

FLORIDA HOUSING FINANCE CORPORATION
Board Meeting
June 11, 2020
Information Items



FISCAL
Information

I. FISCAL

A. Operating Budget Analysis for April 30, 2020.

1. Background/Present Situation

- a) The Financial Analysis for April 30, 2020, is attached as [Exhibit A](#).
- b) The Operating Budget for the period ending April 30, 2020, is attached as [Exhibit B](#).

GUARANTEE PROGRAM

Information

I. GUARANTEE PROGRAM

A. Status of the Guarantee Program portfolio

1. Background/Present Situation

- a) Since the implementation of the Guarantee Program in 1993, 120 transactions facilitating the construction of over 28,000 housing units in Florida were guaranteed. In November 1994, the Guarantee Program entered into an agreement with HUD to participate in the Risk-Sharing Program; characterized by a 50/50 sharing of default risk in connection with the mortgage guarantee. As of 4/30/20, one (1) multifamily development remains in the Guarantee Program portfolio.
- b) Between November 2008 and April 2010, eight (8) multifamily claims were filed on the Guarantee Program portfolio, representing the total (and only) multifamily claims incurred in its 24-year history. The Guarantee Program experienced a strong 87% foreclosure recovery rate, compared to the 64% national average at that time.¹ Currently, there are no foreclosures in inventory and no developments in monetary default in the portfolio.

B. Corpus and Portfolio Risk Exposure

1. Background/Present Situation

- a) The global liquidity crisis of 2008 collapsed the market for the variable rate bonds capitalizing the Guarantee Program corpus, ultimately leading staff to restructure the debt, paying off approximately \$89 million and refinancing the remaining \$156.2 million in variable rate bonds to a 5-year term loan with Citibank, closing on December 31, 2009.
- b) At that time, the Guarantee Program's total risk exposure was \$754.5 million. Since then, in keeping with the Board's mandate to cede risk from the portfolio, total risk exposure has been reduced over 99%, as reflected below:

Portfolio Risk Exposure

As of 4/30/20	12/31/19	12/31/18	12/31/17	12/31/16	12/31/15	12/31/14	12/31/13	12/31/12	12/31/11	12/31/10
\$0	\$5.2M	\$19.9M	\$20.4	\$30.9M	\$59.4M	\$158.9M	\$306.5M	\$468.5M	\$578.8M	\$728.3M

- c) The continued low interest rate environment has prompted many Developers to refinance their properties, paying-off their guaranteed mortgages and removing them from the Guarantee Program portfolio, representing the primary driver behind the reduction in Total Commitments reflected above. Refinancing activity is reflected in the following chart:

¹ Real Capital Analytics, April 2011

GUARANTEE PROGRAM

Information

Refinancing Activity

	As of 4/30/20	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Loans (#):	0	2	0	1	5	17	22	22	9	12	2
Risk ceded (\$):	n/a	\$14.4M	n/a	\$10.2M	\$27.6M	\$100M	\$136.8M	\$149.4M	\$84M	\$117.9M	\$9.9M

- d) Contributing to the reduction in Total Commitments was approximately \$115 million in partial prepayments (of mortgages) from SAIL ELI proceeds, funded prior to or at the time of closing, helping facilitate refinancing activity.
- e) Furthermore, Management aggressively reduced the Guarantee Program capitalizing debt, paying off \$90.2 million on April 20, 2011, another \$15 million on July 29, 2011, and the remaining \$51.0 million on December 21, 2012, reducing the Guarantee Fund's capitalizing debt to zero (\$0).
- f) The Guarantee Fund corpus contains approximately \$140 million in capital invested in the Florida Treasury, Special Purpose Investment Account (SPIA), rated "A+F" by Standard & Poor's as of September 30, 2017.

C. Current Ratings (Insurer Financial Strength)

1. Background/Present Situation

- a) Standard & Poor's: April 2017 A+ / Stable outlook
Cited strengths: "Strong state financial support...Strong asset quality...Strong asset management policies"^[1]
- b) Fitch: March 2018 A+ / Stable outlook
Cited strengths: "Low Risk-to-Capital Ratio... Limited State support ...Minimal Multifamily Losses"^[2]

D. Risk-to-Capital Ratio

1. Background/Present Situation

- a) Authorized Maximum Ratio = 5:1. Peaking in 1999 at 4.95:1, subsequent management efforts resulted in a more conservative downward trend to the vastly improved ratio of .04:1 as of 4/30/20. Capital not needed to support the outstanding Guarantees has been made available to the SAIL program for use in the 2016-2018 and 2019 competitive solicitations. Specifically, \$40 million was made available to workforce housing and the remaining \$78 million to SAIL.

E. Guarantee Program Portfolio ([Exhibit A](#))

^[1] Standard & Poor's, "Florida Affordable Housing Guarantee Fund", April 11, 2017, www.standardandpoors.com/ratingsdirect.

^[2] Fitch Ratings, "Fitch Affirms Florida Housing Finance Corp's Guarantee Fund at 'A+'; Outlook Stable", March 28, 2018, www.fitchratings.com.

HOUSING CREDITS

Information

I. HOUSING CREDITS

A. The developments listed below have requested changes to the Extended Use Agreement:

1. Background/Present Situation

- a) Trinity Towers West (2014-378C) is a 9% Housing Credit Development. The Extended Low-Income Housing Agreement (EUA) was recorded in Brevard County on December 27, 2016.
 - (1) On April 8, 2020, staff received a letter from the Owner requesting an amenity swap to replace “programmable thermostats” with “Florida Yards and Neighborhood certification on all landscaping” within Exhibit B, Section E of the EUA.
 - (2) Staff will amend the Extended Low-Income Housing Agreement (EUA) as appropriate.
- b) Hialeah Towers (2016-536C) is a 4% Housing Credit Development. The Extended Low-Income Housing Agreement (EUA) was recorded in Miami-Dade County on April 8, 2020.
 - (1) On April 20, 2020, staff received a letter from the Applicant requesting a revision to Exhibit A of the EUA, which includes the legal description of the Development. The wrong legal description was provided at the time of the execution of the EUA and represents a property in Brevard County while the Development is actually located in Miami-Dade County.
 - (2) Staff will amend the Extended Low-Income Housing Agreement (EUA) as appropriate.
- c) Blue Sky Brandon (2015-155C) is a 9% Housing Credit Development. The Extended Low-Income Housing Agreement (EUA) was recorded in Hillsborough County on January 5, 2018.
 - (1) On April 14, 2020, staff received a letter from the Owner requesting a general features swap within Exhibit B, Section D (1), to replace “reinforced walls for future installation of grab bars that meet or exceed 2010 ADA Standards for Accessible Design around each tub/shower unit in the dwelling unit,” with “an anchoring system for future installation of grab bars that meet or exceed 2010 ADA Standards for Accessible Design around each tub/shower unit, in standard second floor and higher units. All UFAS units and all first floor units have reinforced walls as required.” While reinforced walls are required in all units as part of the RFA, it was not determined until after 8609s had been issued and residents began requesting the grab bars that the Owner became aware that standard second floor and higher units had not been fitted with reinforced walls.
 - (2) Staff will amend the Extended Low-Income Housing Agreement (EUA) as appropriate.

HURRICANE MICHAEL UPDATE

Information

I. HURRICANE MICHAEL UPDATE

A. Multifamily Rental Portfolio

1. Background/Present Situation

- a) Florida Housing has 68 developments comprised of 597 buildings with 6,134 units in its portfolio located in the twelve counties declared a major disaster due to Hurricane Michael.
- b) From the damage assessments, nine developments reported damage extensive enough to require displacement of some or all households. In total, 652 households have been displaced due to direct damage, unhealthy moisture content and/or the discovery of mold in the housing units. An additional 15 properties reported moderate damage, 17 reported limited damage because of the hurricane. Hatton House, a Jackson County development, was able to return all 76 households to their units once power was restored and the elevator operational.
- c) The status of displaced households typically fell into one of four categories:
 - (1) Those that received FEMA rental assistance despite having to move 30 miles or more to find affordable housing. Many displaced from Bay County had to find housing in Destin, Fort Walton or as far west as Pensacola. FEMA was able to relocate many Jackson County families to Dothan, Alabama;
 - (2) Those that were staying with family or friends in the immediate area to be closer to jobs and schools;
 - (3) Those that were transferred to another property owned by the same landlord; and
 - (4) Those, especially in Bay County, that permanently relocated due to loss of employment.
- d) Florida Housing continues to monitor the damaged properties for regular updates on reconstruction, damage mitigation efforts and rehousing of the displaced households. Initially, 40 units were projected to be ready for occupancy by the end of the first quarter with all units projected to be ready by year-end. As of April 30, 2020, 569 (87%) of the 652 previously uninhabitable units have been reoccupied. Those developments with units now ready for occupancy are:
 - (1) Andrews Place Phases I and II (Bay County) 222 units
 - (2) Foxwood (Bay County) 100 units
 - (3) Orchard Pointe (Jackson County) 48 units
 - (4) Panama Commons (Bay County) 82 units

HURRICANE MICHAEL UPDATE

Information

- (5) Pebble Hill Estates (Jackson County) 14 units
 - (6) Reserve at Northshore (Bay County) 4 units
 - (7) Pinnacle at Hammock Place (Bay County) 99 units
- e) Thirty-three developments have completed all work and debris removal. A summary of the status of developments within Florida Housing's portfolio that sustained damage from Hurricane Michael is attached as [Exhibit A](#).
- f) The current status of Hurricane Michael related Requests for Applications (RFAs) and developments awarded funding through those RFAs is attached as [Exhibit B](#).

