Florida Housing Finance Corporation • We Make Housing Affordable

# WHAT'S Developing

Volume Two, First Edition, Third Quarter 2008 www.floridahousing.org

# 2008 HomeBuyer EXPO is Another Tremendous Success

***Florida Housing Board Chair Lynn Stultz** (4th from right) **and Executive Director Steve Auger** (4th from left) **cut the ribbon at the opening of the 2008 HomeBuyer EXPO. They are joined by Orange County Commissioner Bill Segal and Florida State Senetor Gary Siplin (both center), in addition to Florida Housing staff.***

June was National Homeownership Month, and as part of the celebration, the Florida Housing Finance Corporation (Florida Housing) hosted events in Tallahassee and Orlando.

The celebration commenced with a press conference on Monday, June 2, at the Florida Press Center in Tallahassee. Florida Housing Executive Director Steve Auger and Board Chairman Lynn Stultz introduced National Homeownership Month and the many activities the Corporation would host to celebrate. Joining them were Tamela Nelloms, a new homeowner who used Florida Housing's programs and Pat Gaver, Nelloms' loan officer with BB&T. Supporting the press conference were Patti Ketchum, president of the Tallahassee Board of Realtors, and Nicole Everett, assistant executive director of the Tallahassee Lenders Consortium. The event received statewide coverage and was featured on local television newscasts, in several newspapers, and on National Public Radio.

On Friday, June 6, Florida Housing conducted a lender training at the Orange County Convention Center; approximately 180 lenders participated. The training focused on recent changes and additions to the First Time Homebuyer Program. Trainings, such as this, are conducted at various times and locations throughout the state. These sessions are held for lenders that participate in Florida Housing's programs, updating them on available low-interest, fixed-rate first mortgage options, in addition to down payment and closing cost assistance.

Later that evening, Florida Housing hosted the Fifth Annual Lenders Appreciation Awards Reception and Gala at the Peabody Hotel Orlando. Nearly 400 lenders, Realtors, developers, non-profit representatives, elected officials, and other housing providers and advocates gathered to honor the top-producing lenders for the First Time Homebuyer Program. Florida Housing would like to give a special thank you to Wachovia—the sole Diamond Sponsor for the Reception.

*(continued on page 6)*

# Florida's Cities are Going Green

*By Sharon G. Berrian,*
*Associate Director of Public Affairs for the Florida League of Cities.*

***"I will dedicate my resources as mayor to ensure that the citizens of Pembroke Pines enjoy a reduction in greenhouse emissions and reduce the carbon footprint of our city."***

*–Mayor Ortis, Pembrooke Pines*

This pledge—made by Pembroke Pines Mayor Frank Ortis—is a philosophy that extends into his role as president of the Florida League of Cities. Mayor Ortis' priority as League president is to assist Florida's cities in becoming "Green Local Governments" by adopting and implementing environmental stewardship practices.

"It would be my desire that all 412 cities in Florida embrace this as a priority for their city and initiative programs that conserve energy and protect natural resources for future generations," Ortis said.

As such, Mayor Ortis is encouraging cities to adopt resolutions supporting the Green Local Government Standard and pursue steps toward becoming a Florida Green Local Government.

Last year the Florida League of Cities and the Florida League of Mayors unanimously adopted the "Mayor's Green City Action Accord," which supports the Florida Green Building Coalition's Green Local Government Program. The coalition, through its Green Government Standard, designates Green Cities and Green Counties in Florida for outstanding environmental stewardship.

Green Government Standard offers a comprehensive list of criteria and offers a point system for local government department functions. The criteria focus on improving environmental performance through many areas, such as energy, water, air, land and/or waste. It evaluates environmental practices performed in-house, incentives, and ordinances to foster green practices and educational activities to improve the environment.

Additional information can be found on the Green Building Coalition website at www.floridagreenbuilding.org/. To view a sample resolution that cities can adopt, visit www.flcities.com (see the last paragraph of President Ortis' welcome letter on the site).

In Mayor Ortis' own city, Pembroke Pines, he has taken several "green steps" over the years. Among other things, the city plans to expand its hybrid fleet, has created a "Green Advisory Board," and has taken steps to modify city building codes to require municipal buildings to be certified to Leadership in Energy and Environmental Design (LEED) standards and ratings.

A "green cities" resource section will be included in this year's *City Innovation Showcase* manual compiled by the League and also will be made available, upon completion, on the League's website.

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**Christmas in July–Warrick Dunn Brings a Family "Home for the Holidays"** Page **8**

WINNER NCSHA 2007 Annual Awards for Program Excellence ★ NEWSLETTER ★

## FROM THE **Executive Director**

August 2008

Florida Housing recently held several activities to celebrate National Homeownership Month in June and, without a doubt, this was the most successful year to date! With nearly 400 attendees at the Lenders Appreciation Awards Gala and more than 4,000 consumers in attendance at the annual HomeBuyer Expo, we hit record numbers.

Kudos to the many lenders, Realtors, community leaders, and government and elected officials who helped make 2007 a record year for first-time homeownership in Florida; our collaborative work assisted 4,300 families in achieving the "American dream" of homeownership, which equates to nearly $634 million in home loans.

I want to say a special "thank you" to Florida Housing's staff. Many employees worked tirelessly for the past several months to ensure these events were successful, and they are to be commended for their hard work and dedication. More details and great photos of these events are featured in this issue of the newsletter.

As we near the end of the summer season, in late July, Congress passed the Housing and Economic Recovery Act of 2008 (H.R. 3221). As the most comprehensive response to the housing crisis, the bill will assist many families whose homes are nearing foreclosure status, help other families keep their homes from being foreclosed, and aid in the recovery of the many neighborhoods across the country containing foreclosed homes.

Without question, this is the most remarkable housing legislation the country has seen in a very long time. As Florida's housing finance agency we expect that, through this bill, we will be able to help more Floridians purchase their first homes, in addition to facing, head on, the issues surrounding foreclosure prevention and mitigation.

Stay plugged into our website and other communication resources for updates and additional information regarding these new and enhanced resources for housing in our country and state. In keeping with our mission, we look forward to using these additional resources to increase affordable housing opportunities for our fellow Floridians.

***Stephen P. Auger**, Executive Director*
*Florida Housing Finance Corporation*

# 2008 Affordable Housing Day at the Capitol

On March 26, Gov. Charlie Crist, U.S. Sen. Mel Martinez, Chief Financial Officer Alex Sink, state legislators, Sadowski Coalition members, and others came out to show their support for preserving and developing decent affordable housing for our fellow Floridians. On the floor of the Florida House, Sen. Martinez reiterated his dedication to action regarding affordable housing and stated he will continue to work with the Florida Housing Finance Corporation toward fulfilling its public mission.

*Gov. Crist and others show support for affordable housing.*

*Florida Housing Legislative Director Rebecca DeLaRosa (L) and General Counsel Wellington Meffert (R) join U.S. Sen Mel Martinez at Affordable Housing Day at the Capital.*

WHAT'S Developing

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If you would like to submit a story for consideration in the next issue, contact Cecka Rose Green at (850) 488-4197 or by email at cecka.green@floridahousing.org. To request additional copies of this issue, email Ryan Orlando at ryan.orlando@floridahousing.org.

*Florida Housing was created more than 20 years ago by the Florida Legislature to finance affordable housing for very low, low and moderate income Floridians.*

# A Valued Tool for Affordable Housing: Florida Housing Data Clearinghouse Website

*By Patricia Roset-Zuppa, Research and Policy Analyst for the Shimberg Center for Affordable Housing*

The Florida Housing Data Clearinghouse at the Shimberg Center for Affordable Housing, located at the University of Florida in Gainesville, offers a large collection of data and other information to assist in policy, planning and advocacy related to statewide and local housing markets. All information at the Center is available online by visiting www.flhousingdata.shimberg.ufl.edu. The Clearinghouse website is very dynamic and a constant effort is made to keep all datasets, links and library resources as current as possible, and to incorporate suggestions from users.

