4	2	5	7	7	7	4	0	0	0
\$1,325	\$43,275	\$64,657	\$0	75%	1	1	1	1	1	3	1	0	0	0	0
\$234,885	\$23,795	\$239,463	\$74,730	43%	12	4	15	9	6	23	4	7	0	0	0
\$50,318	\$45,184	\$0	\$0	40%	2	0	0	2	2	1	3	0	0	0	0
\$53,474	\$106,013	\$150,543	\$129,926	54%	8	0	0	10	7	13	4	0	0	0	0
\$0	\$1,568,286	\$2,164,217	\$471,639	29%	16	41	66	73	23	14	122	64	0	0	3
\$94,394	\$97,288	\$151,961	\$0	22%	2	0	1	4	3	2	0	6	0	0	0
\$133,972	\$116,786	\$304,631	\$49,863	30%	4	0	2	8	4	0	7	7	0	0	0
\$25,483	\$63,665	\$46,984	\$9,910	30%	3	0	0	4	5	1	8	0	0	0	0
\$0	\$46,558	\$29,625	\$24,625	28%	1	0	1	3	2	0	6	0	0	0	0
\$132,183	\$111,532	\$68,247	\$172,360	97%	16	0	1	15	6	13	4	5	0	0	0
\$0	\$130,184	\$227,435	\$47,500	25%	3	3	6	2	4	8	5	2	0	0	0
\$133,711	\$90,025	\$154,581	\$0	28%	9	4	10	2	5	17	4	0	0	0	0
\$0	\$131,035	\$182,440	\$45,000	27%	4	2	5	4	5	6	4	5	0	0	1
\$225,584	\$908,592	\$393,608	\$289,966	59%	97	6	22	61	154	56	60	52	3	0	72
\$0	\$463,579	\$397,939	\$8,075	114%	18	6	7	14	16	6	28	9	0	0	0
\$95,605	\$71,305	\$253,550	\$1,265	87%	11	0	16	14	5	4	14	15	0	0	2
\$350	\$98,902	\$2,125	\$10,835	27%	3	1	1	4	6	5	3	3	0	0	1
\$165,467	\$675,904	\$1,088,983	\$306,791	21%	7	5	21	33	21	15	42	21	2	0	0
\$8,584	\$110,254	\$15,670	\$0	81%	2	0	0	3	4	5	0	2	0	0	0
\$0	\$136,024	\$0	\$0	51%	1	0	0	2	1	0	3	0	0	0	0

# DEMOGRAPHICS AND CHARTS

## STATE HOUSING INITIATIVES PARTNERSHIP (SHIP) DISTRIBUTION AND ALLOCATION OF FUNDS FOR 2013-2014\*

LOCAL GOVERNMENT	2013-2014 STATE DISTRIBUTION	HOMEOWNERSHIP		RENTAL		INCOME LEVEL OF HOUSEHOLD SERVED			
		TOTAL EXPENDITURES	TOTAL UNITS	TOTAL EXPENDITURES	TOTAL UNITS	EXTREMELY LOW	VERY LOW	LOW	MODERATE
.....Delray Beach	\$87,532	\$101,271	4	\$0	0	0	1	2	1
.....West Palm Beach	\$144,809	\$149,352	2	\$41,102	1	0	2	1	0
Pasco County	\$751,380	\$1,453,550	135	\$166,375	72	22	94	38	53
Pinellas County	\$716,111	\$880,035	30	\$419,188	9	3	21	11	4
.....Clearwater	\$158,624	\$272,620	22	\$0	0	1	5	15	1
.....Largo	\$114,502	\$186,435	7	\$10,831	7	3	4	7	0
.....St. Petersburg	\$364,213	\$710,267	40	\$0	0	8	10	22	0
Polk County	\$729,902	\$910,139	54	\$0	0	0	19	27	8
.....Lakeland	\$151,117	\$198,514	7	\$0	0	1	2	2	2
.....Winter Haven	\$52,956	\$73,750	10	\$0	0	1	4	5	0
Putnam County	\$350,000	\$375,902	24	\$0	0	3	13	4	4
Santa Rosa County	\$350,000	\$484,457	44	\$0	0	8	5	7	24
Sarasota County/Sarasota	\$637,875	\$973,447	50	\$0	0	5	18	27	0
Seminole County	\$695,450	\$1,075,846	64	\$14,995	13	7	18	26	26
St. Johns County	\$389,480	\$373,828	15	\$50,000	3	0	13	5	0
St. Lucie County	\$127,792	\$155,406	9	\$0	0	0	4	5	0
.....Fort Pierce	\$74,449	\$134,528	7	\$0	0	2	4	1	0
.....Port St. Lucie	\$299,099	\$353,865	12	\$0	0	1	4	7	0
Sumter County	\$350,000	\$415,760	16	\$0	0	1	6	7	2
Suwannee County	\$350,000	\$340,858	35	\$0	0	15	9	8	3
Taylor County	\$350,000	\$343,500	9	\$0	0	1	2	6	0
Union County	\$350,000	\$339,671	23	\$0	0	4	12	7	0
Volusia County	\$555,687	\$648,792	45	\$0	0	3	15	17	10
.....Daytona Beach	\$98,178	\$95,614	6	\$0	0	1	2	2	1
.....Deltona	\$135,350	\$123,819	7	\$0	0	4	2	1	0
Wakulla County	\$350,000	\$360,976	7	\$0	0	1	3	2	1
Walton County	\$350,000	\$355,585	15	\$0	0	2	6	6	1
Washington County	\$350,000	\$341,964	28	\$0	0	2	7	8	11
<b>TOTALS</b>	<b>\$39,900,000</b>	<b>\$46,653,054</b>	<b>2,365</b>	<b>\$4,920,618</b>	<b>590</b>	<b>460</b>	<b>1,002</b>	<b>1,064</b>	<b>409</b>

### Notes:

\*These SHIP funds are from Fiscal Year 2013-2014. Preliminary information for this funding was reported in the 2015 Annual Report, because local governments were required to report on funds expended and encumbered through September 30, 2016. This is the update and final report for the 3-year period. 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.

\*\*The City of Margate is currently conducting a forensic audit of its SHIP program expenditures for this fiscal year and were not able to report at the time of publication.

\*\*\*Highlands County has an approved extension from FHFC.

# SPECIAL PROGRAMS



FUNDING AMOUNT BY INCOME LEVEL				PERSONS WITH SPECIAL NEEDS SERVED		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+	WHITE	BLACK/AFRICAN AMERICAN	HISPANIC	ASIAN	AMERICAN INDIAN	OTHER
\$0	\$32,450	\$60,476	\$8,345	72%	2	0	1	1	2	1	3	0	0	0	0
\$0	\$61,052	\$129,403	\$0	28%	1	0	1	0	2	0	2	1	0	0	0
\$179,613	\$361,927	\$515,998	\$562,387	46%	59	14	56	86	51	137	28	40	1	0	1
\$103,325	\$597,424	\$344,406	\$254,068	47%	13	4	8	6	21	16	15	5	0	0	3
\$24,984	\$96,029	\$128,379	\$23,228	83%	8	1	6	8	7	14	5	2	0	0	1
\$73,742	\$7,123	\$116,401	\$0	48%	6	0	8	4	2	13	0	1	0	0	0
\$211,828	\$192,029	\$306,410	\$0	109%	16	3	4	10	23	11	25	3	0	0	1
\$0	\$354,743	\$468,686	\$86,711	33%	8	2	19	21	12	17	21	16	0	0	0
\$33,930	\$116,585	\$28,000	\$20,000	33%	1	0	4	2	1	4	3	0	0	0	0
\$7,500	\$24,838	\$41,412	\$0	83%	5	0	0	0	10	1	9	0	0	0	0
\$54,158	\$149,611	\$76,493	\$95,641	21%	6	0	5	9	10	13	11	0	0	0	0
\$104,236	\$50,961	\$153,024	\$176,236	51%	10	4	18	19	3	38	4	0	1	1	0
\$83,192	\$299,607	\$590,647	\$0	43%	17	1	4	20	25	39	2	7	0	0	2
\$98,189	\$237,319	\$356,746	\$398,586	30%	12	6	28	29	14	24	33	17	0	1	2
\$0	\$332,689	\$91,139	\$0	21%	4	0	2	5	11	5	13	0	0	0	0
\$0	\$132,981	\$22,425	\$0	41%	1	0	0	6	3	6	3	0	0	0	0
\$26,592	\$57,080	\$50,856	\$0	103%	3	0	0	7	0	0	7	0	0	0	0
\$46,960	\$109,598	\$197,307	\$0	97%	9	0	4	4	4	9	2	0	0	0	1
\$6,206	\$124,394	\$265,160	\$20,000	30%	3	2	1	6	7	11	3	2	0	0	0
\$110,000	\$59,484	\$135,374	\$36,000	21%	9	2	7	13	13	18	17	0	0	0	0
\$72,989	\$101,739	\$168,772	\$0	48%	3	0	1	3	5	6	3	0	0	0	0
\$53,672	\$108,955	\$177,044	\$0	26%	7	2	2	5	14	14	9	0	0	0	0
\$70,474	\$225,763	\$218,909	\$133,647	32%	7	1	14	11	19	30	10	5	0	0	0
\$27,965	\$22,024	\$31,050	\$14,575	22%	2	0	1	4	1	1	5	0	0	0	0
\$91,306	\$26,246	\$6,266	\$0	56%	4	0	1	4	2	3	2	2	0	0	0
\$17,470	\$113,149	\$214,306	\$16,050	87%	3	1	0	5	1	7	0	0	0	0	0
\$46,015	\$146,350	\$153,220	\$10,000	27%	4	0	3	8	4	12	3	0	0	0	0
\$23,890	\$96,274	\$111,800	\$110,000	23%	6	5	7	8	8	14	13	0	1	0	0
<b>\$7,834,411</b>	<b>\$17,868,397</b>	<b>\$19,332,446</b>	<b>\$6,117,305</b>	<b>41%</b>	<b>869</b>	<b>202</b>	<b>646</b>	<b>1,051</b>	<b>1,036</b>	<b>1,227</b>	<b>1,130</b>	<b>459</b>	<b>13</b>	<b>3</b>	<b>103</b>