LEGAL

Information

I. LEGAL

A. Legal

1. Background/Present Situation

- a) Pursuant to Resolution No. 2018-035A, the Board of Directors of Florida Housing Finance Corporation delegated its authority under Section 120.542, Fla. Stat., to consider, grant, or deny variances to the current and prior versions of Rules 67-21.027(1), 67-21.003(1)(b), and 67-48.0023(2), Fla. Admin. Code, to the Executive Director, the General Counsel, the Director of Multifamily Development, and the Director of Multifamily Allocations of Florida Housing. These variances would allow applicants for housing tax credits that had submitted applications prior to July 8, 2018, to change their minimum set-aside election to the Average Income test. Since the October Board meeting, Florida Housing has issued such variances to the following:

Applicant	Development	County
HTG Paradise, LLC	Max's Landing	Miami-Dade

MULTIFAMILY PROGRAMS

Information

I. MULTIFAMILY PROGRAMS

A. The development listed below has requested changes to the Extended Use Agreement:

1. Background/Present Situation

- a) The Villas at Carver Park (2006-249B/2008-502C) is a 4% Housing Credit Development utilized in conjunction with Tax-Exempt Multifamily Mortgage Revenue Bonds (MMRB). The Extended Low-Income Housing Agreement (EUA) was recorded in Orange County on November 6, 2009 and the Land Use Restriction Agreement (Bond LURA) was recorded on March 31, 2008.
- b) On February 14, 2020, staff received a letter from the Owner requesting to amend the Resident Assurance Check-In Program provision within Exhibit B, Section G(2) of the Extended Low-Income Housing Agreement (EUA) to accurately reflect the description within the 2008 Universal Application Instructions.
- c) Staff will amend the Extended Low-Income Housing Agreement (EUA) as appropriate.

MULTIFAMILY PROGRAMS – ALLOCATIONS

Information

I. MULTIFAMILY PROGRAMS – ALLOCATIONS

A. Present Situation of Multifamily Allocations

1. RFA Updates

- a) Application Deadline for RFA 2020-105 Financing to Build Smaller Permanent Supportive Housing Properties for Persons with Developmental Disabilities was May 14, 2020. 7 Applications were received.
- b) Application Deadline for RFA 2020-104 SAIL Financing Farmworker and Commercial Fishing Worker Housing was May 19, 2020. 2 Applications were received.

2. Rule Development Update

- a) Rule Hearings for Rule Chapters 67-21 and 67-48, F.A.C. were held on May 19, 2020. Staff expects to file the rules for adoption on June 3, 2020, for an effective date of June 23, 2020.

3. 2020/2021 RFA Cycle Update

- a) A 3rd general RFA workshop was held on May 28, 2020.
- b) A draft 2020/2021 RFA timeline is attached as [Exhibit A](#). Staff intends to present the finalized 2020/2021 Tentative Funding Amounts and Timeline to the Board for approval at the July 17, 2020 Board meeting.

STATE APARTMENT INCENTIVE LOAN PROGRAM (SAIL)

Information

I. STATE APARTMENT INCENTIVE LOAN PROGRAM (SAIL)

A. Changes to Construction Features and Amenities

1. Background/Present Situation

- a) The following developments have requested, and staff approved, changes to the Construction Features & Amenities and/or Resident Programs in their application since the last Board Meeting:
 - (1) Ambar Key / RFA 2017-107 / 2018-064BS – The borrower has requested to replace “Energy Efficient windows in each unit” with “Eco-Friendly Flooring for entire unit”. Scoring of the application will remain unaffected.
 - (2) Trinity Towers East / RFA 2015-112 / 2016-168BS – The borrower has requested to replace “Programmable Thermostats in each unit” with “Florida Yards and Neighborhoods certification on all landscaping”. Scoring of the application will remain unaffected.
 - (3) Ambar Key Homes / RFA 2016-112 / 2017-167BS - The borrower has requested to replace “Energy Efficient windows in each unit” with “Humidistat in each unit” and “Water Sense dual flush toilets in all bathrooms”. Scoring of the application will remain unaffected.
- b) Staff will amend the Land Use Restriction Agreement(s) and/or Extended Use Agreement(s) for the development as appropriate.

SINGLE FAMILY HOMEBUYER PROGRAMS

Information

I. SINGLE FAMILY HOMEBUYER PROGRAMS

A. Single Family Homebuyer Programs

1. Background/Present Situation

- a) Even during the extreme economic fluctuations and uncertainty caused by the global COVID-19 pandemic, Florida Housing continues to have funds continuously available for qualifying homebuyers through FHFC Homebuyer Loan Programs. Florida Housing's Programs provide assistance to eligible homebuyers by offering low-cost, 30-year, fixed-rate mortgages together with down payment and closing cost assistance (DPA). Currently, we have four Homebuyer Loan Programs; the Florida First Government Loan Program (Government Loan Program), the Florida HFA Preferred Conventional Loan Program (HFA Preferred), the Freddie Mac HFA Advantage Conventional Loan Program (HFA Advantage) and the Salute Our Soldiers (S.O.S.) Military Loan Program. We also offer a Mortgage Credit Certificate Program for qualified homebuyers who may benefit from additional annual federal tax savings offered through this program.
- b) The Covid-19 pandemic has had a negative impact on overall loan production. The CARES Act, signed into law on March 27, 2020, allows new and existing homeowners to seek up to 12 months of loan forbearance on their mortgage payments. If a new loan goes into forbearance prior to securitization, Ginnie Mae will allow the loan to be placed into a security and sold. Unfortunately, both Fannie Mae and Freddie Mac will only allow a loan to be securitized with the payment of a large, additional fee of either 5% if the borrower is a first time homebuyer or 7% if they are not. Additionally, US Bank, our Program's Master Servicer, has announced that they will charge additional fees for these loans. The uncertainty of how these fees will be assessed and how many loans may be affected has caused several of our largest producing lending institutions to temporarily suspend originations in many HFA loan programs including our own. Finance and Program staff are in discussions with US Bank and our lenders on how to address these costs.
- c) The Government Loan Program offers borrowers a 30-year, fixed-rate mortgage using all approved government-insured loan types. These include Federal Housing Administration (FHA) loans, U.S. Department of Veteran Affairs (VA) loans, and United States Department of Agriculture-Rural Development (RD) loans. This program is funded through both traditional mortgage revenue bond sales as well as by the sale of Mortgage Backed Securities (MBS) into the secondary markets. Included in this program is the Military Heroes Program, which offers both honorably discharged veterans and active duty military personnel the benefit of a lower first mortgage interest rate.
- d) The HFA Preferred Conventional Loan Program offers a first mortgage loan product developed by Fannie Mae specifically for state housing finance agencies. This program is offered both as a bond-financed product as well as a forward delivery "To Be Announced" (TBA) Program in conjunction with one of our contracted investment bankers, Raymond James. Single Family Program staff sets a daily mortgage rate for the TBA loans based upon prevailing market rates and predetermined profitability goals. The conventional loans, originated by participating lenders, offer borrowers a 30-year, fixed-rate mortgage.

SINGLE FAMILY HOMEBUYER PROGRAMS

Information

Borrowers at or below 80% AMI benefit by not having to pay Loan Level Price Adjustments (LLPA) and from lower mortgage insurance costs on these loans when compared to other Fannie Mae mortgage products, as well as similar government-insured loans such as FHA.

- e) The Freddie Mac HFA Advantage Conventional Loan Program offers a first mortgage loan product developed by Freddie Mac specifically for state and local housing finance agencies. The program is offered both as a bond-financed product as well as a forward delivery “To Be Announced” (TBA) Program in conjunction with one of our contracted investment bankers, Raymond James. Single Family Program staff sets a daily mortgage rate for the TBA loans based upon prevailing market rates and predetermined profitability goals. The conventional loans, originated by participating lenders, offer borrowers a 30-year, fixed-rate mortgage. Borrowers at or below 80% AMI, benefit from lower mortgage insurance costs on these loans when compared to other Freddie Mac mortgage products and similar government-insured loans such as FHA.
- f) On March 2nd we launched a new TBA first mortgage loan program named Salute Our Soldiers (S.O.S.) Military Loan Program. This loan program offers our military service personnel and veterans 30-year, fixed-rate first mortgage loans at a lower rate than our standard loan programs and with several down payment assistance options. This program is available in all 67 counties throughout the State of Florida to borrowers who are purchasing a primary residence, meet income and purchase price limits, can qualify for a first mortgage loan, and successfully complete a homebuyer education course. We have allocated \$8 million dollars of DPA for this program which should help over 1000 military families acquire a home in Florida while generating over \$170 million in first mortgage loan volume.
- g) Florida Housing offers qualified homebuyers DPA in the form of a second mortgage loan in conjunction with all three of our first mortgage loan programs. Our Florida Assist loan is a 0% deferred payment loan of \$7,500. This second mortgage program serves homebuyers with an area median income (AMI) of up to 120%, adjusted for household size. It is repayable upon sale of the property, refinance of the first mortgage, at the end of the first mortgage term, or if the homeowner no longer occupies the property as his/her primary residence.
- h) The HFA Preferred PLUS Conventional Loan Program and the HFA Advantage PLUS Conventional Loan Program offer 3%, 4% and 5% of the purchase price of the home in DPA as forgivable second mortgage loans. These loans are forgiven 20% annually over a 5 year period unless the home is sold, refinanced or is no longer the borrower’s primary residence. If any of these actions occur prior to the 5 year forgiveness period, any remaining balance becomes due and payable.
- i) We also offer an amortizing second mortgage product, the Homebuyer Loan Program (HLP) Second Mortgage. This product is offered across all of our first mortgage programs and provides up to \$10,000 of assistance at a 3% fixed interest rate and is repaid in monthly payments over 15 years.
- j) Our Mortgage Credit Certificate (“MCC”) Program provides qualified first-time homebuyers with a non-refundable federal tax credit used to offset a portion of their federal tax liability. The homeowner can claim this credit each year they occupy the home as a primary residence, pay mortgage interest, and have a tax