### Housing Data

The homepage has been redesigned to make site navigation easier and to provide direct access to datasets, such as population projections, special needs housing and household demographics. All datasets are now listed on the homepage and organized by topic under the tab labeled "All Datasets." In addition, the Florida map has been enlarged and county names have been added to enable users to quickly find their way around the state. Clicking on any one of the counties will bring up a Housing Profile for that area, with data on population projections, the housing market, affordable housing needs and the housing stock.

Assisted Housing Inventory (AHI) is undergoing its annual update. This is a database of multifamily properties that are privately owned and funded through programs of the U.S. Department of Housing and Urban Development (HUD), U.S. Department of Agriculture Rural Development (RD), Florida Housing Finance Corporation and 23 local housing finance authorities in Florida. AHI currently reports on more than 2,200 developments with 272,000 units. It provides general development data such as address information, target population and housing programs, as well as preservation-specific information, such as expiration year of funding or use restriction, type of ownership and approximate year built. The website also offers a database of public housing agencies and developments.

In September 2007, the Shimberg Center completed the 2007 Rental Market Study, a triennial report that is prepared for Florida Housing Finance Corporation. It offers a comprehensive analysis of the characteristics of cost-burdened households in need of affordable rental housing and the subsidized multifamily stock that is available in the state. The housing needs of farm workers, commercial fishing workers and homeless persons are discussed in separate reports. All reports are available on the Clearinghouse website (see Library – Shimberg Center Publications and Presentations) and the Florida Housing website (see Newsroom and Library – Publications).

### Preservation of Affordable Multifamily Housing

A new "sister" website has been created, titled "Preserving Assisted Rental Housing: The National Data Infrastructure," and can be accessed at http://preservation.shimberg.ufl.edu. This website tracks the joint project of the Shimberg Center and Florida Housing Finance Corporation with funding from the John D. and Catherine T. MacArthur Foundation. There are two major project goals: 1) improving national data collection and analysis related to the preservation of subsidized rental housing and 2) increasing our capacity to collect and compile preservation-related data in Florida.

The National Low Income Housing Coalition has launched the Project Monitor initiative and is partnering with the Shimberg Center to implement it in Florida. The objective is to establish a network of local project monitors who can provide information about subsidized rental properties in their community to supplement the data of the AHI. The purpose of this initiative is to identify properties at-risk of loss to the affordable rental stock and to preserve the housing for low-income families. Any individual or organization that is familiar with one or more subsidized properties in their community can become a project monitor and voluntarily report information. Please contact the Shimberg Center for more information.

***The Florida Housing Data Clearinghouse:*** *The Clearinghouse is a joint project of the Shimberg Center for Affordable Housing at the University of Florida and the State of Florida through funding from Florida Housing Finance Corporation. Feel free to submit suggestions to make the Clearinghouse a more valuable tool for the housing community. The Center may be contacted via e-mail at fhdc-comments@shimberg.ufl.edu or by phone at (352) 273-1192 or toll-free at 1-(800) 259-5705.*

# Homeless Housing Development and Operations Update

Florida Housing Executive Director Steve Auger hosted the first in a series of roundtable discussions to address the growing challenges of funding the development and operations of housing for the homeless and extremely low-income households.

Held in March, the meeting focused on topics relevant to the use and availability of traditional project and tenant-based subsidies that support the operations of housing for households with minimal or no incomes. Participants included state government leaders and representatives from the following entities: housing development and management companies; provider associations; homeless coalitions and continuums of care; funders; and credit underwriting and policymaking groups. Representatives of these groups are experts in the areas of affordable housing, supportive housing, and/or providers of services to individuals and families who are chronically homeless or facing homelessness due to life crises that affect their ability to afford permanent housing.

The consensus of the participants is that the availability of traditional subsidies through programs such as U.S. Housing and Urban Development (HUD) Section 8 for low-income households, HUD McKinney-Vento, and local government initiatives for homeless households are not sufficiently funded to meet the housing needs of homeless and at-risk households. Developers and representatives from homeless coalitions reported that the funding that is available is being used to fund existing housing and not available for new housing development.

Participants also addressed the importance of greater focus on the "hidden homeless"—individuals and families living on the streets, in shelters, and doubling-up with family and friends as a result of financial problems, lose of affordable housing in their communities, domestic violence, and/or other problems. The group agreed that stakeholders will need to move away from traditional homeless housing funding resources and models, and move in a new direction.

Those attending the roundtable discussion are listed at the right.

- Maria Barcus, President of Housing Partners of Florida
- Stephanie Berman, President/CEO of Carrfour Supportive Housing
- Michael Cox, Partner, Biscayne Housing Group
- Kay Freeman, Executive Director, Big Bend Homeless Coalition
- Freyha Harris, Program Manager, Florida Coalition for the Homeless
- Mark Hendrickson, President, The Hendrickson Company
- Louise Hubbard, Executive Director, Treasure Coast Homeless Services Council
- Sandy Horvitz, Senior Manager, Local Initiatives Support Coalition (LISC)-Jacksonville
- Ben Johnson, President, Seltzer Management
- Rayme Knuckles, Executive Director, Homeless Coalition of Hillsborough County, and President of the Florida Coalition for the Homeless
- Shannon Nazworth, Executive Director, Ability Housing of North East Florida, and President of Florida Supportive Housing Coalition
- Ken Naylor, Senior Developer, Carlisle Development Group
- Ellen Ramsey, Chief Financial Officer, Jacksonville Housing Authority
- David Raymond, Executive Director, Miami-Dade Homeless Trust
- Jaimie Ross, Affordable Housing Director, 1000 Friends of Florida, and President of the Florida Housing Coalition
- Steve Smith, Director, Enterprise Community Investment
- Katherine Spearman, President/Chief Executive Officer, Volunteers of America—Florida

**Representatives of Florida Housing included:**

- Steve Auger, Executive Director
- Nancy Muller, Policy Director
- Debbie Blinderman, Deputy Development Officer
- Bill Aldinger, Supportive Housing Coordinator
- Derek Helms, Multifamily Loans Administrator
- Rob Dearduff, Special Programs Administrator and Local Government Liaison

# Affordable Housing Study Commission Announces New Chair, New Study Topic

*By Odetta MacLeish-White, Affordable Housing Study Commission Director*

On July 2, 2008, the Affordable Housing Study Commission convened to welcome new members and select a topic for its 2008-2009 study year. After discussing suggestions submitted by interested stakeholders and receiving testimony from Steve Auger, executive director of Florida Housing Finance Corporation, the Study Commission decided the year's main topic will be increasing the capacity and effectiveness of Florida's non-profit organizations to address affordable housing issues.

### New and Returning Members Join the Study Commission

Ten new members, including Chairperson Oscar Anderson, began their tenure with the Study Commission at the July 2 meeting. Anderson, currently a partner with Southern Strategy Group, has worked at the U.S. Department of Housing and Urban Development (HUD), where he rose to the position of Deputy Chief of Staff under then Secretary Mel Martinez, and negotiated the passage of $75 million for the Administration's American Dream Downpayment Initiative. In 2003, Secretary Colleen Castille asked him to serve as her Chief of Staff at Florida's Department of Community Affairs, where he directed passage of the landmark Wekiva Parkway and Protection Act legislation.

Other new Commissioners are: Lelia Allen, Jeff Bagwell, Maria Barcus, Annetta Jenkins, Charles Milsted, Shannon Nazworth, Manny Pumariega, Thomas Smith and Gregg Truxton. The July 2 meeting also marked the return to the Commission for Ann Kashmer, Dr. Kristin Larsen and Paul Curtis. See textbox for a complete list of the Commission membership.

### Helping Non-profits Produce and Manage Affordable Housing More Effectively

While there are many worthy and pressing issues confronting affordable housing stakeholders today, the Commission decided to study the critical strategies that will increase nonprofit capacity and effectiveness in addressing a spectrum of housing issues. Non-profit developers are more likely to get involved in projects that serve the most vulnerable populations and are typically willing to take on more difficult, often less profitable transactions. A robust non-profit development community is one that can take advantage of state and federal funding programs, and understands the unique challenges of producing and managing affordable housing properties.