SPECIAL PROGRAMS

**Notes continued:**

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



# RENTAL LOAN PORTFOLIO

## PREDEVELOPMENT LOAN PROGRAM (PLP) LOAN SUMMARY AS OF DECEMBER 31, 2016

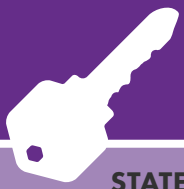
	DEVELOPMENT	DEVELOPER	COUNTY	HOMEOWNERSHIP/ RENTAL	NUMBER OF UNITS	DEMOGRAPHIC TARGET
<b>ACTIVE LOANS</b>	Boulevard Art Lofts	MFK/REVA Development LLC	Broward	Rental	45	Family
	Coleman Estates	Goldenrule Housing and CDC, Inc.	Seminole	Homeownership	6	Family
	Cypress Street Senior Housing	Arcadia Housing Authority/Judd K. Roth	DeSoto	Rental	50	Elderly
	Equinox Motel Property	St. Johns Housing Partnership	St. Johns	Rental	14	Family
	Habitat Village of Southern Pines	Habitat for Humanity of Citrus County	Citrus	Homeownership	30	Family
	Harlem Heights	Habitat for Humanity of Lee and Hendry	Lee	Homeownership	100	Family
	Le Jeune Gardens	SCLAD	Miami-Dade	Rental	18	Persons with Disabilities
	Liberty City	Camp Global Realty, LLC	Miami-Dade	Rental	103	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 of Lake County, Inc.	Lake	Rental	108	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
<b>APPROVED LOANS</b>	SJHP Homeownership Development	St. Johns Housing Partnership	St. Johns	Homeownership	16	Family
	Turner Apartments	N Vision Communities, Inc.	DeSoto	Rental	26	Family
<b>PENDING LOANS</b>	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
	City of Hollywood Workforce	Adopt a Hurricane Family, Inc. (Crisis Housing Solutions)	Broward	Homeownership	3	Family
	Deer Creek Senior Housing	Neighborhood Housing Development Corporation	Alachua	Rental	50	Elderly
	The Commons at Speer Village	Youth and Family Alternative, Inc.	Pasco	Rental	52	Youth
	The Gardens	Manatee County Habitat for Humanity	Manatee	Homeownership	15	Family
<b>REPAID LOANS</b>	Davis Landings West	Community Land Trust of Palm Beach County	Palm Beach	Homeownership	24	Family
	Mary Eaves Senior	Northwest Jacksonville CDC	Duval	Rental	76	Elderly
	Neff Lake Estates III	The Arc of the Nature Coast, Inc.	Hernando	Rental	6	Persons with Disabilities
	Neff Lake II	The Arc of the Nature Coast, Inc.	Hernando	Rental	6	Persons with Disabilities
	Promise in Brevard	Promise in Brevard, Inc.	Brevard	Rental	50	Persons with Disabilities
<b>PAST DUE LOANS</b>	Grace Manor Apartments	Grace & Truth Community Development Corporation	Duval	Rental	80	Elderly
	Lundy-Cox Community Phase I	Westside Ministries, Inc.	Duval	Rental	75	Elderly
	Ridgewood Apartments	Ridgewood Apartments of Winter Haven, LLC.	Polk	Rental	33	Family
	Villa Jardin III	Little Haiti Housing Association, Inc.	Miami-Dade	Rental	17	Family

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

# RENTAL LOAN PORTFOLIO



PLP LOAN AMOUNT	BOARD APPROVAL DATE	CONSTRUCTION FINANCING STATUS <sup>1</sup>	FUNDING SOURCE <sup>2</sup>	CONSTRUCTION AMOUNT	OUTSTANDING PLP LOAN BALANCE
670,000	9/19/2014	Funding Awarded	RFA 2015-110	12,049,071	360,315
93,700	1/25/2008	Withdrawn	N/A	N/A	36,477
350,000	12/9/2005	Withdrawn	N/A	N/A	325,118
552,872	6/24/2016	Funding Awarded	St. Johns SHIP and DRI Funding	983,272	Not Yet Drawn
372,750	8/18/2014	Funding Awarded	HOP, FHLB, SHIP	2,572,550	63,430
750,000	3/18/2016	Funding Awarded	SHIP, Private funding	24,000,000	548,228
373,003	8/5/2016	Funding Awarded	RFA 2015-101	4,721,166	148,076
750,000	12/12/2014	Withdrawn	None	29,805,674	8,879
36,000	1/29/2016	Funding Awarded	RFA 2015-105	469,300	42,080
36,000	1/29/2016	Funding Awarded	RFA 2015-105	445,000	32,500
750,000	1/31/2014	Funding Awarded	RFA 2016-102	11,223,500	748,027
233,820	8/7/2015	Funding Awarded	EHCL	2,610,750	54,697
500,000	8/5/2016	Funding Awarded	HUD 221 Loan	7,921,928	Not Yet Drawn
522,293	6/24/2016	Funding Awarded	USDA Self-Help Program	2,220,193	N/A
609,095	12/9/2016	Funding Awarded	RFA 2016-101	4,071,240	N/A
332,300	N/A	Seeking funding	N/A	N/A	N/A
750,000	N/A	Seeking funding	N/A	N/A	N/A
178,820	N/A	Seeking funding	N/A	N/A	N/A
500,000	N/A	Seeking funding	N/A	N/A	N/A
236,200	N/A	Applied for Funding	RFA 2016-107	N/A	N/A
270,025	N/A	Seeking funding	N/A	N/A	N/A
500,000	10/30/2014	N/A	N/A	N/A	N/A
365,908	6/21/2013	N/A	N/A	N/A	N/A
41,282	5/19/2015	N/A	N/A	N/A	N/A
38,982	5/19/2015	N/A	N/A	N/A	N/A
750,000	11/2/2012	N/A	N/A	N/A	N/A
750,000	8/8/2008	No Construction	N/A	N/A	649,989
500,000	3/13/2009	No Construction	N/A	N/A	159,056
131,075	8/8/2008	No Construction	N/A	N/A	76,359
218,526	3/3/2006	No Construction	N/A	N/A	218,526



# RENTAL LOAN PORTFOLIO

## STATE APARTMENT INCENTIVE LOAN PROGRAM LOANS OUTSTANDING AS OF DECEMBER 31, 2016

COUNTY	PROPERTY NAME	CITY	OWNER	TOTAL UNITS	SET-ASIDE UNITS <sup>1</sup>	DEMOGRAPHIC POPULATION SERVED <sup>2</sup>
Alachua	Brookside	Newberry	CED Companies	176	176	Family
	Eden Park at Ironwood	Gainesville	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
	Siena Gardens	Panama City	Gatehouse Group Inc	150	150	Elderly
	Stone Harbor	Panama City	CED Companies	160	160	Family
Brevard	Malabar Cove I	Palm Bay	Atlantic Housing Partners, LLLP	76	46	Family
	Malabar Cove I	Palm Bay	Atlantic Housing Partners, LLLP	76	46	Family
	Malabar Cove II	Palm Bay	Atlantic Housing Partners, LLLP	72	50	Family
	Manatee Cove	Melbourne	Richman Group	192	192	Family
	Promise in Brevard	West Melbourne	Promise Inc.	52	42	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	117	Elderly
	Trinity Towers East	Melbourne	Preservation of Affordable Housing, Inc.	156	16	Elderly
	Trinity Towers East	Melbourne	Preservation of Affordable Housing, Inc.	156	32	Elderly
	Trinity Towers South	Melbourne	Preservation of Affordable Housing, Inc.	162	33	Elderly
	Wickham Club	Melbourne	CED Companies	132	132	Family
	Willow Brook Village	Melbourne	Community Housing Initiative, Inc.	56	56	Family
Broward	Banyan Pointe	Coconut Creek	Cornerstone Group Development, LLC	300	300	Family
	Caravel Arms	Lauderdale Lakes	Southport Financial Services, Inc.	110	11	Family
	Caravel Arms	Lauderdale Lakes	Southport Financial Services, Inc.	110	99	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	Park Place Enterprises/Housing Trust Group of Florida, LLC	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	180	Family
	Laguna Pointe	Pompano Beach	Cornerstone Group Development, LLC	188	188	Family
	Meridian - Hollywood	Hollywood	Related Group of Florida	160	159	Elderly
	Northwest Gardens V	Ft. Lauderdale	Atlantic Pacific Communities LLC	200	180	Elderly
	Northwest Gardens V	Ft. Lauderdale	Atlantic Pacific Communities LLC	200	20	Elderly
	Regency Gardens	Pompano Beach	Partnership Inc.	94	94	Family
	Residences at Crystal Lake	Pompano Beach	NuRock Development Group, Inc.	92	87	Family

# RENTAL LOAN PORTFOLIO



ORIGINAL LOAN AMOUNT	MATURITY DATE	INTEREST RATE <sup>3</sup>	LOAN BALANCE AS OF 12/31/2016	INTEREST PAID IN 2016	AFFORDABILITY PERIOD	LOAN STATUS <sup>4</sup>	FUNDING TYPE <sup>5</sup>
\$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	\$16,561	50	Past Due	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	\$323,102	50	Current	SAIL
\$1,230,000	12/1/2022	1%	\$680,315	\$7,451	50	Current	SAIL
\$1,000,000	11/1/2050	3%	\$905,588	\$ -	50	Current	SAIL
\$1,691,745	8/3/2026	1%	\$1,691,745	\$ -	50	Current	SAIL
\$1,892,544	2/1/2051	1%	\$1,733,642	\$20,218	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
\$4,000,000	11/1/2048	1%	\$4,000,000	\$40,000	50	Current	SAIL
\$680,000	9/29/2024	0%	\$680,000	\$ -	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	\$ -	50	Past Due	SAIL
\$2,000,000	3/31/2046	0%	\$664,047	\$ -	20	Current	SAIL
\$1,000,000	3/15/2045	1%	\$1,000,000	\$ -	50	Past Due	SAIL
\$4,000,000	3/15/2045	3%	\$4,000,000	\$ -	50	Past Due	SAIL
\$4,018,404	11/29/2048	1%	\$2,589,297	\$ -	50	Current	SAIL
\$889,600	11/29/2048	0%	\$656,756	\$ -	50	Current	ELI
\$750,000	11/29/2048	1%	\$33,492	\$ -	50	Current	EHCL
\$750,000	12/9/2048	1%	\$26,430	\$ -	15	Current	EHCL
\$3,000,000	8/15/2037	3%	\$3,000,000	\$26,438	50	Current	SAIL
\$4,348,848	4/13/2012	9%	\$4,305,103	\$129,153	50	Matured	SAIL
\$2,500,000	7/1/2040	3%	\$1,250,000	\$719	50	Current	SAIL
\$250,000	10/1/2049	1%	\$249,798	\$ -	35	Current	SAIL
\$825,000	9/22/2029	0%	\$825,000	\$ -	35	Current	ELI
\$2,000,000	5/1/2050	3%	\$1,056,466	\$ -	50	Current	SAIL
\$2,000,000	6/1/2044	3%	\$2,000,000	\$9,766	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	\$61,500	50	Current	SAIL
\$850,000	12/31/2023	0%	\$850,000	\$ -	15	Current	SAIL
\$1,295,000	4/1/2049	3%	\$1,287,918	\$61,649	50	Current	SAIL
\$2,500,000	12/1/2033	9%, 3%	\$2,500,000	\$364,452	50	Current	SAIL
\$2,000,000	11/1/2043	3%	\$2,000,000	\$ -	50	Current	SAIL
\$2,000,000	7/1/2049	3%	\$2,000,000	\$350,485	50	Current	SAIL
\$2,000,000	11/30/2029	9%, 3%	\$2,000,000	\$ -	50	Current	SAIL
\$2,000,000	6/1/2044	3%	\$2,000,000	\$53,011	50	Current	SAIL
\$2,000,000	4/1/2044	3%	\$2,000,000	\$26,087	50	Current	SAIL
\$4,960,000	8/8/2033	1%	\$1,458,763	\$ -	30	Current	SAIL
\$1,500,000	8/8/2033	0%	\$454,064	\$ -	30	Current	ELI
\$700,000	2/28/2019	3%	\$0	\$41,484	50	Current	SAIL
\$5,000,000	11/7/2036	1%	\$3,400,000	\$ -	50	Current	SAIL

