

	COL A03		COL A04		COL A05		CODES
	POS	AMOUNT	POS	AMOUNT	POS	AMOUNT	
ECONOMIC OPPORTUNITY							40000000
PGM: COMMUNITY DEVELOPMENT							40300000
<u>FLA HOUSING FINANCE CORP</u>							40300600
ECONOMIC OPPORTUNITIES							11
<u>COMMUN DEV/REVITALIZATION</u>							<u>1104.00.00.00</u>
ESTIMATED EXPENDITURES							1000000
ESTIMATED EXPENDITURES - OPERATIONS							1001000
SPECIAL CATEGORIES							100000
G/A-HFC-AFFORD HSNG PRGM							105035
LOCAL GOV HOUSING TF -STATE		9,000,000					2250 1
STATE HOUSING TF -STATE		28,000,000					2255 1
TOTAL APPRO.....		37,000,000					
=====							
G/A-HFC-SHIP PROGRAM							105045
LOCAL GOV HOUSING TF -STATE		100,000,000					2250 1
TOTAL: ESTIMATED EXPENDITURES - OPERATIONS							1001000
TOTAL ISSUE.....		137,000,000					
=====							
NONRECURRING EXPENDITURES							2100000
STATE HOUSING INITIATIVES							
PARTNERSHIP (SHIP) PROGRAM							2103032
SPECIAL CATEGORIES							100000
G/A-HFC-SHIP PROGRAM							105045
LOCAL GOV HOUSING TF -STATE		96,000,000-					2250 1
=====							
AFFORDABLE HOUSING PROGRAMS							2103037
SPECIAL CATEGORIES							100000
G/A-HFC-AFFORD HSNG PRGM							105035
LOCAL GOV HOUSING TF -STATE		9,000,000-					2250 1
STATE HOUSING TF -STATE		18,000,000-					2255 1
TOTAL APPRO.....		27,000,000-					
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	COL A03	COL A04	COL A05	
	AGY REQUEST	AGY REQ N/R	AG REQ ANZ	
	FY 2018-19	FY 2018-19	FY 2018-19	
	POS AMOUNT	POS AMOUNT	POS AMOUNT	CODES
ECONOMIC OPPORTUNITY				40000000
PGM: COMMUNITY DEVELOPMENT				40300000
<u>FLA HOUSING FINANCE CORP</u>				40300600
ECONOMIC OPPORTUNITIES				11
<u>COMMUN DEV/REVITALIZATION</u>				<u>1104.00.00.00</u>
AFFORDABLE HOUSING FINANCING				6500000
AFFORDABLE HOUSING PROGRAMS				6507400
SPECIAL CATEGORIES				100000
G/A-HFC-AFFORD HSNB PRGM				105035
STATE HOUSING TF	-STATE	86,300,000		2255 1

AGENCY ISSUE NARRATIVE:

2018-2019 BUDGET YEAR NARRATIVE:

IT COMPONENT? NO

State Housing Trust Fund

Florida Housing Finance Corporation requests a special category appropriation of \$86,300,000 from the State Housing Trust Fund. This request amount represents the available funds in the State Housing Trust Fund, including deposits of documentary stamp tax collections and investment income earned by the trust fund. These monies will be used to fund the Sadowski programs. The William E. Sadowski Affordable Housing Act authorized the use of documentary stamp tax revenues within the State Housing Trust Fund for certain affordable housing programs. The Sadowski affordable housing programs include:

State Apartment Incentive Loan (SAIL) Program - The State Apartment Incentive Loan (SAIL) Program provides low-interest loans on a competitive basis to developers of affordable rental housing. SAIL funds provide gap financing that allows developers to obtain the full financing needed to construct or rehabilitate affordable multifamily units. Special consideration is given to properties that target specific demographic groups such as the elderly, homeless people, farmworkers and commercial fishing workers.

Homeownership Assistance Program (HAP) - This program, established pursuant to section 420.5088, F.S., provides funds to eligible borrowers for down payment or closing costs or for permanent financing related to the purchase of a borrower's primary residence.