Over the course of the coming study year, the Commission will be refining its approach to this topic by receiving testimony and public comment. This process will begin at the next Commission meeting, scheduled for August 26-27, 2008, in Ft. Lauderdale and the Stakeholders meeting scheduled for September 17, 2008, at the Florida Housing Coalition's annual statewide conference.

### Conclusion

All Study Commission meetings are open to the public, who are welcome to address the Commission during the public comment period. Reading materials and agendas for each meeting will be available on the Study Commission's website at www.floridahousing.org/AHSC under the link for Meeting Information.

### The 2008-2009 Affordable Housing Study Commission Membership

**Oscar Anderson**
Chairperson, Orlando, Florida

**Lelia Allen** - Representing the Florida League of Cities, Orlando, Florida

**Jeff Bagwell** - Representing a community based organization with experience in housing development, Lakeland, Florida

**Maria Barcus** - Representing the housing interests of homeless persons, Miami, Florida

**Lloyd J. Boggio** - Representing residential community developers, Miami, Florida

**Paul E. Curtis** - Representing apartment development, Tampa, Florida

**Santos G. De La Rosa** - Representing very low income persons, Sebring, Florida

**Dorothy E. Ellington** - Representing a local housing authority, Delray Beach, Florida

**Annetta Jenkins** - Representing very low and low income persons, West Palm Beach, Florida

**Sharon D. Jenkins-Owen** - Representing statewide growth management organizations, Fort Myers, Florida

**Ann R. Kashmer** - Representing the home mortgage lending profession, Miami, Florida

**Kristin Larsen** - Representing statewide growth management organizations, Gainesville, Florida

**Robin Lunn** - Representing elderly persons' housing interests, Tallahassee, Florida

**Charles Milsted** - Representing elderly persons' housing interests, Tallahassee, Florida

**Shannon Nazworth** - Representing management and operation of rental housing development, Jacksonville, Florida

**Darlene Pifalo** - Representing the real estate sales profession, Gainesville, Florida

**Manny Pumariega** - Representing Regional Planning Councils, Tampa, Florida

**Ellen M. Ramsey** - Representing community based organizations with a population of less than 50,000, Jacksonville, Florida

**George D. Romagnoli** - Representing the Florida Association of Counties, New Port Richey, Florida

**Thomas Smith** - Representing the Residential Home Building Community, Dade City, Florida

**Gregg Truxton** - Resident of the State, Ft. Myers, Florida

# Johnson Lake Apartments, Pensacola, Finalist for *Affordable Housing Finance* Readers' Choice Awards

Johnson Lake Apartments in Pensacola, Florida, is a finalist in the "Seniors" category for the fourth annual Readers' Choice Awards for the nation's best affordable housing developments. The development was featured along with 31 other finalists covering 10 categories in the August 2008 issue of *Affordable Housing Finance* magazine, sponsor of the awards program.

Developed by The Landmark Group, based in Winston-Salem, North Carolina, Johnson Lake boasts 160 units; 40 units are for seniors at 35 percent AMI and 120 units target those at 60 percent AMI. The development was built as a by-product of the 2004 hurricane season, which proved to be devastating to the Pensacola area. There was close to $10 billion in damage, and more than 2,000 residents of Escambia and Santa Rosa counties were left displaced and homeless. The Landmark Group partnered with local architect Martin Riley Associates to build the seniors housing development to address the desperate need for housing in the area.

"The need was dire," Jim Sari, CEO of Landmark, said to *Affordable Housing Finance* magazine. "We were able to come in and get it done quickly. Being able to deliver the product in an area of great need delivers immediate impact."

Groundbreaking took place in 2006 and it was completed in February of this year. Total development cost was $18 million, with a cost of $112,730 per unit. Since the project was considered as replacement housing for units destroyed during the 2004 hurricane season, it was able to access funding from two state programs designated for hurricane recovery:

- **The Hurricane Housing Recovery Program (HHRP) loan program provided $6.1 million through the Florida Housing Finance Corporation (Florida Housing) and $800,000 through Escambia County.**
- **The Escambia County Housing Finance Authority issued $9 million in tax-exempt bonds, which were purchased by MMA Financial; MMA also provided $3.2 million in equity for the development's 4 percent low-income housing tax credits.**
- **Landmark contributed $2.4 million in deferred developer's fees.**

Subscribers to *Affordable Housing Finance* magazine may cast their votes for the finalists by visiting www.housingfinance.com. The winners will be recognized at AHF Live: The 2008 Tax Credit Developers' Summit, which will be held November 5-7 in Chicago; winners will be featured in the November issue of *Affordable Housing Finance* magazine.

# Carlisle Development Group and Broward County Housing Authority Complete Tallman Pines Phases I & II in Deerfield Beach

On Thursday, June 12, development partners Carlisle Development Group and Broward County Housing Authority hosted the grand opening of Tallman Pines, Phases I and II. Once officially certified, this affordable housing development will be the first project of its type to receive the LEED Silver designation. LEED—the Leadership in Energy and Environmental Design™ green building rating system by the U.S. Green Building Council—is a third-party certification program and the nationally accepted benchmark for design, construction and high-performance of green buildings.

*Tallman Pines, Deerfield Beach*

***Florida Housing Executive Director Steve Auger** (4th from left) **with (L-R): Juan Selaya, Commissioner, Broward County Housing Authority; Kevin Cregan, CEO, Broward County Housing Authority; Kristin Jacobs, Commissioner, Broward County Board of County Commissioners; John Aurelius, Commissioner, Broward County Housing Authority; Matt Greer, Chief Executive Officer, Carlisle Development Group; Diane Ross, Senior Vice President, Bank of America; Lloyd Boggio, Founder, Carlisle Development Group; and Mercedes Nunez, Vice Chair, Broward County Housing Authority (seated).***

Located at 700 NE 41st Street in Deerfield Beach, the development consists of 200 completed apartment units, plus 42 single-family homes for which Carlisle expects to break ground this summer; in total, the construction value is $40 million.

"Tallman Pines is a uniquely successful development that has increased local property values, is providing needed affordable housing to the residents of Broward County and has pioneered as one of Florida's first 'LEED certified green' properties," said Matt Greer, CEO of Carlisle Development Group.

The apartment complex, consisting of 176 units in Phase I and 24 units in Phase II, features a two-bedroom/two-bathroom floor plan with 901 square feet and a three-bedroom/two-bathroom floor plan with 1,022 square feet. Rents range from $402 to $883 for a two-bedroom and $464 to $1,019 for a three-bedroom.

The pending LEED Silver certification includes the low emission paints, adhesives and carpets; water conserving plumbing fixtures; using recycled materials; buying materials from local rather than national suppliers, saving on shipping and supporting local manufacturers; landscaping with native plants that require low water consumption and irrigation; and a solar panel system generating power for the community's clubhouse.

Other green features include the entrance to the development, which was altered from its original design to create an entrance to a "passive nature park" located immediately behind the community. The passive park, with protected species designation, will feature nature trails and a small playground. The species of trees used in landscaping Tallman Pines was chosen in coordination with Broward County Parks Department to complement the park's ecosystem. Residents of Tallman Pines will enjoy a nature park immediately adjacent to, and within walking distance of, where they live.

"There is a tremendous demand in Broward County for affordable housing and this [type of] development," said Kevin Cregan, CEO of Broward County Housing Authority. "Now that the area is undergoing resurgence and the community is improving, we hope to continue to build additional developments just like this."

Total financing of $40 million for the development came from a variety of funding sources, including the Florida Housing Finance Corporation (through Low Income Housing Tax Credits = $28,000,000; Recovery Loan Program (RRLP) = $3,600,000; and tax-exempt bonds = $3,600,00); Bank of America (conventional debt = $3,400,000); and Broward County (HOME loan = $1,000,000).