RENTAL LOAN PORTFOLIO



# RENTAL LOAN PORTFOLIO

## STATE APARTMENT INCENTIVE LOAN PROGRAM LOANS OUTSTANDING AS OF DECEMBER 31, 2016

COUNTY	PROPERTY NAME	CITY	OWNER	TOTAL UNITS	SET-ASIDE UNITS <sup>1</sup>	DEMOGRAPHIC POPULATION SERVED <sup>2</sup>
Broward	Residences at Crystal Lake	Pompano Beach	NuRock Development Group, Inc.	92	5	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	Carlisle Development Group	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	15	Family
	Hampton Point Apts.	Port Charlotte	Picerne Affordable Development LLC	284	34	Family
	Murdock Circle	Port Charlotte	CED Companies	264	225	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	14	Family
	Noahs Landing	Naples	Vestcor Development Corporation, Inc.	264	66	Family
	Summer Lakes	Naples	Richman Group	140	140	Family
	Summer Lakes II	Naples	Richman Group	276	276	Family
	Timber Ridge	Immokalee	Everglades Housing Group Inc.	35	28	FW/FW
	Timber Ridge @ Sanders Pines Reserv	Immokalee	Everglades Housing Group Inc.	35	35	FW/FW
Columbia	Tuscan Isle	Naples	Vestcor Development Corporation, Inc.	298	53	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
DeSoto	Windsong I - Lake City	Lake City	Starwood Capital Group	180	180	Family
	Jacaranda Trail	Arcadia	Carlisle Development Group	50	50	Family
Duval	McPines	Arcadia	Hallmark Companies, Inc.	64	64	Family
	Arc Village	Jacksonville	Vestcor Development Corporation, Inc.	122	91	Special Needs
	Arc Village	Jacksonville	Vestcor Development Corporation, Inc.	122	31	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	73	Elderly
	Caroline Oaks	Jacksonville	Vestcor Development Corporation, Inc.	82	9	Elderly
	Cathedral Terrace	Jacksonville	Cathedral Terrace Redevelopment Associates LLC	240	228	Elderly
	Cathedral Terrace	Jacksonville	Cathedral Terrace Redevelopment Associates LLC	240	12	Elderly
	Christine Cove	Jacksonville	Carlisle Development Group	96	96	Elderly
	Meetinghouse at Collins Cove	Jacksonville	Finlay Holdings, Inc.	160	160	Elderly
	Florence N. Davis Center	Jacksonville	Community Connections of Jacksonville Inc.	79	79	Family
	Hampton Villa	Jacksonville	Southport Financial Services, Inc.	60	60	Family
	Hilltop Village	Jacksonville	Southport Financial Services, Inc.	200	200	Family
	Leigh Meadows	Jacksonville	Vestcor Development Corporation, Inc.	304	304	Family
	Leigh Meadows	Jacksonville	Vestcor Development Corporation, Inc.	304	304	Family
	Liberty Center	Jacksonville	Harris Group, Inc.	100	100	Family



# RENTAL LOAN PORTFOLIO



ORIGINAL LOAN AMOUNT	MATURITY DATE	INTEREST RATE <sup>3</sup>	LOAN BALANCE AS OF 12/31/2016	INTEREST PAID IN 2016	AFFORDABILITY PERIOD	LOAN STATUS <sup>4</sup>	FUNDING TYPE <sup>5</sup>
\$457,600	11/7/2036	0%	\$457,600	\$ -	50	Current	ELI
\$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	\$79,966	50	Current	SAIL
\$1,100,000	7/6/2016	9%	\$1,100,000	\$ -	50	Past Due	SAIL
\$1,548,000	3/31/2042	3%	\$1,128,000	\$85,440	50	Current	SAIL
\$1,125,000	5/1/2049	0%	\$749,813	\$ -	15	Current	ELI
\$2,500,000	5/1/2049	0%	\$1,999,750	\$ -	15	Current	ELI
\$2,000,000	5/1/2018	3%	\$0	\$75,082	50	Current	SAIL
\$1,100,000	6/11/2024	3%	\$1,100,000	\$2,534	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	\$381,724	56	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	\$ -	50	Current	SAIL
\$3,500,000	1/1/2040	1%	\$3,500,000	\$ -	50	Current	SAIL
\$3,187,764	2/11/2043	0%	\$3,187,764	\$ -	50	Current	SAIL
\$2,490,000	12/11/2027	0%	\$1,825,668	\$ -	15	Current	ELI
\$4,950,000	4/25/2027	0%	\$3,629,340	\$ -	15	Current	ELI
\$1,500,000	2/15/2036	3%	\$1,500,000	\$ -	50	Past Due	SAIL
\$3,000,000	7/15/2038	3%	\$3,000,000	\$1,780	50	Past Due	SAIL
\$526,648	2/10/2021	1%	\$526,648	\$56,131	50	Current	SAIL
\$2,215,000	10/25/2033	1%	\$771,368	\$ -	50	Current	SAIL
\$3,975,000	11/6/2029	0%	\$3,444,735	\$ -	15	Current	ELI
\$1,600,000	10/29/2024	0%	\$1,600,000	\$ -	50	Current	SAIL
\$455,000	12/1/2017	9%, 3%	\$455,000	\$ -	50	Current	SAIL
\$643,200	3/1/2026	3%	\$643,200	\$ -	50	Current	sail
\$519,000	7/26/2018	9%, 3%	\$519,000	\$4,116	50	Current	SAIL
\$1,000,000	6/1/2033	3%	\$1,000,000	\$903	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
\$3,000,000	9/15/2038	3%	\$3,000,000	\$90,000	50	Current	SAIL
\$1,000,000	9/15/2038	3%	\$1,000,000	\$30,000	50	Current	SAIL
\$1,200,000	4/22/2045	1%	\$1,200,000	\$ -	50	Current	SAIL
\$600,000	4/22/2045	0%	\$600,000	\$ -	50	Current	ELI
\$3,200,000	1/22/2033	1%	\$867,426	\$ -	50	Current	SAIL
\$734,400	1/22/2033	0%	\$233,297	\$ -	50	Current	ELI
\$4,000,000	9/15/2038	3%	\$4,000,000	\$346,532	50	Current	SAIL
\$2,000,000	2/1/2036	3%	\$2,000,000	\$1,728	50	Current	SAIL
\$288,200	6/28/2047	0%	\$247,029	\$ -	50	Current	SAIL
\$2,000,000	4/1/2033	1%	\$1,735,638	\$ -	50	Current	SAIL
\$1,503,237	7/1/2042	3%	\$1,503,237	\$50,749	65	Current	SAIL
\$3,157,000	11/1/2018	3%	\$3,157,000	\$299,439	50	Current	SAIL
\$3,300,000	3/28/2026	0%	\$2,199,450	\$ -	50	Current	ELI
\$1,800,000	5/31/2037	0%	\$1,225,000	\$ -	50	Current	SAIL

RENTAL LOAN PORTFOLIO



# RENTAL LOAN PORTFOLIO

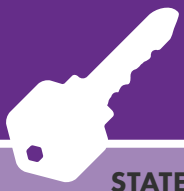
## STATE APARTMENT INCENTIVE LOAN PROGRAM LOANS OUTSTANDING AS OF DECEMBER 31, 2016

COUNTY	PROPERTY NAME	CITY	OWNER	TOTAL UNITS	SET-ASIDE UNITS <sup>1</sup>	DEMOGRAPHIC POPULATION SERVED <sup>2</sup>
Duval	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
	Edge at Town Center	Jacksonville	Cornerstone Group Development, LLC	248	25	Family
	Edge at Town Center	Jacksonville	Cornerstone Group Development, LLC	248	12	Family
	Madelyn Oaks	Jacksonville	Vestcor Development Corporation, Inc.	360	360	Family
	Mount Carmel Gardens	Jacksonville	BREC Development, Inc.	207	0	Elderly
	Mount Carmel Gardens	Jacksonville	BREC Development, Inc.	207	0	Elderly
	Mount Carmel Gardens	Jacksonville	BREC Development, Inc.	207	175	Elderly
	Mount Carmel Gardens	Jacksonville	BREC Development, Inc.	207	32	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	49	Elderly
	Stevens Duval	Jacksonville	Southport Financial Services, Inc.	52	3	Elderly
	Sundance Pointe	Jacksonville	Peak Capital Partners LLC	288	58	Family
	Sundance Pointe	Jacksonville	Peak Capital Partners LLC	288	28	Family
	Thomas Chase	Jacksonville	Vestcor Development Corporation, Inc.	268	268	Family
Village on Wiley	Jacksonville	Ability Housing Inc.	43	13	Homeless	
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 I	Labelle	Everglades Housing Group Inc.	40	29	FW/FW
	Pollywog Creek Commons II	Labelle	Everglades Housing Group Inc.	24	5	FW/FW
	Tall Pines	Labelle	National Development Foundation, Inc.	39	39	FW/FW
Hernando	Brook Haven	Brooksville	Richman Group	160	160	Family
	Madison Reserve	Spring Hill	TLB of Central Florida LLC	90	90	Elderly
	Mariners Cay	Spring Hill	Richman Group	160	144	Family
	Mariners Cay	Spring Hill	Richman Group	160	144	Family
	Spring Haven	Spring Hill	Richman Group	176	176	Family
	Spring Haven II	Spring Hill	Richman Group	88	88	Family
Highlands	Groves at Victoria Park	Sebring	Osprey Property Company, LLC	122	122	Elderly
	Highland Palms	Avon Park	Southport Financial Services, Inc.	52	42	FW/FW
	Highland Palms	Avon Park	Southport Financial Services, Inc.	52	10	FW/FW
	Lakeside Park I	Avon Park	Avon Park Housing Authority	16	16	Homeless
	Park Crest Terrace I	Sebring	Heritage Partners Group Inc.	100	100	Family
Hillsborough	Arbor Place	Tampa	Volunteers of America Florida	32	32	Special Needs
	Autumn Place	Tampa	Richman Group	120	108	Family
	Autumn Place	Tampa	Richman Group	120	12	Family

# RENTAL LOAN PORTFOLIO



ORIGINAL LOAN AMOUNT	MATURITY DATE	INTEREST RATE <sup>3</sup>	LOAN BALANCE AS OF 12/31/2016	INTEREST PAID IN 2016	AFFORDABILITY PERIOD	LOAN STATUS <sup>4</sup>	FUNDING TYPE <sup>5</sup>
\$719,899	3/31/2019	1%	\$123,002	\$1,511	50	Current	SAIL
\$1,429,329	7/1/2038	0%	\$1,066,100	\$ -	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	\$ -	50	Current	SAIL
\$1,875,000	3/1/2048	0%	\$1,875,000	\$ -	15	Current	ELI
\$900,000	3/1/2048	0%	\$659,880	\$ -	15	Current	ELI
\$2,000,000	12/31/2025	0%	\$1,900,000	\$ -	50	Current	SAIL
\$197,199	8/21/2015	3%	\$0	\$79,454	30	Current	EHCL
\$479,761	8/14/2022	1%	\$0	\$39,876	30	Current	EHCL
\$4,010,087	1/1/2058	1%	\$530,318	\$ -	30	Current	SAIL
\$1,968,900	1/1/2058	0%	\$188,574	\$ -	30	Current	ELI
\$4,000,000	12/15/2044	3%	\$4,000,000	\$ -	50	Current	SAIL
\$1,000,000	12/15/2044	1%	\$1,000,000	\$ -	50	Current	SAIL
\$1,800,000	3/15/2032	1%	\$1,800,000	\$ -	50	Current	SAIL
\$183,600	3/15/2032	0%	\$183,600	\$ -	50	Current	ELI
\$4,200,000	3/28/2026	0%	\$2,799,300	\$ -	15	Current	ELI
\$2,100,000	6/19/2028	0%	\$1,679,790	\$ -	15	Current	ELI
\$2,000,000	9/1/2036	3%	\$2,000,000	\$369,655	50	Current	SAIL
\$975,000	12/18/2034	0%	\$768,739	\$ -	20	Current	ELI
\$4,000,000	11/15/2038	3%	\$4,000,000	\$27,212	50	Current	SAIL
\$328,500	11/10/2036	1%	\$327,263	\$23,552	50	Current	SAIL
\$850,000	12/30/2030	0%	\$850,000	\$ -	50	Current	SAIL
\$1,430,000	12/15/2015	9%	\$1,430,000	\$ -	50	Matured	SAIL
\$2,490,000	12/31/2017	9%, 3%	\$2,490,000	\$ -	50	Past Due	SAIL
\$930,000	12/31/2019	3%	\$930,000	\$ -	50	Past Due	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
\$3,855,304	1/1/2042	1%	\$3,855,304	\$ -	50	Current	SAIL
\$1,140,282	1/1/2042	0%	\$1,140,282	\$ -	50	Current	SAIL
\$2,535,000	10/31/2033	3%, 1%	\$2,535,000	\$105	50	Current	SAIL
\$2,900,000	7/21/2039	3%	\$2,900,000	\$ -	50	Past Due	SAIL
\$2,603,198	7/1/2028	1%	\$2,603,198	\$52,064	50	Current	SAIL
\$4,700,000	12/15/2041	1%	\$4,700,000	\$ -	50	Past Due	SAIL
\$1,360,000	11/14/2023	0%	\$1,360,000	\$ -	50	Past Due	SAIL
\$1,500,000	3/21/2037	3%	\$1,500,000	\$ -	50	Current	SAIL
\$2,750,000	6/15/2039	3%	\$2,750,000	\$2,160	50	Current	SAIL
\$970,000	7/16/2021	3%	\$970,000	\$63,829	50	Current	SAIL
\$2,640,000	6/11/2026	1%	\$2,640,000	\$2,667	50	Current	SAIL
\$425,000	6/11/2026	0%	\$425,000	\$ -	50	Current	SAIL
\$760,000	8/29/2026	0%	\$570,000	\$ -	50	Current	SAIL
\$800,000	8/1/2031	9%, 3%	\$663,223	\$ -	50	Current	SAIL
\$185,000	6/1/2044	1%	\$171,161	\$1,741	68	Current	SAIL
\$5,000,000	7/15/2041	1%	\$5,000,000	\$ -	50	Current	SAIL
\$1,020,000	7/31/2023	0%	\$1,020,000	\$ -	50	Current	SAIL