Predevelopment Loan Program (PLP) - PLP assists nonprofit and community based organizations, local governments and public housing authorities with planning, financing and developing affordable housing. Eligible organizations may apply for a loan of up to \$750,000 for predevelopment activities including impact fees, appraisals, feasibility analyses, insurance fees, marketing expenses commitment fees, and property acquisition expenses. Technical assistance is also provided.

Florida Affordable Housing Guarantee Program - The Florida Affordable Housing Guarantee Program encourages affordable housing lending by issuing guarantees on financing for affordable housing. Debt issued to establish or recapitalize the guarantee fund shall be primarily payable from and secured by annual debt service reserves, from interest earned on funds on deposit in the Guarantee Fund, from fees for the issuance of affordable housing guarantees, and from any other revenue sources received by Florida Housing and deposited into the Guarantee Fund for the issuance of affordable housing guarantees. To the extent such primary revenue sources are considered insufficient to fully fund the annual debt service reserve, the deficiency, certified to the state's Chief Financial Officer, shall be payable from the first available documentary stamp tax revenues as outlined in Section 520.5092(6), F.S. Furthermore, first proceeds of the documentary

	COL A03	COL A04	COL A05	
	AGY REQUEST	AGY REQ N/R	AG REQ ANZ	
	FY 2018-19	FY 2018-19	FY 2018-19	
	POS	AMOUNT	POS	AMOUNT
				AMOUNT
				CODES
ECONOMIC OPPORTUNITY				40000000
PGM: COMMUNITY DEVELOPMENT				40300000
<u>FLA HOUSING FINANCE CORP</u>				40300600
<u>ECONOMIC OPPORTUNITIES</u>				11
<u>COMMUN DEV/REVITALIZATION</u>				<u>1104.00.00.00</u>
AFFORDABLE HOUSING FINANCING				6500000
AFFORDABLE HOUSING PROGRAMS				6507400

stamp tax moneys deposited into the State Housing Trust Fund may also be used to support the Guarantee Fund in the event of a potential reduction of its claims paying rating. In March 2009, the Board of Directors suspended issuance of additional guarantees by the Guarantee Program due to adverse market conditions. The suspension remains in effect today. The program currently provides guarantees for 829 units in 3 multifamily developments throughout the state (the last guarantee commitment was issued in June 2005).

Catalyst Program - The Affordable Housing Catalyst Program is designed to provide technical assistance and training to local government housing departments and not for profit organizations that are participating in SHIP, and other affordable housing programs. There is no cost to participants in the Catalyst Program.

Florida Housing's mission is to help Floridians obtain safe, decent housing that might otherwise be unavailable to them. To do this, we must maximize the capacity of local governments and the private sector, both for-profit and nonprofit, to develop and preserve affordable housing.

In 2016, the most recent year for which we have data, over 7.9 million households resided in Florida and the average household size was 2.50 persons. Florida's population growth has strengthened since 2013 and is expected to continue showing increasing rates of growth over the next few years, to an average rate of 1.56 percent between 2016 and 2020. The number of cost burdened households will likely grow as the population increases.

Demand for these programs continues to outpace available funding. As the housing crisis comes to an end, occupancies across Florida Housing's affordable rental portfolio have strongly increased and, for the past two years, have been higher than the overall rental market in the state. Current expectations are that Florida's rental market will continue to tighten over the next 3-5 years as the need for housing expands. The requested funding in the State Housing Trust Fund will allow Florida Housing to continue the effort to address the needs of the targeted populations, work towards the goal to help fellow Floridians obtain safe, decent housing that might otherwise be unavailable to them, and at the same time provide an economic boost to the construction industry.

Florida Housing Finance Corporation is a public corporation of the state, which allows flexibility of use of state resources to better leverage private and federal housing financing, while still holding Florida Housing accountable for the outcomes of the state programs, thus supporting the Scott/Lopez-Cantera Administration's priority of accountability budgeting. This also supports the Civic and Governance Systems strategy of the state's five year strategic plan for economic development.