SINGLE FAMILY HOMEBUYER PROGRAMS

Information

liability to offset. We currently have 138 approved Participating Lenders in the MCC Program compared with 270 in our Homebuyer Loan Program. The current MCC Program, available through the end of 2020, utilizes a multi-credit structure, ranging from a 10% to 30% credit rate, which is dependent upon the dollar amount of the underlying first mortgage. Homeowners receiving a credit in excess of 20% may claim a credit up to \$2000 annually while those at 20% and below are not capped. By adopting this structure, we have been able to extend the life of the program while also providing the federal tax credit benefit to more borrowers. The MCC Program is in the wind down process and we have ceased taking new MCC Lender applications. However, if it is determined that we have excess Bond capacity either expiring in 2020 or available for use in 2021, the Program may be extended. We estimate that we currently have a remaining issuance capacity to last through yearend. We will notify current lenders that the Program will be ending in the near future. This should ensure that lenders have adequate advanced notice of the impending Program closure and can manage their loan pipeline accordingly.

- k) Single Family Program Staff continually offers a three-hour, Department of Business and Professional Regulation (DBPR)-approved continuing education (“CE”) course for Realtors, which is coordinated through local Realtor boards throughout the state. Realtors who attend these classes receive a general 3-hour CE credit while learning about our Homebuyer Loan Programs, our Mortgage Credit Certificate Program, and other affordable housing programs available to their potential homebuyers. Due to Covid-19 travel restrictions, we have been given temporary authority to offer the class via Webinar (online) format. Most recently, Program Staff conducted courses for Space Coast Association of Realtors, Miami Association of Realtors, Northeast Florida Association of Realtors, Pinellas Realtors Organization and Central Pasco Chapter / Pasco, and Ocala/Marion County Association of Realtors with over 531 Realtors attending online.
- l) Because of the efficiency and low cost of hosting these classes online, we have applied with the Department of Business and Professional Regulation to let us continue to offer these classes online after the temporary authority expires.
- m) Single Family Program Staff also conducts telephonic, webinar and face-to-face trainings for lender partners throughout the state. Trainings consist of program requirements and recent updates, system training offered in conjunction with eHousing and first mortgage and servicer requirements and updates offered in conjunction with US Bank Home Mortgage. Together, Florida Housing, eHousing and US Bank Home Mortgage provide lenders with information to better assist with the origination, delivery and purchase of first and second mortgages originated through our Homebuyer Loan Program
- n) Florida Housing sponsors a toll-free telephone line (800-814-HOME), for first time homebuyers to call for information about our program. Callers are able to receive information through pre-recorded information that directs them to our Homebuyer Loan Program Wizard tool, which is located on our website. Those callers that have additional questions are transferred to Single Family Staff for assistance.

SINGLE FAMILY HOMEBUYER PROGRAMS

Information

HOMEBUYER LOAN PROGRAMS SUMMARY

	2019 HLP Program Totals	2020 HLP Program Totals	2020 HLP Government Loan Programs Totals	2020 HLP Conventional Loan Programs Totals	2020 Mortgage Credit Certificate (MCC) Program
Average 1 st Mortgage Loan Amount	\$156,525	\$165,616	\$166,260	\$164,706	\$185,965
Average Acquisition Price	\$164,068	\$170,219	\$169,419	\$171,348	\$192,725
Average Compliance Income	\$51,640	\$50,816	\$51,229	\$50,234	\$46,269
County Area Median Income %	65%	66%	68%	62%	68%
Total Purchased 1st Mortgage Loan Amounts	\$762,593,654	\$151,741,180	\$89,168,353	\$62,572,827	NA
Total # of Units	4,872	919	538	381	308

*uses 2020 statewide AMI of \$68,000

2020 TOP 10 COUNTIES FOR HOMEBUYER LOAN PROGRAMS ORIGINATIONS

County	Loan Count	Loan Amount	DPA
Duval	174	\$28,294,170.89	\$1,250,727.00
Hillsborough	93	\$16,053,391.65	\$613,700.00
Polk	72	\$11,275,007.15	\$537,500.00
Pinellas	55	\$9,027,381.22	\$365,000.00
Pasco	52	\$7,693,362.50	\$392,500.00
Orange	46	\$8,566,526.13	\$299,000.00
Volusia	45	\$7,514,011.36	\$326,500.00
Brevard	44	\$7,430,519.61	\$243,000.00
Hernando	28	\$4,231,574.40	\$215,000.00
Bay	25	\$4,257,735.01	\$207,704.00

STRATEGIC PLAN AND PERFORMANCE MEASURES

Information

I. STRATEGIC PLAN AND PERFORMANCE MEASURES

A. Strategic Plan Performance Measures and Informational Indicators

1. Background

- a) Sections 420.0006 and 420.504(1), Florida Statutes, direct the Executive Director of the Department of Economic Opportunity (DEO) to contract with Florida Housing on a multi-year basis to address the affordable housing needs of the state. The contract must include the performance measures adopted by the Board as part of and consistent with Florida Housing's Strategic Plan, pursuant to section 420.511(1), F.S.
- b) The Affordable Housing Services contract requires Florida Housing to report to DEO quarterly on the performance measures and targets. Section 420.0005, F.S., requires the DEO Director to certify to the state's Chief Financial Officer that Florida Housing is in compliance with the performance measure targets. This is required to give Florida Housing access to appropriated state funding. These reports are provided to DEO within 30 days of the end of each quarter.

2. Present Situation

- a) Quarterly Performance Measures and Targets for Quarter 1 – 2020 are attached as [Exhibit A](#). Quarterly Informational Indicators for Quarter 1 – 2020 are attached as [Exhibit B](#).

FHFC Performance Dashboard

Quarter 1 2020

Green = Good to Go
 Orange = Merits additional Monitoring
 Red = A Concern to Address

HOMEOWNERSHIP			
Performance Measures	Data	Informational Indicators	Data
Number of Participating First Mortgage Lenders*	End of Q1/2020 282 active and approved lenders. (Target: 50)	Homebuyer Loan Programs: Average Acquisition Price Average Homebuyer Income	Q1/2020 Price: \$166,629 Homebuyer Income: \$49,809
Homebuyer Loan Programs First Mortgage Loan and Down Payment Assistance (DPA):	First Mortgages Q1/2020: \$89,960,673 DPA Q1/2020: \$4,216,214	Mortgage Credit Certificate: Average Acquisition Price Average Homebuyer Income	Q1/2020 Price: \$192,100 Homebuyer Income: \$46,137
Foreclosure Counseling Program Funding Expended	Q1/2020: \$268,250 Since Inception: \$6.3 million (estimated)	Homebuyer Loan Programs Top 5 Counties for Originations (*county with access to HHF DPA program introduced in July 2015)	Q1/2020 (# of Loans: \$ Total) Duval* (89 Loans: \$14,180,747) Hillsborough* (51 Loans: \$8,694,670) Polk* (42 Loans: \$6,494,079) Pinellas* (38 Loans: \$5,973,154) Orange* (33 Loans: \$6,000,253)
HOME Allocation and Commitment Status	On pace for all commitments and disbursements		
Number of Local Governments Participating in the State Housing Initiative Partnership Program with Approved Local Housing Assistance Plans	End of Q1/2020 120 local governments have approved LHAPs (Target: Maintain at least 110 local governments with approved and active LHAPs)		
RENTAL			
Performance Measures	Data	Informational Indicators	Data
Guarantee Fund Risk-to-Capital Ratio	End of Q1/2020: .04:1 (Maintain no more than a 5.00:1 leverage ratio)	FHFC Rental Portfolio Occupancy Rate Statewide	Q1/2020: 96.76% (Target 93%-95%)
Guarantee Fund Insurer Ratings	Standard & Poor's: A+/Stable (as of 04/11/17) Fitch: A+/Stable (as of 03/28/18) (Rating of not less than third-highest to safeguard State Housing Trust Fund)	Average Tenant Income in Florida Rental Properties	Most recent annual figures (2019) Public Housing: \$13,743 HUD Properties: \$11,207 USDA RD Properties: \$16,833 FHFC Properties: \$24,971 All Florida Renters: \$47,096
Amount of State Appropriated Rental Funding Awarded*	Q1/2020 Eight funding opportunities (RFAs) issued by the end of the Quarter. (Q1 Target: Issue at least one funding opportunity (RFA) related to current FY funding)	Average Tenant-Paid Gross Rent at Florida Rental Properties	Most recent annual figures (2019) Public Housing: \$312 HUD Properties: \$259 USDA RD Properties: Unavailable FHFC Properties (All): \$744 FHFC Properties (w/Rental Assist): \$307 FHFC Properties (w/o Rental Assist): \$859 All Florida Renters: \$1,208
Eligibility for National Pool of Low Income Housing Tax Credits	Most recent eligibility period Received 2018 National Pool Housing Credits	Maturing Loans Data	2019 7 SAIL Loans: 736 Units 5 HOME Loan: 368 Units 2020 Anticipated 5 SAIL Loans: 556 Units 1 HOME Loans: 33 Units
Percentage of SAIL Funds Awarded across each Demographic Group Compared to Reserved Allocation Percentages	FY 2019-20 Funds Allocation Reserved compared to Actual Awarded (End of Q1/2020) Farm/Fishworkers (5% - 0%)* Homeless (10% - 0%)* Special Needs (13% - 0%)* Elderly (24.6% - 19.26%) Families (47.4% - 47.10%) *Awards for RFAs awarding this funding have not yet	Searches for Affordable Rentals on Housing Locator Website	Q1/2020: 239,225 searches conducted
Percentage of SAIL Funds Awarded across Small, Medium and Large Counties	FY 2019-20 Funds Allocation Reserved compared to Actual Awarded (End of Q1/2020) Small Counties (10% - 4.79%)** Medium Counties (36.2% - 25.61%)** Large Counties (53.8% - 35.96%)** **This will be updated in tandem after allocations are made.		
Total/Affordable Units in FHFC Portfolio	End of Q1/2020 Total: 213,660 Affordable: 181,167 ELI: 17,411 Homeless/Special Needs: 7,708 (includes 3,181 Link units)		
OPERATIONS			
Performance Measures	Data	Informational Indicators	Data
Budgeted Total Operating Expenses to Actual Total Operating Expenses*	Period Ending 02/29/20 Under budget (Target: Not to exceed budget by more than 10%)		
Board Engagement: Attendance & Attainment of Quorum*	Q1/2020 Board Meetings January: 7 of 7 seated members present March: 7 of 8 seated members present (Target: Quorum - five members present)		