# RENTAL LOAN PORTFOLIO

## STATE APARTMENT INCENTIVE LOAN PROGRAM LOANS OUTSTANDING AS OF DECEMBER 31, 2016

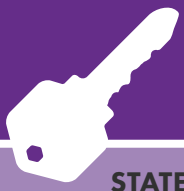
COUNTY	PROPERTY NAME	CITY	OWNER	TOTAL UNITS	SET-ASIDE UNITS <sup>1</sup>	DEMOGRAPHIC POPULATION SERVED <sup>2</sup>
Hillsborough	Brandywine	Tampa	Richman Group	144	144	Family
	Bristol Bay	Tampa	Cornerstone Group Development, LLC	300	300	Family
	Bristol Bay	Tampa	Cornerstone Group Development, LLC	300	300	Family
	Bristol Bay	Tampa	Cornerstone Group Development, LLC	300	15	Family
	Cedar Forest	Tampa	Gatehouse Group Inc	200	200	Family
	Claymore Crossings	Tampa	Richman Group	260	260	Family
	Clipper Bay	Tampa	Cornerstone Group Development, LLC	276	235	Family
	Clipper Bay	Tampa	Cornerstone Group Development, LLC	276	14	Family
	Clipper Cove - Tampa	Tampa	Cornerstone Group Development, LLC	176	176	Family
	Columbus Court	Tampa	Southport Financial Services, Inc.	160	160	Family
	Fairview Cove I	Tampa	Atlantic Housing Partners, LLLP	88	53	Family
	Fairview Cove I	Tampa	Atlantic Housing Partners, LLLP	88	9	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
	Haley Park	Tampa	Wendover Housing Partners, Ltd.	80	72	Elderly
	Haley Park	Tampa	Wendover Housing Partners, Ltd.	80	8	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	191	Family
	La Estancia	Wimauma	Affordable Housing Development Fund, Inc.	84	84	FW/FW
	Lake Kathy	Brandon	Richman Group	360	360	Family
	Lakewood Shores	Brandon	Southern Affordable Services Inc.	184	184	Family
	Manatee Village IV	Ruskin	Everglades Housing Group Inc.	27	6	FW/FW
	Mariners Cove - Tampa	Tampa	Cornerstone Group Development, LLC	208	208	Family
	Mariners Cove - Tampa	Tampa	Cornerstone Group Development, LLC	208	12	Family
	Mariners Cove - Tampa	Tampa	Cornerstone Group Development, LLC	208	33	Family
	Meridian Pointe	Tampa	Richman Group	360	360	Family
	Morgan Creek	Tampa	Richman Group	336	336	Family
	Nantucket Bay	Temple Terrace	Gatehouse Group Inc	180	162	Elderly
	Orchard Park	Ruskin	Carlisle Development Group	84	84	FW/FW
	Park Springs	Plant City	Harmony Housing Advisors Inc.	200	198	Family
	Spanish Trace	Tampa	Richman Group	120	120	Family
	La Vista Oaks	Tampa	Southport Financial Services, Inc.	126	113	Family
	La Vista Oaks	Tampa	Southport Financial Services, Inc.	126	13	Family
	Tampa Presbyterian Community	Tampa	Tampa Presbyterian Community Inc.	210	0	Elderly
	Villas at Newport Landing	Tampa	Gatehouse Group Inc	122	122	Family
	Westchester	Brandon	Starwood Capital Group	376	376	Family
	Wexford	Tampa	Starwood Capital Group	324	324	Family
	Williams Landing	Tampa	Gatehouse Group Inc	144	130	Elderly
	Woodbridge at Walden Lake	Plant City	Starwood Capital Group	236	189	Family
Woodbridge at Walden Lake	Plant City	Starwood Capital Group	236	24	Family	

# RENTAL LOAN PORTFOLIO



ORIGINAL LOAN AMOUNT	MATURITY DATE	INTEREST RATE <sup>3</sup>	LOAN BALANCE AS OF 12/31/2016	INTEREST PAID IN 2016	AFFORDABILITY PERIOD	LOAN STATUS <sup>4</sup>	FUNDING TYPE <sup>5</sup>
\$4,000,000	6/15/2039	3%	\$4,000,000	\$ -	50	Current	SAIL
\$1,000,000	4/1/2050	3%	\$1,000,000	\$ -	50	Current	SAIL
\$2,000,000	4/1/2050	3%	\$2,000,000	\$ -	50	Current	SAIL
\$1,125,000	4/1/2050	0%	\$974,925	\$ -	50	Current	ELI
\$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
\$2,000,000	8/15/2045	3%	\$2,000,000	\$ -	0	Current	SAIL
\$1,050,000	6/10/2029	0%	\$909,930	\$ -	0	Current	ELI
\$1,828,112	9/1/2045	9%, 3%	\$1,821,112	\$145,599	55	Current	SAIL
\$3,175,000	12/29/2032	1%	\$1,742,999	\$ -	50	Current	SAIL
\$5,000,000	6/1/2043	1%	\$5,000,000	\$50,000	50	Current	SAIL
\$510,000	12/18/2023	0%	\$510,000	\$ -	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%	\$1,172,371	\$ -	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	\$ -	50	Current	SAIL
\$1,438,936	4/22/2017	3%, 1%	\$1,438,936	\$36,050	52	Current	SAIL
\$2,300,000	5/13/2045	1%	\$2,300,000	\$ -	50	Current	SAIL
\$600,000	5/13/2045	0%	\$600,000	\$ -	50	Current	ELI
\$5,000,000	8/15/2041	1%	\$5,000,000	\$ -	50	Current	SAIL
\$2,000,000	12/15/2035	3%	\$2,000,000	\$60,000	50	Current	SAIL
\$2,000,000	6/20/2036	3%	\$2,000,000	\$60,000	50	Current	SAIL
\$1,092,207	6/30/2022	3%, 1%	\$1,092,207	\$ -	50	Current	SAIL
\$4,000,000	12/15/2039	3%	\$4,000,000	\$32,968	50	Current	SAIL
\$1,900,000	6/1/2017	3%	\$1,844,596	\$ -	50	Current	SAIL
\$1,250,000	11/30/2042	1%	\$1,250,000	\$1,996	50	Current	SAIL
\$2,000,000	5/1/2049	3%	\$2,000,000	\$ -	15	Current	SAIL
\$900,000	5/1/2049	0%	\$719,910	\$ -	15	Current	ELI
\$2,475,000	5/1/2049	0%	\$1,979,753	\$ -	15	Current	ELI
\$4,000,000	8/15/2037	3%	\$4,000,000	\$ -	50	Past Due	SAIL
\$2,000,000	6/15/2036	3%	\$2,000,000	\$14,871	50	Current	SAIL
\$1,850,000	8/1/2030	9%, 3%	\$1,850,000	\$37,558	50	Current	SAIL
\$870,000	6/1/2017	9%, 3%	\$870,000	\$ -	50	Past Due	SAIL
\$2,375,578	7/1/2039	3%	\$0	\$980,438	50	Current	SAIL
\$4,000,000	1/15/2041	3%	\$4,000,000	\$ -	50	Current	SAIL
\$5,000,000	5/8/2038	1%	\$5,000,000	\$ -	50	Current	SAIL
\$1,105,000	5/8/2023	0%	\$1,105,000	\$ -	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	\$248,919	50	Current	SAIL
\$2,000,000	8/1/2035	3%	\$1,533,945	\$ -	50	Current	SAIL
\$1,495,000	12/1/2029	9%, 3%	\$1,495,000	\$44,850	50	Current	sail
\$3,000,000	1/1/2047	3%	\$3,000,000	\$898,262	15	Current	SAIL
\$1,800,000	1/1/2047	0%	\$1,199,700	\$ -	15	Current	ELI

RENTAL LOAN PORTFOLIO



# RENTAL LOAN PORTFOLIO

## STATE APARTMENT INCENTIVE LOAN PROGRAM LOANS OUTSTANDING AS OF DECEMBER 31, 2016

COUNTY	PROPERTY NAME	CITY	OWNER	TOTAL UNITS	SET-ASIDE UNITS <sup>1</sup>	DEMOGRAPHIC POPULATION SERVED <sup>2</sup>
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	90	Family
	Three Rivers	Marianna	Royal American Development Inc.	100	10	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	31	Elderly
	Rolling Acres II	Lady Lake	Atlantic Housing Partners, LLLP	35	4	Elderly
	Southwinds Cove	Leesburg	Atlantic Housing Partners, LLLP	112	84	Family
	Southwinds Cove	Leesburg	Atlantic Housing Partners, LLLP	112	84	Family
	Spring Harbor Apartments	Mount Dora	Banyan Realty Advisors	248	13	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
Lee	Vista Palms	Lehigh Acres	Creative Choice Homes, Inc.	229	229	Family
	Bernwood Trace	Ft. Myers	Cornerstone Group Development, LLC	340	65	Family
	Brookside Village	Ft. Myers	Southport Financial Services, Inc.	50	35	Family
	Brookside Village	Ft. Myers	Southport Financial Services, Inc.	50	15	Family
	Hawks Landing	Fort Myers	Cornerstone Group Development, LLC	204	204	Family
	Heron Pond	Lehigh Acres	Carlisle Development Group	156	156	Elderly
	Mariners Landing	Fort Myers	Creative Choice Homes, Inc.	112	112	Elderly
	Renaissance Preserve Senior	Fort Myers	Housing Authority City of Fort Myers	120	108	Elderly
	Renaissance Preserve Senior	Fort Myers	Housing Authority City of Fort Myers	120	12	Elderly
	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
	Jamestown Woods	Tallahassee	Gatehouse Group Inc	150	150	Elderly
	Sunrise Place	Tallahassee	Southport Financial Services, Inc.	99	99	Family
Manatee	Centre Court - Bradenton	Bradenton	Harmony Housing Advisors Inc.	180	180	Family
	Manatee Pond	Bradenton	Dominium LLC	40	40	FW/FW
	Sabal Cove	Bradenton	CED Companies	264	213	Family
Marion	Hickory Knoll	Ocala	Southport Development Inc.	96	96	Family
	Magnolia Walk Phase II	Ocala	Ocala Leased Housing Corporation Inc.	144	144	Elderly

