

	COL A03		COL A04		COL A05		CODES
	AGY REQUEST FY 2020-21 POS	AMOUNT	AGY REQ N/R FY 2020-21 POS	AMOUNT	AG REQ ANZ FY 2020-21 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
STATE HOUSING TF	-STATE	31,040,000					2255 1
=====							
G/A-HFC-SHIP PROGRAM							105045
LOCAL GOV HOUSING TF	-STATE	46,560,000					2250 1
=====							
HOUSING HURRICANE RECOVERY							109944
LOCAL GOV HOUSING TF	-STATE	65,000,000					2250 1
STATE HOUSING TF	-STATE	50,000,000					2255 1

TOTAL APPRO.....		115,000,000					
=====							
TOTAL: ESTIMATED EXPENDITURES - OPERATIONS							1001000
TOTAL ISSUE.....		192,600,000					
=====							
NONRECURRING EXPENDITURES							2100000
STATE HOUSING INITIATIVES							
PARTNERSHIP (SHIP) PROGRAM							2103032
SPECIAL CATEGORIES							100000
G/A-HFC-SHIP PROGRAM							105045
LOCAL GOV HOUSING TF	-STATE	46,560,000-					2250 1
=====							
AFFORDABLE HOUSING PROGRAMS							2103037
SPECIAL CATEGORIES							100000
G/A-HFC-AFFORD HSNG PRGM							105035
STATE HOUSING TF	-STATE	31,040,000-					2255 1
=====							

	COL A03	COL A04	COL A05	
	AGY REQUEST	AGY REQ N/R	AG REQ ANZ	
	FY 2020-21	FY 2020-21	FY 2020-21	
	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>
NONRECURRING EXPENDITURES				2100000
AFFORDABLE HOUSING INITIATIVES				2103084
SPECIAL CATEGORIES				100000
HOUSING HURRICANE RECOVERY				109944
LOCAL GOV HOUSING TF -STATE	65,000,000-			2250 1
STATE HOUSING TF -STATE	50,000,000-			2255 1
TOTAL APPRO.....	115,000,000-			
AFFORDABLE HOUSING FINANCING				6500000
AFFORDABLE HOUSING PROGRAMS				6507400
SPECIAL CATEGORIES				100000
G/A-HFC-AFFORD HSNG PRGM				105035
STATE HOUSING TF -STATE	119,800,000			2255 1

AGENCY ISSUE NARRATIVE:

2020-2021 BUDGET YEAR NARRATIVE:
 State Housing Trust Fund

IT COMPONENT? NO

Florida Housing Finance Corporation requests a special category appropriation of \$119,800,000 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 and financing of affordable housing. Eligible organizations may apply for a loan of up

	COL A03	COL A04	COL A05	
	AGY REQUEST	AGY REQ N/R	AG REQ ANZ	
	FY 2020-21	FY 2020-21	FY 2020-21	
	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
AFFORDABLE HOUSING PROGRAMS				6507400

to \$500,000 without site acquisition or up to \$750,000 with site acquisition for predevelopment activities including title searches, engineering fees, impact fees, soil tests, appraisals, feasibility analyses, earnest money deposits, and insurance fees. Technical assistance is also provided at no charge to the applicant.

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 2018, the most recent year for which we have data, almost 8.3 million households resided in Florida and the average household size was 2.47 persons. Florida's population grew by 1.74 percent between 2017 and 2018. Over the upcoming decade, the state's growth rate is projected to stay above one percent, exceeding the anticipated national average annual growth of 0.67 percent. The number of cost burdened households will likely grow as the population increases.

Demand for these programs continues to outpace available funding. The rental market, particularly for affordable units, is very tight with occupancy rates above 96 percent. Current expectations are that Florida's rental market will remain tight over the next 3-5 years as the need for housing increases. 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 DeSantis/Nunez Administration's priority of public integrity. 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 DeSantis/Nunez 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

	COL A03	COL A04	COL A05	
	AGY REQUEST	AGY REQ N/R	AG REQ ANZ	
	FY 2020-21	FY 2020-21	FY 2020-21	
	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
AFFORDABLE HOUSING PROGRAMS				6507400

programs with private investor interests to ensure that public resources leverage private financing, thus supporting the DeSantis/Nunez Administration's priority of economic development and job creation.

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 2017 the total economic impact to the state of Florida from housing programs was \$7.01 billion in output or industry revenues, 47,995 jobs and \$3.89 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. This also aligns with the DeSantis/Nunez Administration's priority of economic development and job creation.

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	267,200,000		2250 1

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AGENCY ISSUE NARRATIVE:
 2020-2021 BUDGET YEAR NARRATIVE:
 SHIP

IT COMPONENT? NO

Florida Housing Finance Corporation requests a special category appropriation of \$267,200,000 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.

Created in 1992 by the William E. Sadowski Affordable Housing Act, the State Housing Initiatives Partnership (SHIP)

	COL A03	COL A04	COL A05	
	AGY REQUEST	AGY REQ N/R	AG REQ ANZ	
	FY 2020-21	FY 2020-21	FY 2020-21	
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

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 52 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 \$2.4 billion in state funds that have gone into this program since 1992 have supported homeownership; more than 207,000 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 DeSantis/Nunez Administration's priority of public integrity. 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 DeSantis/Nunez Administration's priority of public integrity. 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 DeSantis/Nunez Administration's priority of economic development and job creation.

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

	COL A03	COL A04	COL A05	
	AGY REQUEST	AGY REQ N/R	AG REQ ANZ	
	FY 2020-21	FY 2020-21	FY 2020-21	
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

more stable business climate in Florida. The most recent available analysis shows that in 2017 the total economic impact to the state of Florida from housing programs was \$7.01 billion in economic output, 47,995 jobs and \$3.89 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. This also aligns with the DeSantis/Nunez Administration's priority of economic development and job creation.

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.....	387,000,000			2000
	=====	=====	=====	