*DEO/FHFC Contract Measure



Media Contact

Taylor Maxey

taylor.maxey@floridahousing.org

850-488-4197

FOR IMMEDIATE RELEASE

Thursday, May 7, 2020

Governor Ron DeSantis and Florida Housing Provide Local Governments \$5 Million in Housing Assistance for Families Impacted by COVID-19

Tallahassee, Fla. – Today, Governor Ron DeSantis along with the Florida Housing Finance Corporation (Florida Housing) announced the distribution of \$5 million to local governments through the State Housing Initiatives Partnership (SHIP) program to assist individuals and families in Florida impacted by the COVID-19 pandemic with the housing assistance and resources.

“My administration continues to take bold steps in ensuring families in Florida have the housing resources needed in these uncertain times,” **said Governor DeSantis**. “Families can take comfort knowing the additional funding to local government housing offices will be quickly distributed to help keep a roof over Floridian’s heads.”

“During these turbulent times, Governor DeSantis and Florida Housing remain committed to helping Floridians with homeownership and rental assistance with this much-needed allocation,” **said Trey Price, Executive Director for Florida Housing**. “Because COVID-19 has impacted Florida as a whole, Florida Housing has accelerated this release of available disaster recovery funds to eligible SHIP counties and cities.”

As allowed by statute, Florida Housing held back \$5 million of the 2019/2020 SHIP appropriation for disaster recovery, which is typically used to assist SHIP participants with recovery from natural disasters. In years that the funds are not used for that purpose, they are added to the normal SHIP allocation at the end of the fiscal year and released in accordance with the statutory allocation process. Those funds were fortunately not needed for that purpose this fiscal year.

Additionally, in our continued effort to support SHIP local governments Florida Housing has implemented the following:

- Approving waiver requests from local governments related to homeownership (65%), construction (75%), rental restriction (25%) and advertising requirements; and
- Approving technical revisions to Local Housing Assistance Plans (LHAPs) to allow for rental assistance/eviction prevention, mortgage payment assistance/foreclosure prevention.

For more information about Florida Housing Finance Corporation and COVID-19 housing resources, please visit www.floridahousing.org.

###



Media Contact

Taylor Maxey

taylor.maxey@floridahousing.org

850-488-4197

FOR IMMEDIATE RELEASE

Thursday, April 30, 2020

Florida Housing Issues Emergency Rule to Discourage Rent Increases During COVID-19 Pandemic

Tallahassee, Fla. – Trey Price, the Executive Director of the Florida Housing Finance Corporation (Florida Housing), issued an Emergency Rule to discourage rent increases at properties funded by Florida Housing during this public health emergency. Those who choose to implement rent increases that impact residents during this global pandemic could jeopardize opportunities for future Florida Housing funding.

“Florida Housing is doing everything legally possible to discourage rent increases from landlords that have received our resources,” **said Trey Price, Executive Director of Florida Housing Finance Corporation.** “We thank the overwhelming majority of landlords we work with who have not increased rents at this time and they can rest assured they will not see funding penalties.”

Last week Price released a statement strongly urging property owners and managers of properties funded by Florida Housing to suspend rent increases during the COVID-19 pandemic.

As Florida Housing continues to be committed to the health and well-being of all Floridians, we have compiled a list of resources with relevant information for homeowners, residents, developers, apartment owners, management companies, participating lenders, Realtors and SHIP administrators regarding COVID-19.

Find more information on the emergency order and Florida Housing’s response to COVID-19 by clicking [here](#). For more information about Florida Housing Finance Corporation’s programs, please visit www.floridahousing.org.

###

Florida Housing was created by the Legislature 40 years ago. We are the state’s housing finance agency (HFA) that administers state and federal resources to help provide affordable homeownership and rental housing options for the citizens of Florida.



Media Contact

Taylor Maxey

Taylor.Maxey@floridahousing.org

850-488-4197

FOR IMMEDIATE RELEASE

Thursday, April 30, 2020

Florida Housing Unveils Redesigned Affordable Rental Housing Locator

Tallahassee, Fla. – Today, the Florida Housing Finance Corporation (Florida Housing) unveils the redesign of the statewide online affordable rental housing locator called FloridaHousingSearch.org <www.floridahousingsearch.org>. The locator is part of Florida Housing’s ongoing effort to respond to affordable rental housing needs in general as well as during natural disasters. While there has been no change to the locator’s services it provides and it is still free, the new design is more user and mobile-friendly making it easier for affordable housing developments to list their vacancies and for consumers to find them.

Interested Renters

This online service is an easy way to find available affordable rental housing in Florida. Moreover, during a natural disaster displaced families and individuals can find properties that are available to rent. Also provided is a toll-free, bilingual call center support service, Monday through Friday from 9 a.m. to 8 p.m. EDT.

Property Owners and Managers

FloridaHousingSearch.org currently allows Florida Housing funded properties, other government subsidized and privately-owned affordable rental properties to post for free their vacancies. Additional tools include the ability to identify the features and amenities at the property, provide information such as the number of bedrooms and bathrooms, the location (with a map link), rent and deposit requirements, utilities and much more. Property owners and managers will also be able to update vacancy status immediately as units are being rented.

The redesigned locator **does not** require landlords to register the rental properties that are already registered in the locator’s database. To register and list your properties with FloridaHousingSearch.org, visit www.floridahousingsearch.org or call the toll-free number at 1-877-428-8844 and a customer support staff from Socialserve.com will assist you.

Florida Housing is working with Socialserve.com, a national non-profit provider of housing locator services. Socialserve.com created the software being used on the website and is responsible for maintaining the site.

For additional information, visit www.floridahousingsearch.org or call the toll-free number 1-877-428-8844.

###



Media Contact

Taylor Maxey

taylor.maxey@floridahousing.org

850-488-4197

FOR IMMEDIATE RELEASE

Monday, April 20, 2020

Florida Housing Finance Corporation Urges Property Owners to Suspend Rent Increases During COVID-19 Pandemic

Tallahassee, Fla. – Today, Trey Price, the Executive Director of the Florida Housing Finance Corporation (Florida Housing), strongly urged property owners and managers of properties funded by Florida Housing to suspend rent increases during the COVID-19 pandemic.

“As Floridians grapple with the COVID-19 public health emergency, the last thing they need is for landlords to increase rental payments,” **said Trey Price, Executive Director of Florida Housing Finance Corporation.** “Florida Housing stands with Florida families by urging no rent increases and ensuring Floridians have access to affordable and safe housing during these uncertain times together. Those who choose to implement rent increases that impact residents during this global pandemic could result in consequences for future funding opportunities with Florida Housing.”

The Department of Housing and Urban Development (HUD) unveiled 2020 rent and income limits in March, and are posted on Florida Housing’s website.

For more information about Florida Housing Finance Corporation’s programs, please visit www.floridahousing.org.