# RENTAL LOAN PORTFOLIO



ORIGINAL LOAN AMOUNT	MATURITY DATE	INTEREST RATE <sup>3</sup>	LOAN BALANCE AS OF 12/31/2016	INTEREST PAID IN 2016	AFFORDABILITY PERIOD	LOAN STATUS <sup>4</sup>	FUNDING TYPE <sup>5</sup>
\$4,000,000	10/30/2037	3%	\$4,000,000	\$49,527	50	Current	SAIL
\$675,000	10/26/2026	0%	\$449,888	\$ -	15	Current	ELI
\$1,500,000	10/1/2020	3%	\$1,437,000	\$ -	50	Past Due	SAIL
\$315,000	4/9/2018	3%	\$315,000	\$12,686	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	\$32,751	15	Current	SAIL
\$1,500,000	8/15/2038	3%	\$1,500,000	\$45,000	50	Current	SAIL
\$1,500,000	8/15/2038	3%	\$1,500,000	\$158,786	50	Current	SAIL
\$4,000,000	10/1/2038	3%	\$4,000,000	\$178,378	50	Current	SAIL
\$1,500,000	8/15/2038	3%	\$1,500,000	\$45,000	50	Current	SAIL
\$1,500,000	8/15/2038	3%	\$1,500,000	\$71,309	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
\$2,289,000	11/1/2042	1%	\$2,289,000	\$22,890	35	Current	SAIL
\$340,000	12/1/2023	0%	\$340,000	\$ -	35	Current	SAIL
\$5,000,000	12/1/2042	1%	\$5,000,000	\$128,983	50	Current	SAIL
\$510,000	12/1/2023	0%	\$510,000	\$ -	50	Current	SAIL
\$975,000	3/28/2026	0%	\$975,000	\$ -	15	Current	ELI
\$1,875,000	5/21/2027	0%	\$1,374,750	\$ -	15	Current	ELI
\$5,000,000	12/15/2042	1%	\$5,000,000	\$50,000	35	Current	SAIL
\$5,000,000	11/20/2032	1%	\$4,522,756	\$ -	50	Current	SAIL
\$383,600	11/20/2032	0%	\$346,981	\$ -	50	Current	ELI
\$2,000,000	12/18/2018	9%, 3%	\$2,000,000	\$ -	15	Current	SAIL
\$4,875,000	2/1/2048	0%	\$3,249,188	\$ -	15	Current	ELI
\$1,989,000	1/25/2032	1%	\$1,989,000	\$ -	50	Current	SAIL
\$145,300	1/25/2032	0%	\$145,300	\$ -	50	Current	ELI
\$1,500,000	10/1/2045	3%	\$1,500,000	\$ -	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
\$6,150,000	4/10/2058	1%	\$6,150,000	\$61,500	50	Current	SAIL
\$1,020,000	4/10/2023	0%	\$1,020,000	\$ -	50	Current	SAIL
\$3,450,000	10/26/2026	0%	\$2,299,425	\$ -	15	Current	ELI
\$5,400,000	4/30/2027	0%	\$3,959,280	\$ -	15	Current	ELI
\$3,050,000	10/14/2034	1%	\$444,358	\$ -	30	Current	SAIL
\$1,125,000	5/1/2020	3%	\$1,125,000	\$33,750	50	Current	SAIL
\$900,000	10/1/2029	3%	\$883,203	\$9,386	50	Current	SAIL
\$1,824,680	4/1/2016	9%, 3%	\$0	\$711,890	50	Current	SAIL
\$660,000	6/30/2026	9%, 3%	\$0	\$277,909	15	Current	SAIL
\$2,000,000	5/1/2018	3%	\$0	\$75,082	51	Current	SAIL
\$3,150,000	5/1/2033	1%	\$2,463,706	\$ -	50	Current	SAIL
\$1,000,000	6/5/2020	3%	\$1,000,000	\$15,274	50	Past Due	SAIL

RENTAL LOAN PORTFOLIO



# RENTAL LOAN PORTFOLIO

## STATE APARTMENT INCENTIVE LOAN PROGRAM LOANS OUTSTANDING AS OF DECEMBER 31, 2016

COUNTY	PROPERTY NAME	CITY	OWNER	TOTAL UNITS	SET-ASIDE UNITS <sup>1</sup>	DEMOGRAPHIC POPULATION SERVED <sup>2</sup>
	Berkeley Pointe	Ocala	Southport Financial Services, Inc.	160	160	Family
	Berkeley Pointe	Ocala	Southport Financial Services, Inc.	160	160	Family
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	Carlisle Development Group	148	148	Family
	Cedar Grove	Miami	Cascade Affordable Housing LLC	288	288	Family
	Coalition Lift	Miami	Carrfour Supportive Housing Inc.	34	11	Homeless
	Coquina Place	Miami	Cornerstone Group Development, LLC	96	86	Family
	Coquina Place	Miami	Cornerstone Group Development, LLC	96	10	Family
	Coral Gardens Apartments	Homestead	Creative Choice Homes, Inc.	92	92	Family
	Cutler Glen & Cutler Meadows	Miami	Preservation of Affordable Housing, Inc.	225	169	Family
	Cutler Manor	Miami	Preservation of Affordable Housing, Inc.	219	219	Family
	Cutler Hammock	Miami	Related Companies of New York	262	262	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	Carlisle Development Group	176	176	Family
	Dr. Barbara Carey-Shuler Manor	Miami	Carrfour Supportive Housing Inc.	100	100	Homeless
	Dr. Barbara Carey-Shuler Manor	Miami	Carrfour Supportive Housing Inc.	100	10	Homeless
	Dr. Barbara Carey-Shuler Manor	Miami	Carrfour Supportive Housing Inc.	100	100	Homeless
	Everett Stewart 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
	Keys III	Homestead	Brannon Group, L.C. and Co.	48	48	Family
	Labre Place	Miami	Biscayne Housing Group, LLC	90	76	Homeless
	Lakeview	Miami	View Apartments LLC	40	40	Family
	Little Haiti Gateway	Miami	Carrfour Supportive Housing Inc.	80	57	Family
	M & M Maison II	Miami	Urban League of Greater Miami	21	21	Family
	Marbrisa	Hialeah	Cornerstone Group Development, LLC	368	368	Family

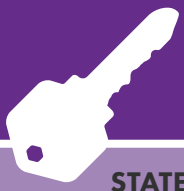


# RENTAL LOAN PORTFOLIO



ORIGINAL LOAN AMOUNT	MATURITY DATE	INTEREST RATE <sup>3</sup>	LOAN BALANCE AS OF 12/31/2016	INTEREST PAID IN 2016	AFFORDABILITY PERIOD	LOAN STATUS <sup>4</sup>	FUNDING TYPE <sup>5</sup>
\$4,398,240	11/20/2031	1%	\$4,398,240	\$ -	50	Current	SAIL
\$233,600	11/20/2031	0%	\$233,600	\$ -	50	Current	ELI
\$4,947,342	6/1/2031	3%	\$4,947,342	\$165,092	50	Current	SAIL
\$5,123,238	6/1/2031	0%	\$5,123,238	\$ -	50	Current	SAIL
\$2,000,000	7/15/2045	3%	\$1,772,367	\$109,524	50	Current	SAIL
\$1,000,000	7/15/2045	3%	\$1,000,000	\$130,819	50	Current	SAIL
\$1,500,000	11/1/2044	3%	\$1,500,000	\$90,000	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	\$262,250	50	Current	SAIL
\$1,449,387	1/31/2033	1%	\$1,398,069	\$14,494	50	Current	SAIL
\$1,125,000	3/26/2018	3%	\$1,125,000	\$79,498	50	Current	SAIL
\$2,500,000	8/1/2041	3%	\$2,500,000	\$75,000	50	Current	SAIL
\$825,000	5/25/2036	0%	\$258,243	\$ -	20	Current	ELI
\$2,592,000	10/30/2045	1%	\$1,886,077	\$ -	30	Current	SAIL
\$750,000	10/30/2045	0%	\$579,300	\$ -	30	Current	ELI
\$1,330,000	12/1/2016	9%	\$1,330,000	\$99,660	34	Matured	SAIL
\$411,106	12/31/2026	1%	\$411,106	\$2,877	15	Current	SAIL
\$2,661,095	12/31/2026	1%	\$2,661,095	\$ -	50	Current	SAIL
\$2,900,000	8/1/2048	3%	\$2,519,695	\$76,341	58	Current	SAIL
\$2,500,000	10/1/2042	3%	\$2,026,604	\$61,633	52	Current	SAIL
\$332,592	11/23/2017	3%	\$332,592	\$ -	50	Current	SAIL
\$2,500,000	8/1/2030	3%	\$1,250,000	\$ -	50	Current	SAIL
\$1,825,000	9/30/2041	9%, 3%	\$1,825,000	\$109,500	50	Current	SAIL
\$1,267,637	4/23/2025	1%	\$1,267,637	\$12,676	50	Current	SAIL
\$765,000	4/23/2025	0%	\$765,000	\$ -	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	8/27/2017	9%, 3%	\$3,110,901	\$12,506	50	Current	SAIL
\$2,590,000	1/1/2039	3%	\$2,590,000	\$129,153	50	Current	SAIL
\$1,564,000	5/1/2042	3%	\$1,564,000	\$126,576	31	Current	SAIL
\$3,740,200	4/1/2030	3%	\$3,740,200	\$ -	68	Current	SAIL
\$2,000,000	5/18/2022	1%	\$2,000,000	\$20,000	50	Past Due	SAIL
\$2,000,000	11/1/2044	3%	\$1,952,749	\$74,658	50	Current	SAIL
\$2,239,000	9/30/2042	9%, 3%	\$2,239,000	\$120,505	50	Current	SAIL
\$1,481,200	1/15/2037	9%, 3%	\$1,481,200	\$14,812	45	Current	SAIL
\$4,000,000	7/30/2025	0.44%	\$4,000,000	\$17,600	50	Current	SAIL
\$1,551,248	2/25/2043	1%	\$0	\$ -	50	Current	SAIL
\$495,000	11/14/2028	3%	\$427,083	\$ -	50	Current	SAIL
\$160,000	8/1/2025	1%	\$157,088	\$17,913	50	Current	SAIL
\$2,500,000	7/1/2049	3%	\$1,889,935	\$88,076	50	Past Due	SAIL

RENTAL LOAN PORTFOLIO



# RENTAL LOAN PORTFOLIO

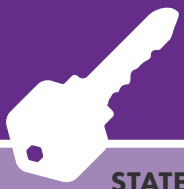
## STATE APARTMENT INCENTIVE LOAN PROGRAM LOANS OUTSTANDING AS OF DECEMBER 31, 2016