Florida Housing's programs are designed to provide only what is needed to encourage private investors, including banks, insurance companies and others, to participate in affordable housing financing transactions. This ensures that public financing can be used to leverage development of more housing units and that the private sector is bringing its investment and management expertise into every development, thus supporting the Scott/Lopez-Cantera Administration's priority of reducing government spending. This also supports the Business Climate and Competitiveness strategy of the state's five year strategic plan for economic development.

	COL A03	COL A04	COL A05	
	AGY REQUEST	AGY REQ N/R	AG REQ ANZ	
	FY 2018-19	FY 2018-19	FY 2018-19	
POS	AMOUNT	POS	AMOUNT	POS
				AMOUNT
				CODES
ECONOMIC OPPORTUNITY				40000000
PGM: COMMUNITY DEVELOPMENT				40300000
<u>FLA HOUSING FINANCE CORP</u>				40300600
ECONOMIC OPPORTUNITIES				11
<u>COMMUN DEV/REVITALIZATION</u>				<u>1104.00.00.00</u>
AFFORDABLE HOUSING FINANCING				6500000
AFFORDABLE HOUSING PROGRAMS				6507400

Florida Housing's programs are flexible enough that they can be utilized in any area of the state, no matter the regulatory framework in place. Florida Housing operates within the financial and real estate markets, working to align programs with private investor interests to ensure that public resources leverage private financing, thus supporting the Scott/Lopez-Cantera Administration's priority of regulatory reform.

Florida Housing's programs are intended to boost the state's construction industry, assist in mitigating periodic economic dislocations in the construction and building trade industry, and provide better access to federal housing initiatives. Florida Housing's programs annually funnel millions of dollars into the construction industry, promoting a more stable business climate in Florida. The most recent available analysis shows that in 2015 the total economic impact to the state of Florida Housing programs was \$4.74 billion in output or industry revenues, 34,213 jobs and \$2.50 billion in value added. As shown by these results, the strategies of Florida Housing's programs are aligned with the Innovation and Economic Development and Infrastructure and Growth Leadership strategies of the state's five year strategic plan for economic development.

Businesses are looking for communities with the right mix of housing to meet the needs of their workforce. This includes decent, affordable rental housing and single family homes that are affordable for a range of incomes. When housing is located near jobs and amenities such as schools and grocery stores, employers are more likely to have a workforce available. This supports the Talent Supply and Education and Quality of Life and Quality Places strategies of the state's five year strategic plan for economic development.

STATE HOUSING INITIATIVES				
PARTNERSHIP (SHIP) PROGRAM				6507600
SPECIAL CATEGORIES				100000
G/A-HFC-SHIP PROGRAM				105045
LOCAL GOV HOUSING TF	-STATE	221,800,000		2250 1

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AGENCY ISSUE NARRATIVE:
 2018-2019 BUDGET YEAR NARRATIVE:

IT COMPONENT? NO

SHIP

Florida Housing Finance Corporation requests a special category appropriation of \$221,800,000 within the Local Government Housing Trust Fund for the State Housing Initiatives Partnership (SHIP) Program. This request amount represents the available funds in the Local Government Housing Trust Fund, including deposits of documentary stamp tax collections and investment income earned by the trust fund.

	COL A03	COL A04	COL A05	
	AGY REQUEST	AGY REQ N/R	AG REQ ANZ	
	FY 2018-19	FY 2018-19	FY 2018-19	
	POS AMOUNT	POS AMOUNT	POS AMOUNT	CODES
ECONOMIC OPPORTUNITY				40000000
PGM: COMMUNITY DEVELOPMENT				40300000
<u>FLA HOUSING FINANCE CORP</u>				40300600
<u>ECONOMIC OPPORTUNITIES</u>				11
<u>COMMUN DEV/REVITALIZATION</u>				<u>1104.00.00.00</u>
AFFORDABLE HOUSING FINANCING				6500000
STATE HOUSING INITIATIVES				
PARTNERSHIP (SHIP) PROGRAM				6507600

Created in 1992 by the William E. Sadowski Affordable Housing Act, 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. SHIP funds are distributed on an entitlement basis to all 67 counties and 53 Community Development Block Grant entitlement cities in Florida. SHIP funds may be used to fund emergency repairs, new construction, rehabilitation, down payment and closing cost assistance, impact fees, construction and gap financing, mortgage buy-downs, acquisitions of property for affordable housing, matching dollars for federal housing grants and programs, and homeownership counseling. A minimum of 65 percent of a local government's SHIP funds must be targeted to homeownership. Over \$2.3 billion in state funds that have gone into this program since 1992 have supported homeownership; more than 195,000 households in Florida have been served by SHIP over this period. In accordance with Section 420.9079(2), up to one quarter of one percent of the SHIP appropriation may be used for compliance monitoring.