###

Florida Housing was created by the Legislature 40 years ago. We are the state’s housing finance agency (HFA) that administers state and federal resources to help provide affordable homeownership and rental housing options for the citizens of Florida.

2020 COVID-19 Webpage Analytics

Analytics for the COVID19 Resource Page on FloridaHousing.org for the Month of APRIL 2020

1) The number of page views that began/ended on the COVID19 Resource page



User started at this landing page: </about-florida-housing/covid-19-information-and-resources>

then viewed these pages:

and exited from these pages:

Second Page	Sessions	% Sessions
/about-florida-housing/covid-19-information-and-resources	4,874	93.86%
/	201	4.31%
/home	27	0.58%
/programs/renters	8	0.17%
/about-florida-housing	7	0.15%
/about-florida-housing/covid-19-information-resources	7	0.15%
/contact-us	5	0.11%

Click on a second page to see exit pages

2) The number of sessions that began on the COVID19 Resource page and a percentage of new users

ALL > LANDING PAGE: </about-florida-housing/covid-19-information-and-resources>

Mar 12, 2020 - May 5, 2020

All Users
7.04% Entrances

Explorer

Summary



Landing Page	Acquisition			Behavior			Conversions		
	Sessions	% New Sessions	New Users	Bounce Rate	Pages / Session	Avg. Session Duration	Event Tracking (Goal 1 Conversion Rate)	Event Tracking (Goal 1 Completions)	Event Tracking (Goal 1 Value)
	5,854 % of Total: 7.03% (83,263)	87.58% Avg for View: 63.96% (36.94%)	5,127 % of Total: 9.63% (53,252)	20.40% Avg for View: 23.40% (-12.82%)	2.24 Avg for View: 4.02 (-44.23%)	00:00:43 Avg for View: 00:02:20 (-69.27%)	0.00% Avg for View: 0.00% (0.00%)	0 % of Total: 0.00% (0)	\$0.00 % of Total: \$0.00 (0.00)
1. /about-florida-housing/covid-19-information-and-resources	5,854 (100.00%)	87.58%	5,127 (100.00%)	20.40%	2.24	00:00:43	0.00%	0 (0.00%)	\$0.00 (0.00%)

2020 Public Relations Summary

From January – April 2020, the BowStern PR team assisted Florida Housing with statewide and national media outreach to generate awareness of Florida Housing Finance Corporation and the many programs it offers. Some of the topics that were pitched included:

- Florida Housing's 40th Anniversary
- Florida needs full funding of the Sadowski Fund
- Florida Housing's hurricane loan program
- Santa Rosa Pilot Program
- Florida Housing urging landlords to not increase rent during COVID-19

BowStern was able to secure 17 media placements, resulting in more than 92 million impressions.

January PR Initiatives:

- Daily media monitoring
- Florida Housing 40th Anniversary
 - Prepared press materials
 - Created media list with key contacts from appropriate regional and statewide media outlets
 - Pitched press release to statewide media outlets
- Coordinated interview with WFSU to discuss Florida Housing's hurricane loan program
- Creating targeted, statewide media list of key reporters and editors to cover Florida Housing initiatives
- Data/statistical review of all Florida Housing programs over 40 years
- Building Lego houses for legislative leave-behinds



To celebrate Florida Housing's forty years of impact, the agency will be hosting multiple development tours across the state to allow elected officials and media an inside look at affordable housing properties in various locations throughout Florida.

For more information on Florida Housing Finance Corporation, please visit www.floridahousing.org/40-years.

###

Florida Housing Finance Corporation (Florida Housing) was created by the state legislature in 1980 to assist in providing a range of affordable housing opportunities for qualifying Florida residents. As the state's housing finance agency (HFA), Florida Housing administers state and federal resources to provide affordable homeownership and rental housing options across the entirety of the state. The vision of Florida Housing is to be recognized as an outstanding provider of innovative, measurable, data-driven and fiscally sustainable solutions that respond to the affordable housing challenges in Florida. Through its work with developers, lenders, realtors, local governments and elected officials, Florida Housing continues in its mission to increase housing opportunities and ensure its programs are well matched to the needs of those it serves.

Earned Media Coverage:

- Secured interview with WFSU to discuss Florida Housing's hurricane loan program



February PR Initiatives:

- Daily media monitoring
- Interviewed Ron Lieberman and began drafting the Sadowski Trust Fund op-ed
- Pitched Metro510 Black History Month story to regionally appropriate Tampa news outlets

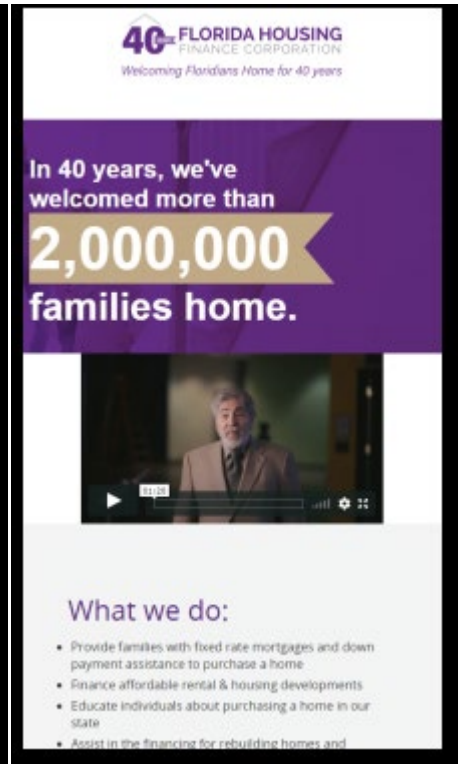
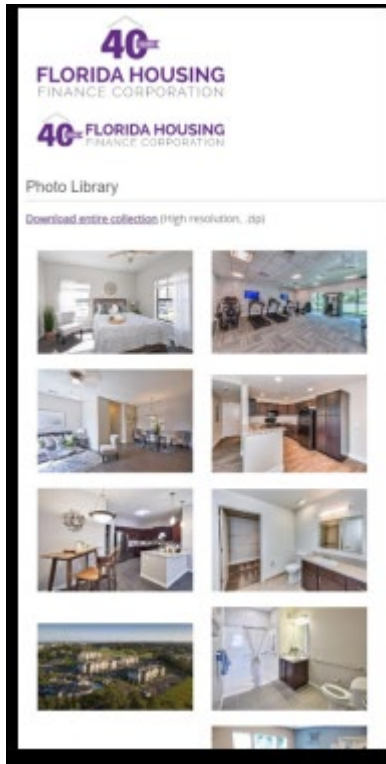
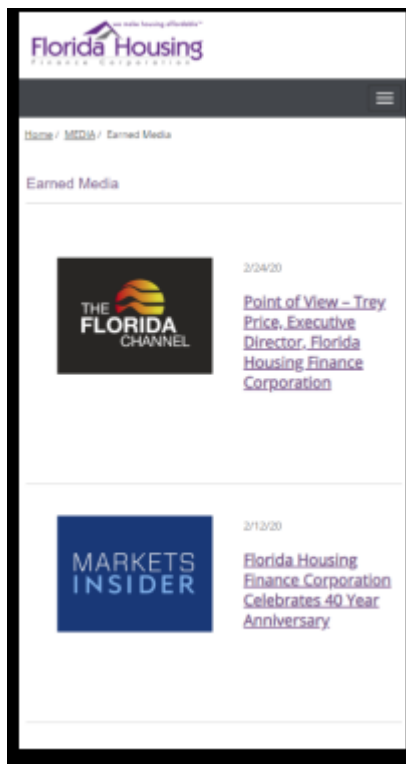
February Collateral Development:

- 40th anniversary web page launch
- Conducted social media training with Florida Housing team
- 40th anniversary eblast development
- Media tab rework on website
 - New “Media Kit” page
 - New “Earned Media” page
 - Reorganization of tab
- Lego house production and distribution to all legislators
- Consumer and Legislator rack card development

Earned Media Page

Media Kit

40th Anniversary Page





We're Celebrating Our 40th Anniversary!

In 40 years, we've welcomed more than 2 million families home.

- More than **\$2.5 billion** disbursed to local governments through the State Housing Initiatives Partnership (SHIP) program to finance affordable homeownership and rental housing opportunities for lower income families since 1992
- Approximately **104,000** home loans provided since 1982
- More than **\$8.5 billion** provided in first mortgage assistance since 2003
- More than **\$674 million** provided in down payment assistance since 2004
- Approximately **300,000** multifamily units funded since 1992



With your support, we plan to welcome even more Florida families home. Help us achieve that goal.

LEGISLATORS: Vote in favor of funding the Housing Trust Funds

DEVELOPERS: Continue to apply for funding through our RFA process

FLORIDIANS: Use our programs, resources and educational materials

Learn more about our impact in your community and how you can help.

[FIND OUT HOW](#)



CELEBRATING 40 YEARS OF IMPACT

Florida Housing Finance Corporation has devoted the past 40 years to ensure that Floridians have access to affordable housing options. Through various programs and resources, Florida Housing works to provide families, senior citizens, veterans and persons with developmental and physical disabilities with a place to call home.

In 40 years, we've welcomed more than 2 million families home.