COUNTY	PROPERTY NAME	CITY	OWNER	TOTAL UNITS	SET-ASIDE UNITS <sup>1</sup>	DEMOGRAPHIC POPULATION SERVED <sup>2</sup>
Miami	Merritt Place Estates	Florida City	Hunt Companies Inc.	159	159	FW/FW
	Monterey Pointe	Homestead	Peninsula Developers, Inc.	336	336	Family
	Orchid Estates	Naranja	Orchid Estates, Ltd.	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
	Richmond Pine	Miami	Banyan Realty Advisors	80	80	Family
	Rio Towers	Miami	East Little Havana Community Dev. Corp.	82	82	Elderly
	Riverwalk I	Homestead	Related Companies of New York	123	123	FW/FW
	Royalton	Miami	Carlisle Development Group	100	100	Homeless
	Running Brook	Miami	Cascade Affordable Housing LLC	186	186	Family
	San Sherri Villas	Homestead	Richman Group	80	80	Family
	Southpoint Crossing	Florida City	NHT / Enterprise Preservation Corporation	123	123	Family
	Sunrise Commons	Homestead	Landmark Development Corporation	106	21	Family
	Sunset Bay	Miami	Partnership Inc.	308	308	Family
	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	6	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
	West Brickell	Miami	New World Center Foundation, Inc.	130	130	Elderly
	Monroe	Atlantic Pines	Big Pine Key	Community Housing Partners Corporation	14	14
Cayo Del Mar		Key West	Creative Choice Homes, Inc.	130	130	Family
Douglass Square		Key West	NB Florida Holdings	52	17	Family
Meridian West		Key West	Carlisle Development Group	102	102	Family
Meridian West		Key West	Carlisle Development Group	102	102	Family
Poinciana Royale		Key West	AH of Monroe County Inc.	50	40	Family
Poinciana Royale		Key West	AH of Monroe County Inc.	50	10	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	3	Family
Nassau	Nassau Club	Fernandina Beach	CED Companies	192	134	Family
	Nassau Club	Fernandina Beach	CED Companies	192	134	Family
Okaloosa	Heather Glenn	Ft. Walton Beach	CED Companies	168	167	Family
Orange	Ashley Place	Orlando	Leland Enterprises Inc.	96	39	Family
	Avalon Reserve	Orlando	Banyan Realty Advisors	300	300	Family
	Citrus Glen	Orlando	Leland Enterprises Inc.	176	176	Family
	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	49	Family
	Fountains at Millenia III	Orlando	Atlantic Housing Partners, LLLP	82	9	Family

# RENTAL LOAN PORTFOLIO



ORIGINAL LOAN AMOUNT	MATURITY DATE	INTEREST RATE <sup>3</sup>	LOAN BALANCE AS OF 12/31/2016	INTEREST PAID IN 2016	AFFORDABILITY PERIOD	LOAN STATUS <sup>4</sup>	FUNDING TYPE <sup>5</sup>
\$2,000,000	9/30/2021	3%	\$175,472	\$36,310	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%	\$1,137,534	\$ -	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
\$2,800,000	10/31/2014	9%	\$0	\$ -	51	Current	SAIL
\$800,000	7/23/2037	1%	\$574,200	\$5,878	50	Past Due	SAIL
\$843,000	3/1/2048	3%	\$734,638	\$22,273	15	Current	SAIL
\$3,000,000	10/11/2021	1%	\$3,000,000	\$62,161	50	Current	SAIL
\$1,900,000	7/1/2041	3%	\$1,900,000	\$57,000	50	Current	SAIL
\$2,373,200	10/27/2021	3%	\$2,363,024	\$1,302,083	52	Current	SAIL
\$3,850,025	5/31/2040	1%	\$3,850,025	\$ -	65	Current	SAIL
\$935,000	11/25/2023	0%	\$935,000	\$ -	15	Current	SAIL
\$2,486,611	3/1/2023	3%	\$786,611	\$133,299	50	Current	SAIL
\$1,481,200	1/15/2037	9%, 3%	\$1,481,200	\$114,812	45	Current	SAIL
\$2,000,000	12/1/2044	3%	\$2,000,000	\$149,468	50	Current	SAIL
\$5,000,000	7/9/2040	1%	\$5,000,000	\$50,000	50	Current	SAIL
\$510,000	7/9/2023	0%	\$510,000	\$ -	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%	\$1,798,013	\$ -	50	Current	SAIL
\$489,939	6/30/2017	3%	\$0	\$25,303	50	Current	SAIL
\$612,882	5/1/2039	0%	\$456,257	\$ -	65	Current	SAIL
\$2,000,000	10/1/2025	3%	\$1,875,918	\$47,733	50	Current	SAIL
\$1,290,000	2/28/2017	9%	\$1,289,707	\$27,459	25	Current	SAIL
\$1,000,000	2/3/2020	3%	\$1,000,000	\$169,114	50	Current	SAIL
\$1,000,000	2/3/2020	3%	\$1,000,000	\$169,114	50	Current	SAIL
\$2,078,686	4/22/2025	1%	\$1,726,827	\$17,268	50	Current	SAIL
\$425,000	4/22/2025	0%	\$425,000	\$ -	50	Current	SAIL
\$1,854,549	12/18/2038	3%	\$1,854,549	\$116,432	50	Current	SAIL
\$991,033	2/4/2039	1%	\$958,836	\$19,395	30	Current	SAIL
\$255,000	2/4/2024	0%	\$254,788	\$ -	30	Current	SAIL
\$2,000,000	10/15/2037	3%	\$2,000,000	\$120,000	50	Current	SAIL
\$1,000,000	10/15/2037	3%	\$1,000,000	\$51,695	50	Current	SAIL
\$1,500,000	6/20/2036	3%	\$1,500,000	\$45,000	50	Current	SAIL
\$1,100,000	7/1/2029	3%	\$1,100,000	\$71,743	40	Current	SAIL
\$1,447,600	10/31/2036	3%	\$1,447,600	\$43,428	50	Current	SAIL
\$1,670,000	6/28/2015	9%	\$1,670,000	\$ -	50	Matured	SAIL
\$2,000,000	8/15/2037	3%	\$2,000,000	\$ -	50	Current	SAIL
\$1,000,000	8/15/2037	3%	\$1,000,000	\$ -	50	Current	SAIL
\$2,000,000	5/13/2034	3%	\$2,000,000	\$60,000	50	Current	SAIL
\$5,000,000	12/1/2042	1%	\$5,000,000	\$50,000	50	Current	SAIL
\$765,000	12/1/2023	0%	\$765,000	\$ -	50	Current	SAIL



# RENTAL LOAN PORTFOLIO

## STATE APARTMENT INCENTIVE LOAN PROGRAM LOANS OUTSTANDING AS OF DECEMBER 31, 2016

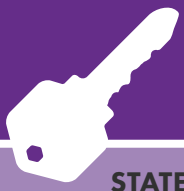
COUNTY	PROPERTY NAME	CITY	OWNER	TOTAL UNITS	SET-ASIDE UNITS <sup>1</sup>	DEMOGRAPHIC POPULATION SERVED <sup>2</sup>	
Orlando	Fountains at Millenia IV	Orlando	Atlantic Housing Partners, LLLP	100	100	Family	
	Fox Hollow	Orlando	Partnership Inc.	155	63	Family	
	Glenn on Millenia	Orlando	CED Companies	192	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	
	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	
	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	Palm Grove	West Palm Beach	Southport Financial Services, Inc.	150	135	Family
		Colony Park	West Palm Beach	SCA Properties LLC	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 Shore		West Palm Beach	Richman Group	192	192	Family	
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	Landmark Development Corporation	99	69	Elderly	
Paul Laurence Dunbar Senior Complex		West Palm Beach	Landmark Development Corporation	99	30	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	270	Family		

# RENTAL LOAN PORTFOLIO



ORIGINAL LOAN AMOUNT	MATURITY DATE	INTEREST RATE <sup>3</sup>	LOAN BALANCE AS OF 12/31/2016	INTEREST PAID IN 2016	AFFORDABILITY PERIOD	LOAN STATUS <sup>4</sup>	FUNDING TYPE <sup>5</sup>
\$4,414,365	12/1/2042	1%	\$4,414,365	\$44,144	50	Current	SAIL
\$2,110,000	9/1/2050	3%	\$1,889,066	\$57,192	30	Current	SAIL
\$1,798,000	7/15/2034	3%	\$1,798,000	\$53,940	50	Current	SAIL
\$3,100,000	12/29/2025	1%	\$2,766,787	\$28,683	53	Current	SAIL
\$661,500	3/18/2024	1%	\$658,693	\$ -	15	Current	EHCL
\$2,000,000	11/13/2035	3%	\$2,000,000	\$ -	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%	\$2,250,000	\$678,462	50	Current	SAIL
\$3,825,000	3/10/2030	0%	\$2,549,363	\$ -	15	Current	ELI
\$3,600,000	3/10/2030	0%	\$2,399,400	\$ -	15	Current	ELI
\$2,000,000	2/21/2037	3%	\$2,000,000	\$120,000	40	Current	SAIL
\$1,835,000	11/1/2044	3%	\$1,835,000	\$ -	50	Current	SAIL
\$850,000	9/1/2031	1%	\$796,639	\$8,345	50	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%	\$674,769	\$6,995	50	Current	SAIL
\$2,500,000	10/1/2029	1%	\$2,211,506	\$22,927	50	Current	SAIL
\$1,301,258	5/1/2021	3%	\$1,301,258	\$39,038	50	Current	SAIL
\$2,000,000	6/1/2036	3%	\$2,000,000	\$ -	50	Current	SAIL
\$2,000,000	8/1/2035	3%	\$1,711,973	\$ -	50	Current	SAIL
\$3,750,000	7/27/2027	0%	\$2,749,500	\$ -	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%	\$3,249,188	\$ -	15	Current	ELI
\$535,000	11/1/2048	0%	\$427,947	\$ -	15	Current	ELI
\$600,000	12/1/2032	9%, 3%	\$505,722	\$ -	0	Current	SAIL
\$1,340,000	12/1/2050	3%	\$1,340,000	\$ -	50	Current	SAIL
\$600,000	8/31/2045	1%	\$583,629	\$43,156	62	Past Due	SAIL
\$5,000,000	3/1/2049	1%	\$5,000,000	\$5,130	50	Current	SAIL
\$1,502,000	12/31/2026	3%	\$1,502,000	\$33,340	15	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	\$208,056	50	Current	SAIL
\$2,475,000	5/1/2048	0%	\$1,814,670	\$ -	50	Current	ELI
\$2,000,000	6/15/2037	3%	\$2,000,000	\$191,975	50	Current	SAIL
\$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	\$9,191	50	Current	SAIL
\$2,474,000	7/16/2057	1%	\$1,074,052	\$ -	50	Current	SAIL
\$750,000	7/16/2057	0%	\$750,000	\$ -	50	Current	ELI
\$1,000,000	3/1/2049	3%	\$1,000,000	\$55,233	50	Current	SAIL
\$1,579,000	6/1/2042	3%	\$1,529,000	\$ -	50	Current	SAIL
\$2,000,000	6/1/2049	3%	\$2,000,000	\$48,384	50	Current	SAIL
\$1,000,000	6/1/2049	3%	\$1,000,000	\$ -	50	Current	SAIL