"Tallman Pines is the latest in a series of developments by Carlisle that show how integrating affordable housing and environmentally friendly development practices can positively impact families in Deerfield Beach and neighboring communities," said Diane L. Ross, senior vice president, Bank of America Community Development Banking. "We are committed to reducing our environmental impact in our own operations and in concert with our clients. This project is the perfect intersection of green building that also creates places where people can afford to live, work and play in Florida."

Amenities at Tallman Pines include a community clubhouse, library, computer lab, laundry facilities, a playground and picnic area, and volleyball courts. All residents will have access to resident services designed to promote self-sufficiency and self-determination. Services include financial counseling, literacy classes, job training and quarterly visits by healthcare professionals. Additionally, residents can participate in homeownership opportunity program classes, first time homebuyer seminars, life safety training and recreational/social activities.

All 200 apartment units at Tallman Pines are designated for low- and very low-income residents [60 percent and 30 percent of the Area Medium Income (AMI), respectively]. At least 10 percent of the 42 single family homes will be sold to individuals at 80 percent AMI.

***The Carlisle Development Group:*** *Founded in 1997, Carlisle Development Group is a fully integrated real estate company, which has developed, leased and managed affordable housing developments throughout Florida, totaling more than 7,000 residential units at more than half a billion dollars in total development costs. For more information, visit www.carlisledevelopmentgroup.com.*

***The Broward County Housing Authority:*** *The Broward County Housing Authority (BCHA) provides housing opportunities to residents of Broward County by working with various public and private agencies in order to effectively serve its community. In recent years, BCHA has become an active developer of new affordable housing. For more information, visit www.bchafl.org.*

## New Employees

**Hua Alderson,** Information Technology, Database Administrator

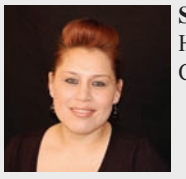
**Candice Allbaugh,** Multifamily Programs, Housing Credits Administrator

**Robin Fowler,** Finance & Asset Management, Loan Servicing Quality Assurance Senior Analyst

**Brenda Goodloe,** Human Resources, Customer Service Specialist

**Sandy Gaver,** Homeownership Programs, Single Family Senior Analyst

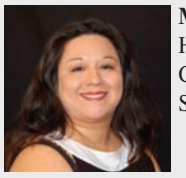
**Sean Lacey,** Legal/Legislative, Administrative Assistant



**Saline Mendelsohn,** Human Resources, Clerk

**Len Stirrat,** Multifamily Bonds, Administrator

**Elizabeth Thorp,** Multifamily Programs, Housing Credits Analyst



**Melissa VanGunda,** Human Resources, Customer Service Specialist

# Florida Housing's HomeBuyer EXPO

## The state's largest affordable housing event!

(continued from page 1)

On Saturday, June 7, Florida Housing hosted the 2008 Homebuyer Expo at the Orange County Convention Center, Orlando. As the state's largest affordable housing Expo, there were nearly 100 exhibitors and 4,000 interested homebuyers in attendance. Also, close to 1,500 people attended homebuyer education classes sponsored by HANDS of Central Florida, a HUD-approved counseling agency. The classes were held in both English and Spanish, and at the end of each session, participants received certification that they had attended homebuyer education, which is required by the First Time Homebuyer Program. Florida Housing believes that this educational component of the program helps people become more responsible homeowners and avoid the many pitfalls of the process.

More than 350 of those that attended the Expo received free credit reports and met one-on-one with credit counselors regarding their credit status and what they needed to do to get on the right path to homeownership.

The purpose of the annual Expo is to help prospective homebuyers wade through the complex homebuying process by matching them with providers of affordable housing and other housing services. Attendees had the opportunity to meet affordable housing Realtors, builders and lenders. They also spoke to representatives of local, state, and federal homeownership and down-payment assistance programs.

# 2007 AWARD WINNERS

## DOUBLE PLATINUM AWARD

| Loan Officer | # of Loans | $ Amount | Institution |
|---|---|---|---|
| PATRICK GAVER | 162 | 20,362,165 | SunTrust Bank |

## PLATINUM AWARD *(Closed 50 loans or more)*

| | Loan Officer | # of Loans | $ Amount | Institution |
|---|---|---|---|---|
| 1 | TERESA FRYE | 101 | 10,189,758 | Peoples First Community |
| 2 | MARY KEENE | 97 | 13,675,805 | SunTrust Bank |
| 3 | LAURA WELLS | 77 | 10,074,297 | Peoples First Community |
| 4 | DENISE ZAKERI | 69 | 10,100,735 | DHI Mortgage |
| 5 | KAREN SKURLA | 65 | 9,291,295 | Regions Bank |
| 6 | JUANITA BILES | 55 | 6,159,395 | Bank of America |
| 7 | KATRINA JACKSON | 55 | 7,559,357 | Bank of America |
| 8 | MIKE BORGWARDT | 53 | 7,765,565 | SunTrust Bank |
| 9 | PAMELA BOTT | 51 | 6,586,791 | Wachovia |
| 10 | ALFONSO GUZMAN | 50 | 6,080,595 | Bank of America |
| 11 | CATHERINE BORGWARDT | 50 | 7,977,568 | SunTrust Bank |

## GOLD AWARD *(Closed 35 to 49 loans)*

| | Loan Officer | # of Loans | $ Amount | Institution |
|---|---|---|---|---|
| 1 | MILDRED GERMAIN | 49 | 9,947,200 | SunTrust Bank |
| 2 | DAVID STELBRINK | 43 | 5,903,771 | First Bank Mortgage |
| 3 | DENISE KRISTIANSEN | 42 | 4,326,677 | Bank of America |
| 4 | AIDA CARON | 41 | 6,306,986 | Apex Lending |
| 5 | JENI VAUGHT | 39 | 5,874,490 | Wachovia |
| 6 | KEN SZORTYKA | 37 | 4,263,042 | Wachovia |
| 7 | PEGGY MILLER | 37 | 6,041,325 | SunTrust Bank |
| 8 | MENA WILKES | 35 | 4,790,859 | SunTrust Bank |

## SILVER AWARD *(Closed 30 to 34 loans)*

| | Loan Officer | # of Loans | $ Amount | Institution |
|---|---|---|---|---|
| 1 | BOB GALLAGHER | 34 | 4,018,527 | SunTrust Bank |
| 2 | MAUREEN WILSON | 33 | 3,073,550 | York Financial Group |
| 3 | NATHAN MCDOWELL | 33 | 3,326,240 | SunTrust Bank |
| 4 | STEPHEN VITANI | 33 | 4,694,799 | Shelter Mortgage |
| 5 | TINA HABHEGGER | 33 | 4,516,657 | Bank of America |
| 6 | LYDIA MEDLEY | 31 | 3,353,749 | BB & T |
| 7 | RITA SENGEL | 31 | 3,978,296 | Peoples First Community |
| 8 | ROBERT FLEISCHMANN | 31 | 4,234,960 | SunTrust Bank |
| 9 | ROBIN HEATH | 31 | 3,347,932 | Mercantile Bank |
| 10 | CARLA ASENDORF | 30 | 3,402,065 | National City |
| 11 | JOSEPH COUTURIER | 30 | 4,617,007 | Regions Bank |
| 12 | ROBERT BARNETTE | 30 | 3,560,101 | Peoples First Community |

## INSTITUTIONAL AWARDS

## BEST PERFORMANCE IN PURCHASED LOAN VOLUME

| | Institution | Volume | # of Loans |
|---|---|---|---|
| 1 | SunTrust Bank | 183,168,730 | 1,351 |
| 2 | Wachovia | 91,950,935 | 692 |
| 3 | Bank of America | 64,819,690 | 509 |
| 4 | Regions Bank | 43,708,505 | 319 |
| 5 | National City Mortgage | 36,565,303 | 275 |
| 6 | Shelter Mortgage LLC (HB) | 35,226,180 | 208 |
| 7 | Peoples First Community Bank | 32,402,858 | 262 |