- **104,000+** home loans provided
- **235,000+** multifamily units funded
- **\$674 million** provided in down payment assistance
- **\$2.5 billion** appropriated to local governments through the SHIP program
- **\$8.5 billion** provided in first mortgage assistance



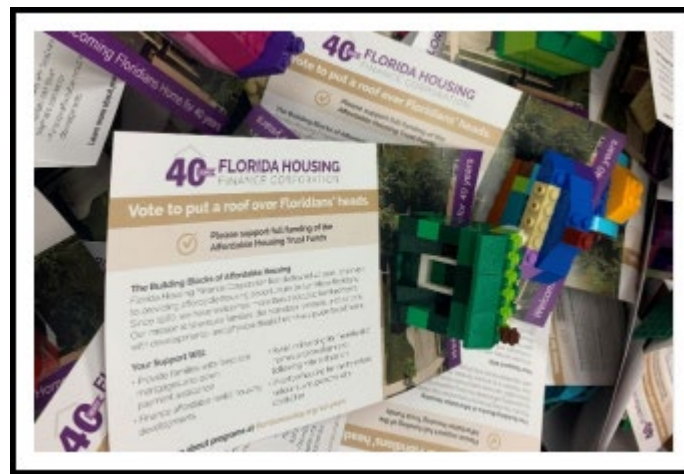
Celebrating 40 Years of Impact

Having somewhere to call home isn't a privilege - it's a necessity.

Florida Housing Finance Corporation has devoted the past 40 years to providing affordable housing solutions to Florida families. Through homeownership loans and down payment assistance, Florida Housing helps our neighbors (like you!) find a place to call home.

Rack Cards


Lego Houses



Earned Media Coverage:

- Secured coverage of Florida Housing Finance Corporation's 40th Anniversary in the following outlets:
 - WZVN-TV ABC-7 – Fort Meyers, FL
 - Suncoast News Network – Sarasota, FL
 - The National Council of State Housing Agencies (NCSHA)
 - PRWeb
 - Benzinga
 - Markets Insider

Media Coverage:



Florida Housing Finance Corporation Celebrates 40 Year Anniversary

SOURCE Florida Housing Finance Corporation

Florida Housing Finance Corporation has provided affordable housing assistance to more than two million Floridians.

TALLAHASSEE, Fla., Feb. 12, 2020 /PRNewswire-PRWeb/ -- Florida Housing Finance Corporation (Florida Housing) is celebrating four decades of service as an outstanding provider of innovative, timely solutions that assist Floridians with their housing needs. As the state's housing finance agency (HFHA), Florida Housing partners with developers, lenders and nonprofits across the state to finance affordable housing properties, specifically tailored to demographics such as senior citizens, families, veterans, homeless and persons with disabilities. Florida Housing also offers a variety of programs and resources that aim to make the renting and homebuying process easier for all families.

"Florida Housing works daily to assist families in attaining affordable housing options, without compromising important safety and design features," said Trey Price, Executive Director of Florida Housing Finance Corporation. "We know people thrive when they have stable, quality housing – it increases employment, increases children's performance in schools and improves health. Our team is proud to celebrate this 40-year milestone and the impact Florida Housing programs have made on those choosing to take the next steps toward renting or purchasing their first home."

Florida Housing's programs have disbursed billions of dollars of funding and assisted hundreds of thousands of families over forty years, with more than \$8.5 billion provided towards homeownership first mortgage assistance and more than \$674 million in down payment assistance. Through programs such as the State Housing Initiatives Partnership (SHIP) Program, Florida Housing has provided \$2.5 billion to local governments to assist in financing affordable homeownership and rental housing for lower income families at the local level. Florida Housing has also provided emergency funds for those left in need after a natural disaster.

"When Hurricane Michael hit, my kids and I were left stranded with nowhere to call home," said Kristin Cummings, first grade teacher and Hurricane Michael Recovery Loan participant. "Florida Housing Finance Corporation allowed my family to move out of the RV we'd been living in for almost a year, and move into our current home. Without Florida Housing, we would still be recovering from mass devastation."

To celebrate Florida Housing's forty years of impact, the agency will be hosting multiple development tours across the state to allow elected officials and media an inside look at affordable housing properties in various locations throughout Florida.

For more information on Florida Housing Finance Corporation, please visit <http://www.floridahousing.org/40-years>.

###

Florida Housing Finance Corporation (Florida Housing) was created by the state legislature in 1980 to assist in providing a range of affordable housing opportunities for qualifying Florida residents. As the state's housing finance agency (HFHA), Florida Housing administers state and federal resources to provide affordable homeownership and rental housing options across the entirety of the state. The vision of Florida Housing is to be recognized as an outstanding provider of innovative, measurable, data-driven and fiscally sustainable solutions that respond to the affordable housing challenges in Florida. Through its work with developers, lenders, realtors, local governments and elected officials, Florida Housing continues in its mission to increase housing opportunities and ensure its programs are well matched to the needs of those it serves.

BENZINGA

Florida Housing Finance Corporation Celebrates 40 Year Anniversary

PRNewswire | [FOLLOW](#)

February 12, 2020 1:45pm | [Comments](#)

TALLAHASSEE, Fla., Feb. 12, 2020 /PRNewswire-PRWeb/ -- Florida Housing Finance Corporation (Florida Housing) is celebrating four decades of service as an outstanding provider of innovative, timely solutions that assist Floridians with their housing needs. As the state's housing finance agency (HFA), Florida Housing partners with developers, lenders and nonprofits across the state to finance affordable housing properties, specifically tailored to demographics such as senior citizens, families, veterans, homeless and persons with disabilities. Florida Housing also offers a variety of programs and resources that aim to make the renting and homebuying process easier for all families.

"Florida Housing works daily to assist families in attaining affordable housing options, without compromising important safety and design features," said Trey Price, Executive Director of Florida Housing Finance Corporation. "We know people thrive when they have stable, quality housing – it increases employment, increases children's performance in schools and improves health. Our team is proud to celebrate this 40-year milestone and the impact Florida Housing programs have made on those choosing to take the next steps toward renting or purchasing their first home."

Florida Housing's programs have disbursed billions of dollars of funding and assisted hundreds of thousands of families over forty years, with more than \$8.5 billion provided towards homeownership first mortgage assistance and more than \$674 million in down payment assistance. Through programs such as the State Housing Initiatives Partnership (SHIP) Program, Florida Housing has provided \$2.5 billion to local governments to assist in financing affordable homeownership and rental housing for lower income families at the local level. Florida Housing has also provided emergency funds for those left in need after a natural disaster.

"When Hurricane Michael hit, my kids and I were left stranded with nowhere to call home," said Kristin Cummings, first grade teacher and Hurricane Michael Recovery Loan participant. "Florida Housing Finance Corporation allowed my family to move out of the RV we'd been living in for almost a year, and move into our current home. Without Florida Housing, we would still be recovering from mass devastation."

To celebrate Florida Housing's forty years of impact, the agency will be hosting multiple development tours across the state to allow elected officials and media an inside look at affordable housing properties in various locations throughout Florida.

For more information on Florida Housing Finance Corporation, please visit <http://www.floridahousing.org/40-years>.

###

Florida Housing Finance Corporation (Florida Housing) was created by the state legislature in 1980 to assist in providing a range of affordable housing opportunities for qualifying Florida residents. As the state's housing finance agency (HFA), Florida Housing administers state and federal resources to provide affordable homeownership and rental housing options across the entirety of the state. The vision of Florida Housing is to be recognized as an outstanding provider of innovative, measurable, data-driven and fiscally sustainable solutions that respond to the affordable housing challenges in Florida. Through its work with developers, lenders, realtors, local governments and elected officials, Florida Housing continues in its mission to increase housing opportunities and ensure its programs are well matched to the needs of those it serves.

Florida Housing Finance Corporation Celebrates 40 Year Anniversary

PRESS RELEASE PR Newswire
© Feb. 12, 2020, 01:45 PM

SHARE

TALLAHASSEE, Fla., Feb. 12, 2020 /PRNewswire-PRWeb/ -- Florida Housing Finance Corporation (Florida Housing) is celebrating four decades of service as an outstanding provider of innovative, timely solutions that assist Floridians with their housing needs. As the state's housing finance agency (HFA), Florida Housing partners with developers, lenders and nonprofits across the state to finance affordable housing properties, specifically tailored to demographics such as senior citizens, families, veterans, homeless and persons with disabilities. Florida Housing also offers a variety of programs and resources that aim to make the renting and homebuying process easier for all families.

"Florida Housing works daily to assist families in attaining affordable housing options, without compromising important safety and design features," said Trey Price, Executive Director of Florida Housing Finance Corporation. "We know people thrive when they have stable, quality housing – it increases employment, increases children's performance in schools and improves health. Our team is proud to celebrate this 40-year milestone and the impact Florida Housing programs have made on those choosing to take the next steps toward renting or purchasing their first home."

Florida Housing's programs have disbursed billions of dollars of funding and assisted hundreds of thousands of families over forty years, with more than \$8.5 billion provided towards homeownership first mortgage assistance and more than \$674 million in down payment assistance. Through programs such as the State Housing Initiatives Partnership (SHIP) Program, Florida Housing has provided

\$2.5 billion to local governments to assist in financing affordable homeownership and rental housing for lower income families at the local level. Florida Housing has also provided emergency funds for those left in need after a natural disaster.