RENTAL LOAN PORTFOLIO



# RENTAL LOAN PORTFOLIO

## STATE APARTMENT INCENTIVE LOAN PROGRAM LOANS OUTSTANDING AS OF DECEMBER 31, 2016

COUNTY	PROPERTY NAME	CITY	OWNER	TOTAL UNITS	SET-ASIDE UNITS <sup>1</sup>	DEMOGRAPHIC POPULATION SERVED <sup>2</sup>
	Portofino	Palm Springs	Cornerstone Group Development, LLC	270	15	Family
	Portofino	Palm Springs	Cornerstone Group Development, LLC	270	33	Family
	Quiet Waters	Belle Glade	McCurdy Senior Housing Corporation	93	93	Homeless
	Renaissance	West Palm Beach	Cornerstone Group Development, LLC	344	344	Family
	Riverview House	Lake Worth	Richman Group	160	160	Elderly
	Royal Palm 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	151	Family
	Hudson Ridge	Port Richey	Richman Group	168	151	Family
	Landings at Sea Forest	New Port Richey	Affordable Housing Institute, Inc.	200	120	Elderly
	Landings of Saint Andrew	New Port Richey	National Church Residences	196	186	Elderly
	Ozanam Village	New Port Richey	GHD Construction Services, Inc.	30	22	Family
	Ozanam Village	New Port Richey	GHD Construction Services, Inc.	30	8	Family
	Park at Wellington II	Holiday	Housing Trust Group of Florida, LLC	110	99	Family
	Park at Wellington II	Holiday	Housing Trust Group of Florida, LLC	110	11	Family
	Pasco Woods	Wesley Chapel	Harmony Housing Advisors Inc.	200	198	Family
	Regency Palms	Port Richey	Dominium LLC	200	198	Family
Pinellas	Brookside Square	St. Petersburg	Brookside Redevelopment Associates, LLC	142	134	Family
	Brookside Square	St. Petersburg	Brookside Redevelopment Associates, LLC	142	8	Family
	Clear Harbor	Clearwater	Richman Group	84	79	Family
	Clear Harbor	Clearwater	Richman Group	84	5	Family
	Duval Park	St. Petersburg	Blue Sky Communities, LLC	88	66	Special Needs
	Duval Park	St. Petersburg	Blue Sky Communities, LLC	88	22	Special Needs
	Garden Trail	Clearwater	Southport Development Inc.	76	76	Family
	Peterborough Apartments	St. Petersburg	Blue Sky Communities, LLC	150	103	Elderly
	Peterborough Apartments	St. Petersburg	Blue Sky Communities, LLC	150	45	Elderly
	Pinellas Hope II	Clearwater	Catholic Charities Housing Inc.	80	80	Homeless
	Pinellas Hope V	Clearwater	Catholic Charities Housing Inc.	45	45	Homeless
	Presbyterian Towers	St. Petersburg	Presbyterian Housing Foundation of Florida, Inc.	210	0	Elderly
	Riverside Apartments	Tarpon Springs	CED Companies	304	258	Family
	Salt Creek	St. Petersburg	Boley Center for Behavioral Health Care, Inc.	18	18	Family
	Savannah Cove	Tarpon Springs	Gatehouse Group Inc	160	160	Elderly
	Viridian	St. Petersburg	Sage Partners LLC	188	169	Elderly
	Viridian	St. Petersburg	Sage Partners LLC	188	19	Elderly
Lexington Club at Renaissance Square	Clearwater	Lakeside Capital Advisors, LP	240	240	Family	
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

# RENTAL LOAN PORTFOLIO



ORIGINAL LOAN AMOUNT	MATURITY DATE	INTEREST RATE <sup>3</sup>	LOAN BALANCE AS OF 12/31/2016	INTEREST PAID IN 2016	AFFORDABILITY PERIOD	LOAN STATUS <sup>4</sup>	FUNDING TYPE <sup>5</sup>
\$1,125,000	6/1/2049	0%	\$899,888	\$ -	50	Current	ELI
\$2,475,000	6/1/2049	0%	\$1,979,753	\$ -	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	\$8,318	50	Current	SAIL
\$389,945	6/30/2012	9%	\$389,945	\$ -	50	Matured	SAIL
\$905,350	12/15/2043	3%	\$905,350	\$318,418	50	Current	SAIL
\$2,475,000	1/1/2049	0%	\$1,979,753	\$ -	15	Current	ELI
\$1,800,000	6/1/2048	0%	\$1,199,700	\$ -	15	Current	ELI
\$2,350,000	3/1/2030	3%	\$2,350,000	\$ -	50	Current	SAIL
\$4,800,000	11/1/2035	3%	\$3,593,380	\$ -	50	Current	SAIL
\$850,000	2/13/2023	0%	\$850,000	\$ -	15	Current	SAIL
\$4,700,000	8/15/2041	1%	\$4,700,000	\$12,400	50	Current	SAIL
\$1,445,000	8/19/2023	0%	\$1,445,000	\$ -	50	Current	SAIL
\$3,240,000	12/9/2046	1%	\$3,230,408	\$1,083,511	50	Current	SAIL
\$1,990,000	12/1/2016	9%	\$1,990,000	\$ -	53	Past Due	SAIL
\$4,683,000	6/22/2032	0%	\$1,127,265	\$ -	30	Current	SAIL
\$309,360	6/22/2032	0%	\$74,467	\$ -	30	Current	ELI
\$4,899,714	12/1/2033	1%	\$540,214	\$ -	50	Current	SAIL
\$549,600	12/1/2033	0%	\$60,596	\$ -	50	Current	ELI
\$2,000,000	8/1/2039	3%	\$1,459,044	\$507,463	50	Current	SAIL
\$2,000,000	12/1/2033	3%	\$2,000,000	\$500,000	50	Current	SAIL
\$4,400,000	12/14/2032	1%	\$4,400,000	\$ -	50	Current	SAIL
\$383,600	12/14/2032	0%	\$383,600	\$ -	50	Current	ELI
\$3,000,000	6/15/2042	3%	\$3,000,000	\$ -	50	Current	SAIL
\$413,841	6/15/2042	1%	\$413,841	\$ -	50	Current	SAIL
\$2,976,377	10/2/2031	0%	\$2,976,377	\$ -	50	Current	SAIL
\$300,000	10/2/2029	0%	\$300,000	\$ -	50	Current	ELI
\$4,100,000	1/1/2034	1%	\$1,233,008	\$ -	50	Current	SAIL
\$3,939,840	7/27/2033	1%	\$3,812,561	\$ -	15	Current	SAIL
\$1,125,000	1/27/2033	0%	\$1,125,000	\$ -	15	Current	ELI
\$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
\$2,500,000	9/1/2032	3%	\$0	\$93,852	50	Current	SAIL
\$245,583	9/1/2039	0%	\$225,936	\$ -	50	Current	SAIL
\$1,149,903	9/17/2035	3%	\$1,149,903	\$106,098	50	Current	SAIL
\$4,320,000	12/10/2041	1%	\$4,320,000	\$188,513	50	Current	SAIL
\$1,615,000	6/30/2024	0%	\$1,615,000	\$ -	50	Current	SAIL
\$2,400,000	1/1/2032	9%, 3%	\$2,400,000	\$15,558	50	Current	SAIL
\$1,160,000	7/15/2034	3%	\$1,142,496	\$34,275	50	Current	SAIL
\$161,251	8/31/2017	3%	\$161,251	\$ -	15	Current	EHCL
\$119,603	6/30/2019	3%	\$116,300	\$ -	15	Current	EHCL

RENTAL LOAN PORTFOLIO



# RENTAL LOAN PORTFOLIO

## STATE APARTMENT INCENTIVE LOAN PROGRAM LOANS OUTSTANDING AS OF DECEMBER 31, 2016

COUNTY	PROPERTY NAME	CITY	OWNER	TOTAL UNITS	SET-ASIDE UNITS <sup>1</sup>	DEMOGRAPHIC POPULATION SERVED <sup>2</sup>
	Harbour Court	Haines City	Southport Financial Services, Inc.	64	57	Family
	Harbour Court	Haines City	Southport Financial Services, Inc.	64	7	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	33	Family
	Winter Haven Baptist Manor	Winter Haven	Winter Haven Baptist Manor, Inc.	125	32	Elderly
Putnam	Grand Pines	Palatka	Campbell Housing Enterprises, Inc.	78	78	Elderly
	Kay Larkin Apartments	Palatka	Campbell Housing Enterprises, Inc.	60	60	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	Atlantic Housing Partners, LLLP	210	147	Family
	Grove Park	Port St. Lucie	Atlantic Housing Partners, LLLP	210	21	Family
	Orangewood Village	Ft. Pierce	Southport Financial Services, Inc.	60	42	Family
	Orangewood Village	Ft. Pierce	Southport Financial Services, Inc.	60	18	Family
	Peacock Run	Port St. Lucie	Creative Choice Homes, Inc.	264	14	Family
	Sabal Chase	Ft. Pierce	Harmony Housing Advisors Inc.	340	63	Family
	Saint Andrews Pointe	Port St. Lucie	CED Companies	184	183	Family
Sarasota	Janies Garden I	Sarasota	Michaels Development Company, Inc.	86	65	Family
	Jefferson Center	Sarasota	Jefferson Center, Inc.	209	0	Elderly
	Loveland Village	Venice	Loveland Center, Inc.	60	33	Family
	Loveland Village	Venice	Loveland Center, Inc.	60	15	Family
	University Club	Sarasota	CED Companies	192	192	Family
	Willow Creek	North Port	Carlisle Development Group	120	120	Elderly
	Willow Creek II	North Port	Carlisle Development Group	104	104	Elderly
Seminole	Charleston Club	Sanford	CED Companies	288	245	Family
	Georgia Arms	Sanford	Southport Financial Services, Inc.	90	63	Family
	Georgia Arms	Sanford	Southport Financial Services, Inc.	90	27	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	75	Family
	Oviedo Town Centre II	Oviedo	Atlantic Housing Partners, LLLP	34	21	Family
	Oviedo Town Centre II	Oviedo	Atlantic Housing Partners, LLLP	34	4	Family
	Oviedo Town Centre III	Oviedo	Atlantic Housing Partners, LLLP	72	43	Family
	Oviedo Town Centre III	Oviedo	Atlantic Housing Partners, LLLP	72	8	Family
	Seminole Gardens	Sanford	Southport Development Inc.	108	108	Family
	Vista Haven	Sanford	CED Companies	336	335	Family
	Stratford Point Apts.	Sanford	Picerne Affordable Development LLC	384	76	Family
	Stratford Point Apts.	Sanford	Picerne Affordable Development LLC	384	20	Family
Windchase	Sanford	Starwood Capital Group	352	65	Family	