## BEST OVERALL

*(The least cancelled and most purchased loans compared to reserved loans)*

| | Institution | Can/Res | Pur/Res | Difference |
|---|---|---|---|---|
| 1 | First Bank Mortgage | 7.36% | 90.50% | 83.15% |
| 2 | Shelter Mortgage LLC (HB) | 9.80% | 88.12% | 78.33% |
| 3 | Carolina First/Mercantile Bank | 10.78% | 87.98% | 77.20% |
| 4 | Wachovia | 11.08% | 84.13% | 73.05% |
| 5 | Peoples First Community Bank | 16.66% | 81.92% | 65.26% |
| 6 | Watson Mortgage | 16.11% | 81.15% | 65.05% |
| 7 | Regions Bank | 15.37% | 80.35% | 64.99% |

## BEST LOAN DELIVERY PERFORMANCE

*(Based on the shortest loan delivery time; sorted by the lowest amount of days)*

| | Institution | Avg. Days | Volume | # of Loans |
|---|---|---|---|---|
| 1 | Shelter Mortgage LLC (HB) | 50 | 35,226,180 | 208 |
| 2 | Watson Mortgage | 54 | 12,553,131 | 95 |
| 3 | DHI Mortgage | 58 | 27,377,988 | 187 |
| 4 | Peoples First Community Bank | 60 | 32,402,858 | 262 |
| 5 | Carolina First/Mercantile Bank | 63 | 21,554,465 | 169 |
| 6 | BB & T | 64 | 21,315,047 | 179 |
| 7 | Regions Bank | 66 | 43,708,505 | 319 |

# Christmas in July: Warrick Dunn Brings a Family a "Home for the Holidays"

*Osei Nyahuma and his children greet Warrick Dunn, and others at their new home in Tallahassee.*

When Osei Nyahuma and his four teenage children walked through the door of their new home, they could hardly believe their eyes. In front of them—beyond the sea of reporters gathered for the reaction shot—was a fully furnished home, complete with a Christmas tree with lights blinking in the living room. As cameras flashed and video cameras rolled, the Nyahuma's stared in wonder at their new home: their first home!

Nyahuma and his children (Omari, 14; Miesha, 15; Jabaray,16; and Chandra, 20) were presented with the gift of a lifetime, thanks to the Warrick Dunn Foundation's "Homes for the Holidays" first time homeownership program. The program was established by NFL Running Back Warrick Dunn in 1997 as a way to honor the life of his mother, the late Betty Smothers. Recipients of the program are provided with down payment assistance for a new home, in addition to new furniture, bedding and linens, accessories, and so much more.

Thinking he was coming to the house for the home inspection, Nyahuma was shocked when he and his family were greeted at his new home by a throng of reporters, local elected officials, community group and affordable housing representatives, and the man who brought it all together, Tampa Bay Buccaneer Warrick Dunn.

After a quick speech, the Nyahuma family was able to walk through their new home, where they noticed not only the big things, but also the little things that most people take for granted; for example—a washing machine, dishwasher and cupboard stocked with food. These touches really made the house a home and the family took it all in.

"I was worried about furnishing our home," Nyahuma said. "I can't remember the last time I sat on a new couch. This is truly a blessing."

One of the teenagers immediately spotted the new computer and the wide smile on his face said it all. Someone from the back of the room exclaimed, "Dad, I guess there's no reason for them not to do their homework now, huh?" Then laughter filled the room.

Some of the other children were busy finding their rooms, not seeming to mind that they would have to share rooms with their brother or sister. After all, they had shared far little space prior to this day.

Nyahuma said his family had been living wherever they could—sometimes in shelters, sometimes in his car. He could hardly hold back the tears as he took a long breath to let the emotion of the event sink in.

"It was like a long journey and finally reaching the end of that journey. It's a feeling I can't describe," he said.

For Dunn, it was just another day at the office. During the years since the Foundation's establishment, Dunn has made a name for himself amongst the great philanthropists in professional sports.

In 2005, Dunn was presented with the Walter Payton Man of the Year Award, which was named after the Chicago Bears running back, who died in 1999. This award is the only NFL award that recognizes a player for his community service, as well as for his excellence on the field. More recently, Dunn was honored with the Home Depot NFL Neighborhood MVP award, which recognizes NFL players who are making a positive impact in their local communities through charitable programs and contributions.

"It's a great privilege to be honored for my accomplishments off the field and to be recognized among so many great athletes and humanitarians," Dunn said. "Community service has always been the cornerstone of who I am, and I can't stress enough the value that giving back adds to your own life and how it truly enriches others."

Dunn attributes his charitable nature to the lessons he learned from his mother. He also says that helping others is one way in which he keeps her in his daily thoughts.

Smothers, a police officer and security guard in Louisiana, was tragically killed on January 7, 1993, in Baton Rouge during a robbery attempt. Three men were eventually caught and charged in the killing, two of which are now serving time on death row.

Just 18 years old at the time of her death, Dunn said it was the support of his neighbors that ultimately got him through that dark and difficult time.

Responding to Smothers' death, the South Louisiana community rallied and established a trust fund in Dunn's name. This fund ultimately allowed him to take care of his siblings and go on to attend college.

The rest, as they say, is history. Dunn would eventually set the all-time rushing record at Florida State University (FSU), a record that still stands today. After leaving college, he continued his success as a professional football player with the Tampa Bay Buccaneers and the Atlanta Falcons.

With so much success, it might have been easy for him to succumb to the lavish and self-absorbed lifestyle that generalizes today's professional sports. For Dunn, however, he always saw things differently. Helping others is, after all, just a way of giving back to all those who helped him along the way.

"I just think there are a lot of men across the country who are stepping up and doing all they can to take care of their families," he said.

While Dunn admits that he originally established the program for single mothers, he said as time passed, he recognized the need to extend the program to single fathers, as well.

"When I first started doing this program, it was about single mothers. That was my mission," he said. "Over the years, I've matured and realized it is important to help out folks who are trying to help themselves."

For Dunn and his Foundation, that help is bolstered through their relationships with many partners. Big Bend Habitat for Humanity (Tallahassee), Aaron Sales and Lease Ownership, and Prudential Tropical Realty all contributed to help make the Nyahuma's dream of homeownership come true.

The partnership between the entities is unique. Dunn's Foundation provides the down payment assistance on the house; in-kind sponsor Aaron's Sales and Lease Ownership provides all furniture, appliances and televisions. Through title sponsor Prudential Tropical Realty, the house is equipped with groceries, linens and lawn care products. Also, for this particular house, the Tallahassee Chapter of Jack & Jill of America, Inc., provided the décor for the teenager's bedrooms.

Now in its 11th year, the "Homes for the Holidays" program has provided 74 families with a new lease on life. And Dunn and his Foundation show no signs of stopping. In fact, Dunn offered some pointed advice for those willing to help in their communities.

"We all can help each other live better lives," he said. "Just take a second to figure out how we can make a change."

For Nyahuma and his family, that change could not have come at a better time.

And, for the first time in a long time, he and his family were able to share in the simple joy of being safe and secure in their own home at Christmastime.

For Dunn, he knows somewhere his mother is watching him…proud of the work her son and his Foundation are doing every day. "Hopefully my mom is smiling down [on me]."

***The Warrick Dunn Foundation:*** *The Warrick Dunn Foundation, Inc. is dedicated to providing opportunities for economically disadvantaged single parents and children who have demonstrated a commitment to achieve financial independence and stability. For more information on the Foundation, visit the website at www.warrickdunnfoundation.org.*

# Quality Affordable Housing Community Will Provide Homes for More Than 300 Families

County, city and community leaders were on hand for the groundbreaking of Golden Acres in Pompano Beach, marking a significant redevelopment of land owned by the Housing Authority of Pompano Beach (HAPB). The new Golden Acres community will allow the HAPB to serve more residents, keeping with its mission.