Florida Housing's main priority is to help Floridians obtain safe, decent housing that might otherwise be unavailable to them. To do this, we must maximize the capacity of local governments and the private sector, both for-profit and nonprofit, to develop and preserve affordable housing. Local governments play a vital role in the development and preservation of affordable housing in their communities for very low and low income families and other targeted populations. SHIP funding allocated to local governments is a primary source that allows local governments to carry out these activities.

Florida Housing Finance Corporation is a public corporation of the state, which allows flexibility of use of state resources to better leverage private and federal housing financing, while still holding Florida Housing accountable for the outcomes of the state programs, thus supporting the Scott/Lopez-Cantera Administration's priority of accountability budgeting. This also supports the Civic and Governance Systems strategy of the state's five year strategic plan for economic development.

Florida Housing's programs are designed to provide only what is needed to encourage private investors, including banks, insurance companies and others, to participate in affordable housing financing transactions. This ensures that public financing can be used to leverage development of more housing units and that the private sector is bringing its investment and management expertise into every development, thus supporting the Scott/Lopez-Cantera Administration's priority of reducing government spending. This also supports the Business Climate and Competitiveness strategy of the state's five year strategic plan for economic development.

Florida Housing's programs are flexible enough that they can be utilized in any area of the state, no matter the regulatory framework in place. Florida Housing operates within the financial and real estate markets, working to align programs with private investor interests to ensure that public resources leverage private financing, thus supporting the Scott/Lopez-Cantera Administration's priority of regulatory reform.

Florida Housing's programs are intended to boost the state's construction industry, assist in mitigating periodic

	COL A03	COL A04	COL A05	
	AGY REQUEST	AGY REQ N/R	AG REQ ANZ	
	FY 2018-19	FY 2018-19	FY 2018-19	
POS	AMOUNT	POS	AMOUNT	POS
				AMOUNT
				CODES
ECONOMIC OPPORTUNITY				40000000
PGM: COMMUNITY DEVELOPMENT				40300000
<u>FLA HOUSING FINANCE CORP</u>				40300600
ECONOMIC OPPORTUNITIES				11
<u>COMMUN DEV/REVITALIZATION</u>				<u>1104.00.00.00</u>
AFFORDABLE HOUSING FINANCING				6500000
STATE HOUSING INITIATIVES				
PARTNERSHIP (SHIP) PROGRAM				6507600

economic dislocations in the construction and building trade industry, and provide better access to federal housing initiatives. Florida Housing's programs annually funnel millions of dollars into the construction industry, promoting a more stable business climate in Florida. The most recent available analysis shows that in 2014 the total economic impact to the state of Florida Housing programs was \$3.81 billion in output or industry revenues, 27,888 jobs and \$1.97 billion in value added. As shown by these results, the strategies of Florida Housing's programs are aligned with the Innovation and Economic Development and Infrastructure and Growth Leadership strategies of the state's five year strategic plan for economic development.

Businesses are looking for communities with the right mix of housing to meet the needs of their workforce. This includes decent, affordable rental housing and single family homes that are affordable for a range of incomes. When housing is located near jobs and amenities such as schools and grocery stores, employers are more likely to have a workforce available. This supports the Talent Supply and Education and Quality of Life and Quality Places strategies of the state's five year strategic plan for economic development.

TOTAL: COMMUN DEV/REVITALIZATION				<u>1104.00.00.00</u>
BY FUND TYPE				
TRUST FUNDS.....	322,100,000			2000
	=====	=====	=====	