"When Hurricane Michael hit, my kids and I were left stranded with nowhere to call home," said Kristin Cummings, first grade teacher and Hurricane Michael Recovery Loan participant. "Florida Housing Finance Corporation allowed my family to move out of the RV we'd been living in for almost a year, and move into our current home. Without Florida Housing, we would still be recovering from mass devastation."

To celebrate Florida Housing's forty years of impact, the agency will be hosting multiple development tours across the state to allow elected officials and media an inside look at affordable housing properties in various locations throughout Florida.

For more information on Florida Housing Finance Corporation, please visit <https://www.floridahousing.org/40-years>.

###

Florida Housing Finance Corporation (Florida Housing) was created by the state legislature in 1980 to assist in providing a range of affordable housing opportunities for qualifying Florida residents. As the state's housing finance agency (HFA), Florida Housing administers state and federal resources to provide affordable homeownership and rental housing options across the entirety of the state. The vision of Florida Housing is to be recognized as an outstanding provider of innovative, measurable, data-driven and fiscally sustainable solutions that respond to the affordable housing challenges in Florida. Through its work with developers, lenders, realtors, local governments and elected officials, Florida Housing continues in its mission to increase housing opportunities and ensure its programs are well matched to the needs of those it serves.

SOURCE Florida Housing Finance Corporation

📍 Tallahassee, FL | floridahousing.org | 02-12

Providing affordable housing assistance to more than two million Floridians. TALLAHASSEE, FLA. - Florida Housing Finance Corporation (Florida Housing) is celebrating four decades of service as an outstanding provider of innovative, timely solutions that assist Floridians with their housing needs. As the state's housing finance agency (HFA), Florida Housing partners with developers, lenders and nonprofits across the state to finance affordable housing properties, specifically tailored to demographics such as senior citizens, families, veterans, homeless and persons with disabilities. Florida Housing also offers a variety of programs and resources that aim to make the renting and homebuying process easier for all families.

ak

h Celebrates 40 Year

March PR Initiatives:

- Daily media monitoring
- Finalized op-ed: Florida Needs Full Funding of the Sadowski Fund
 - Began pitching op-ed to media outlets
- Drafted press release: Florida Housing Finance Corporation Successfully Offers Assistance to Homeless Schoolchildren in Santa Rosa County
- Created fact sheet for media for the Santa Rosa pilot program

Florida Needs Full Funding of the Sadowski Fund

The state of Florida has problems with affordable housing for our workforce. Our lawmakers know this and it is why the Sadowski Housing Trust Fund was created almost 30 years ago. Each year, the Florida Legislature allocates funding for affordable housing, and yet each year we come up short. This year, we must do better. It is imperative the Sadowski Housing Trust Fund receives full funding and that lawmakers mandate that the revenue in these funds be used only for the purpose of increasing affordable housing throughout the state.

Florida Housing Finance Corporation (Florida Housing), the state's housing finance agency, is celebrating 40 years as an outstanding provider of innovative, timely solutions that have assisted more than 2 million Floridians with their housing needs. Florida Housing partners with developers, lenders and nonprofits across the state to finance affordable housing properties specifically tailored to demographics such as senior citizens, families, veterans and persons with disabilities.

Approximately 30% of the Sadowski Housing Trust Fund revenues flow into the State Housing Trust Fund and 70% flow into the Local Government Housing Trust Fund. These dollars fund many state and local programs that Florida Housing supports such as the State Apartment Incentive Loan (SAIL) program, the State Housing Initiatives Partnership (SHIP) program, and other homeownership and rental assistance resources.

As board-chair of Florida Housing Finance Corporation, and a builder of affordable housing properties for more than 30 years, I have witnessed what having a place to call home does for a family. There is no better feeling than providing a hardworking family the keys to a home they never thought they would be

The state of Florida was built on the pillars of tourism, agriculture, and retirement real estate. The individuals who are employed in these industries are hardworking members of our communities, educators and first responders who simply cannot afford a decent place to live. These individuals help make Florida a great place to live, and the Sadowski Housing Trust Fund ensures they can continue to work hard and live in their community. When people have a place to call home, it facilitates a healthy family environment, builds stronger communities, and increases local economic impact.

This year, more than \$387 million is available through the Sadowski Housing Trust Fund to support statewide affordable housing initiatives. The money that is allocated to the Sadowski Housing Trust Fund is leveraged with other sources to allow affordable housing developers to finance the build of new properties that increases the supply of safe, quality housing for all.

Governor DeSantis and the Senate have shown that they understand the critical need for affordable housing for working and middle class residents. Florida lawmakers now hold a part of the solution in their hands and can support this mission by voting for full funding of the Sadowski Housing Trust Fund this year.

Without this support, affordable housing issues will only continue to get worse.

Ron Lieberman
Board Chair, Florida Housing Finance Corporation

Ron is the current board chair and represents the residential builder seat on Florida Housing's Board of



Media Contact
Caroline Serda
cserda@bowstern.com
888-912-1110

FOR IMMEDIATE RELEASE
April 3, 2020

Florida Housing Finance Corporation Successfully Offers Assistance to Homeless Schoolchildren in Santa Rosa County

Pilot program releases data that shows promise for a statewide initiative

Tallahassee, Fla. – Florida Housing Finance Corporation (Florida Housing) has recently released its findings from a pilot program conducted in Santa Rosa looking at the significant need for affordable, permanent housing options for homeless families with school-aged children. The state of Florida currently has more than 96,208 homeless schoolchildren, and in many cases, a lack of stable housing prevents these children from attending school on a consistent basis. Florida Housing, in collaboration with local community partners such as: the Santa Rosa County School District, Opening Doors Northwest Florida, Milton Housing Authority, and Family Promise, created the Homeless Schoolchildren Tenant Based Rental Assistance (TBRA) Pilot Program to provide eligible homeless families in Santa Rosa County with one year of rental assistance and case management support.

"The TBRA Pilot Program is the first of its kind in Florida that works to provide financial and housing relief to homeless families, while also emphasizing the importance of childhood education," said Trey Price, Executive Director of Florida Housing Finance Corporation. "Florida Housing, along with our partners at the Department of Education and in the local Santa Rosa community, are proud to release successful findings from the first year of the program's launch."

The TBRA Pilot Program assisted homeless families in rural and small communities in Santa Rosa County, Florida identified by the school district based on children who were already in the county's homeless education program. They received 12 months of rental assistance, academic support for students and community-based supportive services to maintain stability and self-sufficiency. The goal of the pilot program was to learn whether the benefits of these resources and community partnerships would allow for greater assistance of homeless families in smaller counties with a significant number of rural and small communities, as Florida Housing's traditional practices have proven more effective in larger counties and urban areas.

The TBRA's Pilot Program was launched in early 2018. It has been a successful approach in helping to decrease the number of homeless schoolchildren in the county from 1,033 to 656. Of the children participating in the pilot program, 98% were promoted to the next grade in school and

there was an 11% increase in regular attendance. Parents also gained employment and showed an increased income.

"This grant from Florida Housing has allowed us to increase our community's awareness and demonstrate that homelessness is a significant issue in the state of Florida," said Dr. Karen Barber, Director of Federal Programs with Santa Rosa School District. "Now, even more so in light of the recent global pandemic, there will be an increased need for housing across the state as more families experience economic setbacks and we cannot let this impact their children's need for a strong education. We hope this pilot program in Santa Rosa inspires other communities to begin similar initiatives in their area."

Hernando County is the next county in Florida that has implemented Florida Housing's TBRA program in an effort to combat the number of known homeless schoolchildren in its communities. The program's primary partners will be the Hernando County School District, Hernando County Housing Authority, the Hernando County Health and Human Services Division and the Mid-Florida Homeless Coalition. As in Santa Rosa County, the partners have formally committed to provide services and resources to assist eligible homeless families in accessing rental housing, obtaining stability and preventing future homelessness.

For more information about Florida Housing Finance Corporation's variety of programs and services throughout the state of Florida, please visit www.floridahousing.org.

###

Florida Housing Finance Corporation (Florida Housing) was created by the state legislature in 2002 to assist in providing a range of affordable housing opportunities for qualifying Florida residents. As the state's housing finance agency (HFA), Florida Housing administers state and federal resources to provide affordable homeownership and rental housing options across the entirety of the state. The vision of Florida Housing is to be recognized as an outstanding provider of innovative, measurable, data-driven and fiscally sustainable solutions that respond to the affordable housing challenges in Florida. Through its work with developers, lenders, realtors, local governments and elected officials, Florida Housing continues in its mission to increase housing opportunities and ensure its programs are well matched to the needs of those it serves.



Homeless Schoolchildren Tenant Based Rental Assistance (TBRA) Pilot Program Fact Sheet:

- In 2016, Florida Housing Finance Corporation (Florida Housing) approved short-term, tenant based rental assistance funding for a pilot program in small or rural counties of Santa Rosa, Florida for homeless families with school aged children enrolled in the county school district's homeless education program.

Earned Media Coverage:

- Secured coverage of Ron Lieberman's op-ed in the following media outlets
 - Tallahassee Democrat (print issue)
 - Tallahassee Democrat (online)
 - The St. Augustine Record (online)

Media Coverage:



Ron Lieberman | 'Affordable housing' is vital for first responders, educators



By Ron Lieberman,
Posted Mar 10, 2020 at 5:01 PM



The state of Florida has problems with affordable housing for our workforce. Our lawmakers know this, and it is why the Sadowski Housing Trust Fund was created almost 30 years ago.