Construction has begun on two simultaneously built phases—Golden Square (182 units) and Golden Villas (120 units). One-, two-, three- and four-bedroom apartments will have amenities typical of upscale housing, including Energy-Star appliances; ceramic tile throughout; marble vanities; clubhouses with meeting space, a fitness and a business center; a swimming pool; and waterfront views.

Broward County Commissioner Josephus Eggelletion, Pompano Beach Commissioner George Brummer and Housing Authority of Pompano Beach Chairman Woodrow Poitier joined representatives of the U.S. Department of Housing and Urban Development, Citibank Community Capital and Pinnacle Housing Group for the groundbreaking. Comm. Eggelletion thanked the agencies for the amount of minority participation in the project. "You're going to love the way it looks," he told the more than 100 attendees.

Pompano Beach Commissioner E. Pat Larkins was credited for the time, effort and patience he has devoted to the effort. Comm. Brummer said, "What Comm. Larkins calls 'his neighborhood' will be beautiful, well-kept and achieve the purpose of providing high-quality, affordable housing."

The partner agencies collaborated to create a unique design in Golden Acres. Owned by the Housing Authority of Pompano Beach for more than 50 years, the new development will become a campus of affordable housing. Housing Authority Board Tenant Commissioner Willie Ruth Heath said, "This is a proud day for all of us. The new community will make us feel like a family again."

Florida Housing Finance Corporation provided the following for the Golden Acres Redevelopment:

- **Golden Square**–9% housing credits
- **Golden Villas**–4% housing credits

The development was also financed by a creative compilation of permanent mortgage financing; Community Development Block Grant/Disaster Relief Initiative funds; Broward County Affordable Housing Program funds; multifamily mortgage revenue bonds; Rental Recovery Loan Program (RRLP) low-interest financing; and other sources, for a total development cost of nearly $49 million.

The new residences are expected to be ready by July 2009.

*Displaying a symbol of success, officials raise crossed shovels at the Golden Acres Groundbreaking event. From left to right: Armando Fana, Miami Office Director, HUD; Keith Chadwell, Pompano Beach City Manager; Ken Thurston, Broward County Housing Finance Authority Board Member; Josephus Eggelletion Jr., Broward County Commissioner, District 9; and Woodrow Poitier, Chairman, Housing Authority of Pompano Beach*

***Pinnacle Housing Group**: Pinnacle Housing Group is the recognized industry leader in providing affordable housing communities in Florida's urban core and suburban areas. Pinnacle Housing Group was cited by* Affordable Housing Finance *magazine—one of the industry's top publications—as "one of Florida's most successful developers in revitalizing Florida's urban communities." Pinnacle's portfolio of rental housing units (completed and under construction) has risen to nearly 5,000 units and continues to grow from the state's Panhandle to southern Miami-Dade County. For more information on Pinnacle Housing Group, visit the website at www.pinnaclehousing.com.*

***Housing Authority of Pompano Beach**: The mission of the Housing Authority of Pompano Beach (HAPB) is to provide safe, decent and sanitary housing for eligible families. Formed in 1956, the HAPB began providing housing for farm laborers at the location currently known as Golden Acres. The HAPB currently assists more than 1,100 families in securing quality affordable housing. As a public service agency, the HAPB is committed to providing service to program participants and the community at-large.*

# Liberty City Gets More Housing for 'Formerly Homeless' Persons

Carrfour Supportive Housing recently obtained $30 million in financing for the Dr. Barbara Carey-Shuler Manor, a mixed-use, mixed-income development in Liberty City. The new development will include ground floor retail space, a parking garage, supportive housing for "formerly homeless" persons and families, and affordable housing for low-income families.

Funding for the project consists of $2,561,000 in competitive (9%) Housing Credits through Florida Housing Finance Corporation (Florida Housing). The tax credits will be awarded during a 10-year period, effectively resulting in a total allocation of $25,610,000. Additional Florida Housing financing includes a $3.7 million loan through the State Apartment Incentive Loan (SAIL) program, as well as $500,000 in Predevelopment Loan Program (PLP) funding.

PLP loans are often used by non-profit and community-based organizations, local governments, and public housing authorities. The non-amortizing, 1- to 3-percent interest rate loan may be applied to costs associated with rezoning, soil tests, engineering fees, title searches, appraisals, feasibility analysis, legal fees, audit fees, earnest money deposit, impact fees, insurance fees, commitment fees, administrative costs, marketing expenses and acquisition expenses.

Dr. Barbara Carey-Shuler Manor is just one of several affordable housing developments opened within the last few years dedicated to housing formerly homeless persons. With the homeless population in Miami reaching epic proportions, the city has been relentless in looking at ways to provide affordable housing units to combat the problem.

Carrfour was proud to spearhead this development for this special population, as well as bring new life into the community.

"This project will be a significant economic catalyst for the Liberty City community, stimulating new growth and development," said Stephanie Berman, president of Carrfour Supportive Housing.

The new development will consist of 90 apartments when construction is completed in fall 2009. Of these units, 45 will be set aside for formerly homeless individuals and families.

# The Homeownership Dream Comes True for a Florida Veteran

*U.S. Navy veteran Dave Jones' Brevard County home.*

Recent homeowner Dave Jones, a veteran of the U.S. Navy, was able to purchase his own home in Brevard County.

Jones and his wife started looking for a home in 2006 and, initially, they were looking for rental housing. The Jones' quickly got discouraged at the rental housing that was available in their price range.

"I heard of other programs while stationed in other states," Jones said. "So when we moved to Florida, I just searched for Florida state programs on the Internet and came across the Florida Housing website. That's when I saw [Florida Housing] was going to be at the home Expo, and I took the opportunity to speak with [their] representatives face to face. I was directed to Judy [Bamundo] and the rest is history."

Judy Bamundo, with National City Mortgage, has been an approved Florida Housing lender for more than 17 years.

Jones qualified for Florida Housing's Florida First Program at a low 5.99 percent, 30-year fixed-interest rate mortgage. The Jones' moved into their four-bedroom, two-bathroom home, with 2,000 square feet of space, one year ago in June.

Just shy of 23 years retired from the Navy, Jones is proud to call himself a homeowner. "First, let me say I really enjoyed serving [my country], was honored to have had the privilege to serve, and really do miss the family we left behind," he said. "As far as civilian life goes—so far, so good. The stress level is way down (although I do miss it), I go to work every day in shorts and a t-shirt (can't beat that), and any extra time I put in, I actually get paid for it! My family finally has a permanent place to call home after living in nine different states, and our kids get to grow up with their cousins, aunts, uncles and grandparents right here in Florida. It doesn't get any better than that!"

"After 25 years working in this industry, I'm still not tired of seeing the joy on the faces of first time buyers who have gotten keys to their first homes...hearing the excitement in their voices and listening to them become emotional over their happiness," Bamundo said.

"It's so rewarding to know [that], as a lender, you've touched these individuals' lives enough that they remember to send you a card for the holidays or an occasional e-mail or message to tell you they've added an addition to a home…or just to update you on how they're doing," she continued. "My life is enriched and blessed knowing I can give back to the community and touch so many people's lives in a very positive way."

# TLC's Homebuyer Showcase Helps Homebuyers in Tallahassee

The Tallahassee Lenders Consortium (TLC), along with the City of Tallahassee and Leon County, held its 2008 Homebuyer Showcase at the North Florida Fairgrounds earlier this year.

The free event connected prospective homebuyers with providers of affordable housing and other housing services. More than 150 interested homebuyers attended this year's event. Workshops and seminars at the TLC Homebuyer Showcase included sessions on Credit Counseling, How to Become a Homeowner, Understanding Your Credit, Making an Offer, The Loan Application Process and What's an Appraisal. In addition, an affordable housing panel convened to discuss down payment assistance funding available to prospective homebuyers.

TLC also hosted a bus tour of affordable homes located in the city and surrounding county. Throughout the day, a bus drove consumers to affordable homes in the area. The Tour of Homes was sponsored by *Homes & Land* magazine located in Tallahassee, and featured three homes on Mizell Street in the Campbell Park subdivision. These 1,350 square-foot, four-bedroom/two bathroom homes are priced at $146,000.