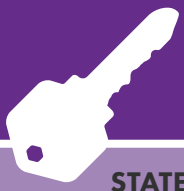


# RENTAL LOAN PORTFOLIO



ORIGINAL LOAN AMOUNT	MATURITY DATE	INTEREST RATE <sup>3</sup>	LOAN BALANCE AS OF 12/31/2016	INTEREST PAID IN 2016	AFFORDABILITY PERIOD	LOAN STATUS <sup>4</sup>	FUNDING TYPE <sup>5</sup>
\$1,750,000	1/21/2032	1%	\$1,750,000	\$ -	30	Current	SAIL
\$525,000	7/21/2030	0%	\$525,000	\$ -	30	Current	ELI
\$850,000	8/22/2023	0%	\$850,000	\$ -	15	Current	SAIL
\$1,320,000	4/16/2045	0%	\$1,254,000	\$ -	50	Current	SAIL
\$1,000,000	4/16/2065	0%	\$950,000	\$ -	50	Current	ELI
\$4,125,000	9/1/2049	0%	\$3,024,450	\$ -	15	Current	ELI
\$1,282,000	6/1/2033	3%	\$1,282,000	\$12,924	50	Current	SAIL
\$1,500,000	12/15/2043	3%	\$1,500,000	\$ -	50	Current	sail
\$2,475,000	8/21/2028	0%	\$1,979,753	\$ -	50	Current	ELI
\$265,306	9/30/2024	0%	\$63,472	\$ -	34	Current	EHCL
\$810,000	12/1/2033	9%, 3%	\$810,000	\$7,792	50	Current	SAIL
\$1,175,000	7/1/2031	9%, 3%	\$1,175,000	\$ -	50	Current	SAIL
\$2,475,000	4/17/2028	0%	\$1,979,753	\$ -	15	Current	ELI
\$1,061,605	1/1/2049	3%	\$459,615	\$28,933	50	Current	SAIL
\$4,200,000	1/1/2051	1%	\$4,200,000	\$ -	30	Current	SAIL
\$1,575,000	1/1/2051	0%	\$1,575,000	\$ -	30	Current	ELI
\$1,739,000	5/20/2032	1%	\$1,739,000	\$ -	50	Current	SAIL
\$143,400	5/20/2032	0%	\$143,400	\$ -	50	Current	ELI
\$1,050,000	3/28/2026	0%	\$1,050,000	\$ -	15	Current	ELI
\$4,725,000	5/1/2051	0%	\$3,149,213	\$ -	15	Current	ELI
\$1,500,000	6/21/2036	3%	\$1,500,000	\$45,000	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
\$940,000	3/13/2030	0%	\$940,000	\$ -	30	Current	SAIL
\$835,000	3/13/2045	0%	\$835,000	\$ -	30	Current	ELI
\$1,500,000	11/13/2035	3%	\$1,500,000	\$45,000	50	Current	SAIL
\$1,225,000	1/1/2018	9%, 3%	\$1,225,000	\$ -	50	Current	sail
\$800,000	6/1/2044	3%	\$800,000	\$ -	50	Current	sail
\$1,500,000	7/15/2034	3%	\$1,500,000	\$45,000	50	Current	SAIL
\$1,850,000	10/30/2031	1%	\$1,850,000	\$ -	30	Current	SAIL
\$675,000	4/30/2030	0%	\$675,000	\$ -	30	Current	ELI
\$1,420,000	6/1/2018	3%	\$1,346,305	\$ -	51	Current	SAIL
\$2,106,000	9/1/2050	3%	\$1,931,248	\$63,386	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
\$1,200,000	9/1/2042	1%	\$1,200,000	\$12,000	50	Current	SAIL
\$340,000	12/1/2023	0%	\$340,000	\$ -	50	Current	SAIL
\$4,630,000	9/1/2042	1%	\$4,630,000	\$46,300	50	Current	SAIL
\$680,000	12/1/2023	0%	\$680,000	\$ -	50	Current	SAIL
\$2,800,000	4/3/2033	1%	\$1,649,911	\$ -	50	Current	SAIL
\$2,000,000	6/1/2032	3%	\$2,000,000	\$ -	50	Current	SAIL
\$5,700,000	7/1/2048	0%	\$4,179,240	\$ -	15	Current	ELI
\$1,500,000	7/1/2048	0%	\$999,750	\$ -	15	Current	ELI
\$4,875,000	3/28/2026	0%	\$3,249,188	\$ -	15	Current	ELI

RENTAL LOAN PORTFOLIO



# RENTAL LOAN PORTFOLIO

## STATE APARTMENT INCENTIVE LOAN PROGRAM LOANS OUTSTANDING AS OF DECEMBER 31, 2016

COUNTY	PROPERTY NAME	CITY	OWNER	TOTAL UNITS	SET-ASIDE UNITS <sup>1</sup>	DEMOGRAPHIC POPULATION SERVED <sup>2</sup>
	Wyndham Place	Sanford	Starwood Capital Group	260	39	Family
	Wyndham Place	Sanford	Starwood Capital Group	260	26	Family
Suwannee	Dowling Park	Live Oak	Advent Christian Village	100	0	Elderly
Volusia	Cape Morris Cove I	Daytona Beach	Atlantic Housing Partners, LLLP	130	78	Family
	Cape Morris Cove I	Daytona Beach	Atlantic Housing Partners, LLLP	130	13	Family
	Cape Morris Cove II	Daytona Beach	Atlantic Housing Partners, LLLP	47	29	Family
	Cape Morris Cove II	Daytona Beach	Atlantic Housing Partners, LLLP	47	5	Family
	Carolina Club	Daytona Beach	Cornerstone Group Development, LLC	224	224	Family
	Carolina Club	Daytona Beach	Cornerstone Group Development, LLC	224	33	Family
	New Hope Villas of Seville	Seville	Seville Farm Family Housing Association, Inc.	61	51	FW/FW
	San Marco	Ormond Beach	Cornerstone Group Development, LLC	260	28	Family
	Saxon Trace	Orange City	CED Companies	192	192	Family
	Sunrise Pointe	Port Orange	CED Companies	208	207	Family
Walton	Arbours at Shoemaker Place	DeFuniak Springs	Arbour Valley Development, LLC	80	8	Family

**Notes:**

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

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

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

# RENTAL LOAN PORTFOLIO



ORIGINAL LOAN AMOUNT	MATURITY DATE	INTEREST RATE <sup>3</sup>	LOAN BALANCE AS OF 12/31/2016	INTEREST PAID IN 2016	AFFORDABILITY PERIOD	LOAN STATUS <sup>4</sup>	FUNDING TYPE <sup>5</sup>
\$2,925,000	1/1/2048	0%	\$2,144,610	\$ -	15	Current	ELI
\$1,950,000	1/1/2048	0%	\$1,299,675	\$ -	15	Current	ELI
\$200,000	6/28/2020	1%	\$200,000	\$ -	15	Current	EHCL
\$5,000,000	10/15/2042	1%	\$5,000,000	\$50,000	50	Current	SAIL
\$1,105,000	12/1/2023	0%	\$1,105,000	\$ -	50	Current	SAIL
\$1,500,000	10/15/2042	1%	\$1,500,000	\$15,000	50	Current	SAIL
\$425,000	12/1/2023	0%	\$425,000	\$ -	50	Current	SAIL
\$2,325,000	10/1/2050	3%	\$2,325,000	\$ -	59	Current	SAIL
\$2,475,000	9/22/2030	0%	\$2,309,918	\$ -	59	Current	ELI
\$2,877,785	6/1/2017	3%, 1%	\$2,877,785	\$ -	50	Current	SAIL
\$2,100,000	10/1/2048	0%	\$1,539,720	\$ -	15	Current	ELI
\$1,500,000	6/15/2036	3%	\$1,500,000	\$45,000	50	Current	SAIL
\$2,000,000	2/1/2033	3%	\$2,000,000	\$60,000	50	Current	SAIL
\$680,000	7/30/2025	0%	\$680,000	\$ -	50	Current	SAIL

**Notes continued:**

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

<sup>5</sup>"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. "SAIL" = State Apartment Incentive Loan.



# RENTAL LOAN PORTFOLIO

## GUARANTEE PROGRAM - STATUS OF LOANS FOR MULTIFAMILY DEVELOPMENTS AS OF DECEMBER 31, 2016

DEVELOPMENT	CITY	COUNTY	OWNER	TOTAL UNITS
Golden Lakes	Miami	Miami-Dade	Cornerstone Group	280
Pembroke Villas	Pembroke Park	Broward	Swezy Realty	180
Stoddert Place	Pensacola	Escambia	The Richman Group	320
Vista Palms (fka Andros Isle)	Lehigh Acres	Lee	Creative Choice Homes	229
<b>Totals</b>				<b>1,009</b>

# RENTAL LOAN PORTFOLIO



ORIGINAL ISSUER / LENDER	MORTGAGE MATURITY DATE	ORIGINAL MORTGAGE AMOUNT GUARANTEED	PARTICIPATION IN HUD FHA RISK SHARING PROGRAM	AMOUNT
Miami-Dade County	10/01/39	\$12,670,000	No	\$10,584,800
Broward County	07/01/41	\$11,625,000	No	\$10,207,378
FHFC	09/01/36	\$11,511,067	50%	\$4,707,977
Lee County	06/01/41	\$10,700,000	No	\$5,470,384
		<b>\$46,506,067</b>		<b>\$30,970,538</b>

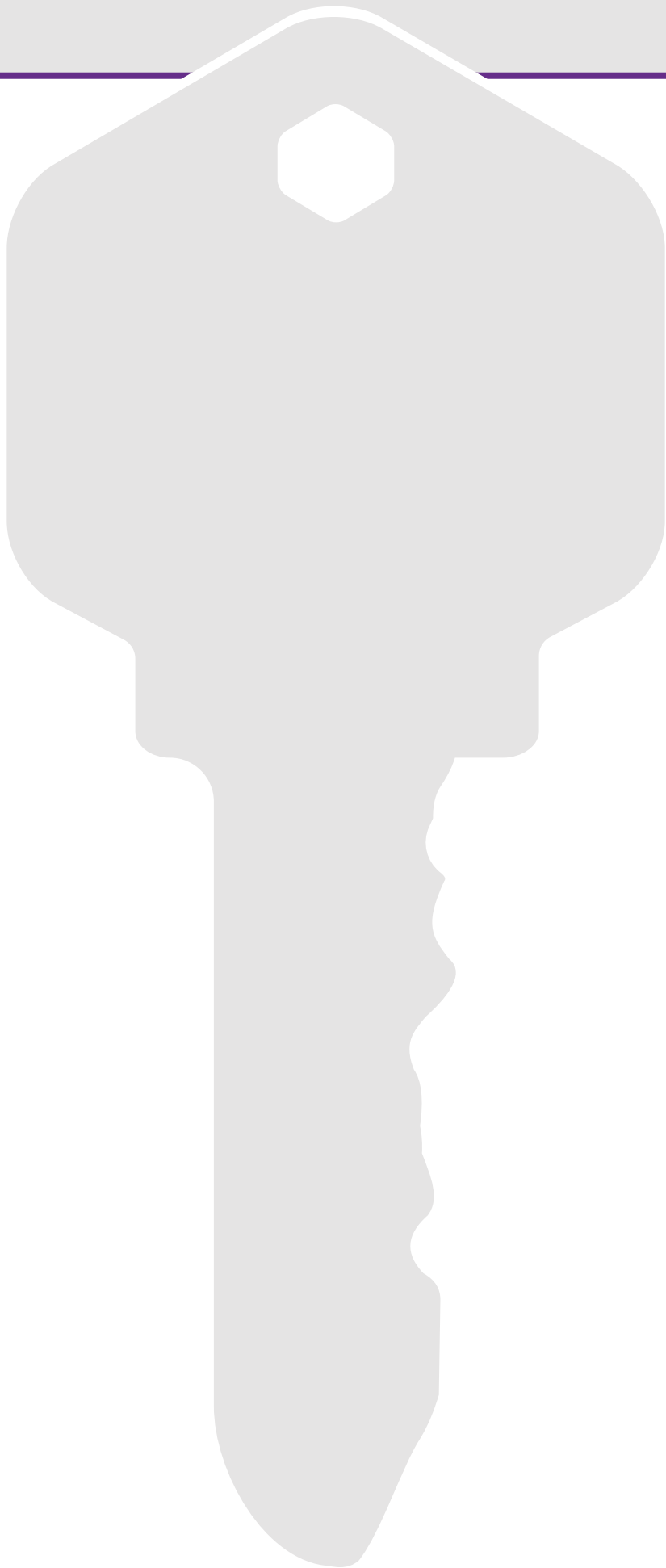


# CORPORATION CONTACTS



Executive Director .....	Harold L. "Trey" Price
Chief Financial Officer .....	Barbara Goltz
General Counsel .....	Hugh Brown
Asset Management & Guarantee Program .....	Laura Cox
Communications .....	Cecka Rose Green
Comptroller .....	Angie Sellers
Development Finance .....	Kevin Tatreau
Homeownership Programs .....	David Westcott
Operations/Human Resources .....	Rene Knight
Information Technology Services .....	David Hearn
Inspector General.....	Chris Hirst
Legislative Affairs.....	Jacqueline Peters
Multifamily Development Programs .....	Ken Reecy
Policy & Special Programs.....	Nancy Muller







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