Another stop included a tour of a three-bedroom/two-and-a-half bath townhome on Lake Avenue. This spacious unit, reasonably priced at a $159,900, offered large bedrooms, a private backyard space and a one-car garage.

The Showcase also included free trolley rides for consumers to view affordable homes currently under construction and for sale; a variety of homebuyer-related exhibits and booths; and affordable housing lenders, builders and Realtors.

More than 50 local area businesses and organizations were on hand for the event.

***Tallahassee Lenders Consortium:*** *The Tallahassee Lenders Consortium, Inc. (TLC) is a non-profit organization whose mission is to improve people's ability to obtain safe, decent affordable housing. The Consortium provides information and education regarding credit counseling and the process of purchasing a home to low-income and very low-income first-time homebuyers. In addition, the Consortium administers the Leon County and City of Tallahassee Down Payment Assistance Programs, and assists local lenders in making affordable loans by processing, underwriting and packaging these loans. The Consortium provides a post-homeownership workshop and counseling to each buyer after closing. For more information on the Tallahassee Lenders' Consortium call (850) 222-6609.*

# Bond Financial Update

In respect to the 2008 Series 1 issue that closed in April, Fitch Ratings, Inc. ("Fitch"), Moody's Investors Service ("Moody's") and Standard & Poor's Ratings Services, a division of The McGraw-Hill Corporation ("S&P") have assigned the 2008 Series 1 Bonds ratings of "AA+," "Aa1" and "AA+," respectively.

# Upcoming Lender & Realtor Training Opportunities

Attention Realtor Associations! The Realtor CE Course, titled **"Affordable Housing Solutions: What Every Realtor Should Know,"** is offered in partnership with various realty associations throughout the state. Licensed Florida Realtors may receive three (3) CE credits for completion of the course.

**September 14-17** — **Florida Housing Coalition**
Annual Convention
Shingle Creek Resort and Gulf Club
Orlando

**September 27** — **Florida Association of Realtors**
Annual Convention
Buena Vista Palace Hotel & Spa
Lake Buena Vista

To determine if your organization is eligible to participate in Florida Housing's First Time Homebuyer Program, e-mail Nyankor Matthew at nyankor.matthew@floridahousing.org or Charles White at charles.white@floridahousing.org. For more information about our programs, visit www.floridahousing.org.

If you are interested in attending or hosting a course, contact Charles White at Florida Housing at (850) 488-4197 or via e-mail at charles.white@floridahousing.org.

# Leading Lenders & Lending Institutions

Each quarter, Florida Housing congratulates top-producing lenders for the First Time Homebuyer Program. Based on various stages in the origination process, leaders for the combined two quarters (January to June 2008) are as follows:

### Top Loan Officers:

| Lender | Name | Number of Loans |
|---|---|---|
| SunTrust Bank | Patrick Gaver | 50 |
| Countrywide | Lisa Hand | 45 |
| SunTrust Bank | Teresa Frye | 34 |

### Top Lending Institutions:

| Lender | Number of Loans |
|---|---|
| SunTrust Bank | 404 |
| Bank of America | 226 |
| Wachovia | 148 |

# Carlisle Group Breaks Ground on Dixie Court Development in Ft. Lauderdale

Dixie Court Apartments I and II—affordable rental housing developed by the Carlisle Development Group—broke ground in Broward County earlier this year. The Carlisle Group partnered with the Housing Authority of the City of Fort Lauderdale to build the 154-unit complex. Carlisle said this rental community will provide much needed affordable housing for families and the elderly in Broward County.

"Developments like Dixie Court have an extremely positive impact on the quality of life of the residents in the area, as well as improve local property values," said Matthew S. Greer, chief executive officer of Carlisle Development.

Several housing advocates attended the groundbreaking ceremony in March to celebrate the new affordable housing development, including Tam English, executive director of the Housing Authority of the City of Fort Lauderdale. English welcomed the new development and stressed the importance of increasing affordable housing stock in Broward County.

"We are very pleased to be able to respond to the community's demand for affordable housing rental apartments with a needed development such as Dixie Court," English said.

Dixie Court I acquired $1,251,220 in competitive (9%) Housing Credits and $1,025,000 in State Apartment Incentive Loan (SAIL) program funding. Dixie Court II received $6 million in Multifamily Mortgage Revenue Bonds (MMRB) and $5,346,305 through the Rental Recovery Loan Program (RRLP).

The RRLP was established as part of House Bill No. 1363, which was enacted under former Gov. Jeb Bush in response to the devastating hurricane seasons of 2004 and 2005. Specifically, the bill appropriated $92.9 million for the program to help communities respond to their hurricane recovery needs.

Monthly rental rates will start around $400. These low rates, according to Carlisle, are important for essential service personnel in Broward County.

"Many of the families considering affordable housing developments are beginning their careers and are the backbone of the community—teachers, governmental workers, seasonal employees, etc.," said Allyson Lugo, spokesperson for the development group.

Of the 154 units, 20 percent will be set aside for families at 30 percent of the Area Median Income (AMI); 80 percent of the units will be set aside for those at 60 percent AMI. In Broward County, the 30 and 60 percent AMIs for a family of four are $21,350 and $42,720, respectively.

Construction is scheduled to be complete in March 2009. Once finished, the development will feature traditional amenities, including a community clubhouse, computer lab, library, car-care area, picnic pavilion and playground.

# Christine Cove Offers Affordable Rental Housing for Jacksonville Seniors

Christine Cove, a newly constructed senior living facility, earlier this year opened its doors in Jacksonville. The 96-unit, garden-style apartment complex, consists of 48 one-bedroom units and 48 two-bedroom units.

The development acquired $5 million in State Apartment Incentive Loan (SAIL) program funds and $366,969 in non-competitive (4%) Housing Credits through Florida Housing, as well as $5.3 million in local bonds. The Housing Credits will be awarded during a 10-year period, effectively resulting in a total allocation of $3,669,690.

Amenities include a swimming pool, community clubhouse, exercise room, computer lab, library, car-care area and picnic gazebo with barbeque grill.

These units are available to low-income senior households (age 55 and older) who meet specified affordable housing income guidelines [60 percent of the Area Medium Income (AMI) or less]. In Duval County, a two-person household earning 60 percent AMI totals $28,920 in total income per year.

## UPCOMING **Events**

**August 8**
FHFC Board Meeting – Jacksonville
9:00 a.m. - 5:00 p.m.
Jacksonville Hyatt Regency
225 East Coast Line Dr., Jacksonville, FL

**August 14-16**
Florida League of Cities 82nd Annual Conference
Tampa Convention Center/Tampa Marriott Waterside
700 S. Florida Ave., Tampa, FL
(813) 221-4900 • www.flcities.com

**September 15-17**
Florida Housing Coalition 21st Annual Statewide Affordable Housing Conference
Rosen Shingle Creek Resort
9939 Universal Blvd., Orlando, FL
1-(866) 996-9939 • www.flhousing.org

**September 24-28**
Florida Association of Realtors Convention and Trade Expo
Buena Vista Palace Hotel & Spa at Walt Disney World
1900 N. Buena Vista Dr., Lake Buena Vista, FL
1-(866) 397-6516 • www.floridarealtors.org

**September 26**
FHFC Board Meeting – Tallahassee
9:00 a.m. – 5:00 p.m.
Tallahassee City Hall Commission Chambers
300 South Adams St., Tallahassee, FL

**October 31**
FHFC Board Meeting – Orlando
9:00 a.m. – 5:00 p.m.
Tampa Hyatt Regency Orlando Airport
Orlando, FL

## COMMON **Acronyms**

| | |
|---|---|
| AMI | Area Median Income |
| CDBG | Community Development Block Grant |
| CLT | Community Land Trust |
| CWHIP | Community Workforce Housing Innovation Pilot |
| EHCL | Elderly Housing Community Loan |
| ELI | Extremely Low Income |
| FHC | Florida Housing Coalition |
| FHDC | Florida Housing Data Clearinghouse |
| FHFC | Florida Housing Finance Corporation |
| FLC | Florida League of Cities |
| FHRP | Farmworker Housing Recovery Program |
| FTHB | First Time Homebuyer |
| GO Zone Act | Gulf Opportunity Zone Act |
| HAMI | Homeownership Assistance for Moderate Income |
| HC | Housing Credits |
| HHRP | Hurricane Housing Recovery Program |
| HLP | Homeownership Loan Program |
| HOME | HOME Investment Partnerships |
| HOP | HOME Ownership Pool |
| HOPE VI | Housing Opportunities for People Everywhere |
| HUD | Housing and Urban Development |
| LGHTF | Local Government Housing Trust Fund |
| LIHTC | Low Income Housing Tax Credit |
| MCC | Mortgage Credit Certificate |
| MMRB | Multifamily Mortgage Revenue Bond |
| NHOM | National Homeownership Month |
| NCSHA | National Council of State Housing Agencies |
| NIMBY | Not In My Back Yard |
| NOAD | Notice Of Alleged Deficiency* |
| NOC | Notice Of Change* |
| NOCA | Notice Of Credit Availability* |
| NOFA | Notice Of Funding Availability* |
| NOPR | Notice Of Proposed Rule Hearing* |
| NOPSE | Notice Of Possible Scoring Error* |
| PHA | Public Housing Authority |
| PLP | Predevelopment Loan Program |
| QAP | Qualified Allocation Plan |
| RRLP | Rental Recovery Loan Program |
| SAIL | State Apartment Incentive Loan |
| SFMRB | Single Family Mortgage Revenue Bond |
| SHADP | Special Housing Assistance & Development Program |
| SHIP | State Housing Initiatives Partnership |
| SHTF | State Housing Trust Fund |
| TLC | Tallahassee Lenders Contortion |

**Related to Florida Housing's Universal Cycle.*
***Florida Housing's funding cycle for rental housing programs.*

# Florida Housing Coalition Hosts its 21st Annual Affordable Housing Conference

The Florida Housing Coalition (FHC) will host its 21st Annual Statewide Affordable Housing Conference on September 15-17, 2008, at the Rosen Shingle Creek Resort and Golf Club in Orlando. This year's theme is "Housing: The New Environment." In keeping with the theme, the conference will feature new and exciting workshops such as: Green Building and Affordable Housing; Non-profit Capacity Building; and the Mortgage Foreclosure and Credit Crisis. The Coalition also will offer the traditional sessions that discuss the "nuts and bolts" of how to finance and build affordable single-family and multifamily housing in Florida.

The following is a brief schedule of events:

**Monday, September 15** – During the Opening Plenary session, Florida Housing's executive director, Steve Auger, will give the affordable housing "State of State" address to conference attendees. In addition to workshops, the exhibition hall will be open and there will be a Welcome Reception during the evening.

**Tuesday, September 16** – Tuesday's session will feature keynote speaker Gihan Perera, co-founder and executive director of the Miami Workers Center. Perera is a nationally recognized progressive movement leader, organizer and strategist. The day will close with the Coalition's Community Land Trust (CLT) Networking Caucus for those wanting to share ideas and achievement strategies with others involved with CLT implementation in Florida. There also will be workshops conducted throughout the day.

**Wednesday, September 17** - The Governor's Affordable Housing Study Commission Stakeholders Meeting will be held on Wednesday, along with the annual SHIP Administrators Roundtable—an excellent opportunity to engage in the latest and most essential SHIP-related news for your communities. In addition, the conference is pleased to host the Florida Alliance of Community Development Corporations Fall Membership Meeting.

In addition to the schedule mentioned above, the conference will host the annual Housing Expo and will feature the premier Green Building Expo at which companies will display a variety of green building products and trends.

The Coalition's annual conference is the premier training and networking opportunity for affordable housing professionals in Florida. For more information on the conference and online registration, visit www.flhousing.org.

***Florida Housing Coalition, Inc.:*** *The Florida Housing Coalition (FHC) is a non-profit organization that brings together housing advocates and resources so that all Floridians have an affordable home and suitable living environment. The Coalition provides information, training, and technical assistance on affordable housing and other related issues.*

# Florida Housing Wins ADDY® Awards from the Greater Tallahassee Advertising Federation

At the American Advertising Federation's 47th Annual ADDY® competition for the greater Tallahassee area, Florida Housing Finance Corporation walked away with three awards.

Jenifer Stern, senior graphic designer (pictured left), was awarded a Silver ADDY® in the Public Service category for the *What's Developing* newsletter and received a second Gold ADDY® in the Collateral Material category for Florida Housing's 2006 annual report *Living in Florida*. Additionally, the 2006 Annual Report was honored with the 2008 ADDY® Award for Best of Print. Stern has been the Senior Graphic Designer for Florida Housing for nearly seven years and is responsible for the art direction and creative design of Florida Housing's publications.

With more than 60,000 entries annually, the ADDY® Awards are the world's largest and arguably toughest advertising competition. The ADDY® Awards represent the true spirit of creative excellence by recognizing all forms of advertising from media of all types, creative by all sizes and entrants of all levels from anywhere in the world. The American Advertising Federation, a not-for-profit industry association conducts the ADDY® Awards through its 200-member advertising clubs and 15 districts. Winners of a Gold ADDY® from each local club competition automatically advance to their district competition, then to the national and international competitions.

# The Ford-Nims House Becomes Headquarters for CNJ

In December 2007, The Ford-Nims House—a Leon County historic site--became the headquarters for the CNJ Home & Family Resource Center, located in Tallahassee.

The resource center is run solely by Dr. Clinita Ford, a retired college professor and certified housing counselor, and offers a variety of services to the Tallahassee community. From credit counseling to first-time-homebuyer education and foreclosure prevention, Dr. Ford provides her services totally free-of-charge to clients.

"One thing that I want the community to know is that the services provided [at The Ford-Nims House] are completely free," Dr. Ford said. "I work any time, by appointment only, which makes my services convenient to clients."

As a new counselor to the Tallahassee community, Dr. Ford currently has between six and eight clients with which she works on first-time homebuying and credit counseling. All of the sessions are one-on-one with her and the client, and she receives most of her client referrals from banks in the local community.

"A funny story is that one of my clients got her referral from a taxi cab driver," Dr. Ford laughs.

In addition to being a certified housing counselor through the National Association of Real Estate Brokers Investment Division-Housing Counselor Organization (NID-HCO.), Dr. Ford also is a licensed real estate broker. She is on the counselor approval roster by several organizations, including Florida Housing Finance Corporation. "But, my work as a [real estate broker] is not entered into my counseling," she said.

Dr. Ford wants the CNJ Home & Family Resource Center to be a convenient service to anyone seeking homebuyer education, credit counseling and/or foreclosure prevention counseling, to name a few. The name CNJ is unique to Dr. Ford because it reflects the name of her and her husband—Clinita and James—and serves as an umbrella name for her counseling and real estate services.

For more information on the Center, contact Dr. Ford at (850) 294-7458 or 222-1087, or by e-mail at cford4sales@embarqmail.com.

## Proposed Rule Timeline - Multifamily Rental Programs

**MMRB, SAIL, HC and HOME Rental 2008 Universal Application Cycle**
*Tentative Dates – Subject to Change*

**02-08-08** - Rule Hearing (Tallahassee)
**02-25-08** - Open Cycle (30 days)
**03-05-08** - Application Workshop (Tallahassee)
**03-26-08** - Cycle Closes
**04-29-08** - Issue Preliminary Scores
**05-07-08** - NOPSEs due
**05-30-08** - Issue NOPSE Scores
**06-10-08** - Cures due
**06-18-08** - NOADs due
**07-15-08** - Issue Final Scores & Notice of Rights
**Late 08-08** - Informal Appeal Hearings
**09-26-08** - Board approves final ranking