The state of Florida has problems with affordable housing for our workforce. Our lawmakers know this, and it is why the Sadowski Housing Trust Fund was created almost 30 years ago.

Each year the Florida Legislature allocates funding for affordable housing, and yet each year we come up short. This year, we must do better. It is imperative the Sadowski Housing Trust Fund receives full funding and that lawmakers mandate that the revenue in these funds be used only for increasing affordable housing throughout the state.

Florida Housing Finance Corporation, the state's housing finance agency, is celebrating its 40th anniversary and has assisted more than 2 million Floridians with their housing needs. Florida Housing partners with developers, lenders and nonprofits across the state to finance affordable housing properties specifically tailored to demographics such as senior citizens, families, veterans and persons with disabilities.

Approximately 30% of the Sadowski Housing Trust Fund revenues flow into the State Housing Trust Fund and 70% flow into the Local Government Housing Trust Fund. These dollars fund many state and local programs that Florida Housing supports, such as the State Apartment Incentive Loan program, the State Housing Initiatives Partnership program, and other home ownership and rental assistance resources.

As board chair of Florida Housing Finance Corporation, and a builder of affordable housing properties for more than 30 years, I have witnessed what having a place to call home does for a family. There is no better feeling than providing a hard-working family the keys to a home they never thought they would be able to afford.

The state of Florida was built on the pillars of tourism, agriculture and retirement real estate. The individuals employed in these industries are hard-working members of our communities, like educators and first responders, who simply cannot afford a decent place to live. These individuals help make Florida a great place to live, and the Sadowski Housing Trust ensures they can continue to work hard and live in their community. When people have a place to call home, it facilitates a healthy family environment, builds stronger communities and increases local economic impact.

This year, more than \$387 million is available through the Sadowski Housing Trust Fund to support statewide affordable housing initiatives. That money is leveraged with other sources to allow affordable housing developers to finance the build of new properties that increases the supply of safe, quality housing for all.

April PR Initiatives:

- Daily media monitoring
- Drafted and pitched Virtual Deskside meetings to engage key reporters on the following:
 - Sadowski and the Housing Trust Fund (SHIP and SAIL)
 - Funding for rental housing across the state (Tax Credits, etc.)
 - The state of affordable housing in Florida
 - Florida Housing's response on COVID-19
 - Florida Housing urging property owners to suspend rent increases during the pandemic
 - Homeless schoolchildren pilot program
- Secured Virtual Deskside meetings with the following outlets:
 - *Tampa Bay Times*
- Drafted and pitched press release: *FHFC Successfully Offers Assistance to Homeless Schoolchildren in Santa Rosa*
 - Coordinated interview with the *Pensacola News Journal*
- Composed Fact Sheet to accompany the Santa Rosa press release
- Coordinated meeting with Debra: Metro 510 and Aqua
- Edited FHFC press release against rental increases during this pandemic
- Drafted statement in response to SIGTARP report

Earned Media Coverage:

- Secured coverage of the Santa Rosa Pilot Program in following media outlets:
 - [Pensacola News Journal](#)
 - [MSN.com](#)
 - [Chipley Bugle](#)
 - [Navarre Press](#)
 - [Florida Politics](#)
- Tampa Bay Times: [Florida Housing Officials Take Action to Curb Rent Spikes](#)



Media Coverage Pensacola News Journal & MSN.com

Santa Rosa County pilot program for homeless kids to be replicated throughout Florida

There are more than 96,000 homeless school children in Florida, and in many cases, a lack of stable housing prevents these children from attending school on a consistent basis.

A new pilot program in Santa Rosa County has helped local students who are experiencing homelessness find academic success, while also putting their families on the path to self-sufficiency. Now, the program is on track to be replicated in rural counties across the state.

The Homeless Schoolchildren Tenant Based Rental Assistance Pilot Program provides families with rental assistance, intensive case management and social support. The Florida Housing Finance Corp. committed \$250,000 a year for three years to fund the program, and to date, the program has helped reduce the number of homeless schoolchildren in the Santa Rosa County from 1,033 to 656.

"Our approach is not just to provide for the needs of that student, but the stronger and the more support we can provide their household, the more successful that student will be in school," said Karen Barber, director of federal programs with the Santa Rosa County School District.

The TBRA Pilot Program was launched in early 2016 with a network of partners that includes the school district, Florida Housing Finance Corp., the Florida Department of Education, the Milton Housing Authority, Santa Rosa Bridges Out of Poverty and many others.

Once families have a stable roof over their head, the district help kids with their studies, and community programs help families with wraparound services that range from financial management, to skills training, to job coaching, to simply finding and moving furniture for their new home.

Bill Aldinger, policy director for Florida Housing, said most families participating in the program have one low-income job or several part-time jobs, and it often only takes one or two emergencies, like a car breakdown or doctor's bill, to wipe them out financially. He said those who don't have extended family or a support system to help them often go into a downward spiral: once the car breaks down, then they lose their job; once they lose the job, they lose their apartment; and ultimately, they end up in a hole too deep to dig out.

"Once you're in that situation and you don't have assistance over time, you do spiral more and more into a greater degree of homelessness, and it's harder to come back out of that," Aldinger said. "So our goal is to identify and help these families who can, with support and some short-term intensive assistance, get back on their feet."



Survive to thrive

Barber said addressing school children in homelessness is critical because it's not only their grades, but their entire life trajectory.

"(Once students are in homelessness) the priority really is on survival, not homework," Barber said. "It's hard to concentrate in school when you're worried where you're going to sleep at night."

Barber said over the past decade, the district has identified as many as 100,000 students in a year that were experiencing homelessness. It began to develop programs that targeted those groups, not just with a focus on improving their grades, but also improving their long-term chances at success.



"With homeless education, the first thing that we focus on is providing our students with the resources and support they need to graduate from high school and successfully transition to college."

They realized early on that it wasn't enough to just provide them with a place to live. It is about ending homelessness.

When selecting program participants, Barber said, "We look at the motivation of the adults in the household. What are the factors that create employment, it could be education, it could be housing stability. What changes over the course of the household so that they can become independent?"

Barber said one example that came to mind was a student who had to bicycle five miles to work each day. The program helped get him off his shoulders, allowing him to save up money to spend more time with his kids, but also to focus on their education.

The pilot program provides housing assistance to families who are experiencing homelessness. Barber said the program is on track to be replicated in rural counties across the state.

"Once you're in that situation and you don't have assistance over time, you do spiral more and more into a greater degree of homelessness, and it's harder to come back out of that. So our goal is to identify and help these families who can,

Price said the vast majority of those families who participated in the program, over 87%, now have housing and job stability.

Santa Rosa County was selected for the pilot because state officials realized rural, car-dependent communities need different solutions than more metropolitan areas like Miami. Florida Housing is going to try to recreate the programs success in Hernando County, then hopefully in more locations around the state.

Aldinger said currently in Santa Rosa, the program has some remaining funding from its original \$750,000 grant, and that they intended to put the rest of the money toward helping additional families.

Price said he appreciates Barber, the Santa Rosa County School District and the local community for helping make the program a success.

Media Coverage: Navarre Press

NAVARRE PRESS
NEWS & INFORMATION (850) 939-8040

As a single father of three children going to school in Navarre, John was making it work despite falling below the poverty line.

The family was living doubled up in a house in Navarre, a situation that meets the federal definition of homelessness, and John was commuting to work in Milton each day. He didn't have a car, but he had a bicycle. He made it work, so he could work.

Then John's housing situation didn't work anymore.

Suddenly, John and his three children weren't just homeless by definition. They had nowhere to go.

"Without transportation, especially in our community where we do not have public transit, it is the number one barrier to accessing housing, employment, health care and education," said Karen Barber, Director of Federal Programs for Santa Rosa County School District.

Last school year there were more than 1,100 students in Santa Rosa County that met the federal definition of homeless. These children were sleeping in cars, taking shelter in places not made for human habitation, living doubled up in houses or trailers, or just sleeping outside.

Barber said these situations can be damaging to a student's ability to succeed in school. Students in poverty are less likely to have good attendance, have limited access to resources and frequently have lower grades due to stressors at home.

To help these students and their families find stability, a three-year pilot program was launched in 2016, funded by a \$750,000 grant from the Florida Housing Finance Corporation.

The Tenant-Based Rental Assistance program (TBRA) combines the school district's efforts with organizations throughout the community to provide families with 12 months of rent assistance and services. The goal is to achieve a sustainable financial situation and improve student achievement in school.

Participating families are assisted with setting up their home with the basics thanks to community partners. They are then required to pay for utilities and 50 of their rent. The children must attend school, and adults must participate in case management activities.

The numbers are in from the pilot, and it appears to be working. Of the 60 students served this fall, 58% were promoted to the next grade and 13% increased their grade point average. Nearly all students had grades of a C or better.

On the issue of absenteeism, regular attendance increased among all participating students, and students with chronic absenteeism decreased by 11%.

"It has just been an incredible experience and honor that we were the first county-wide state of Florida that was given this opportunity," Barber said. "To get to know the individual families and children that have been impacted is really special."

Florida Housing press secretary Taylor Maney said the program data speaks to itself.

"The results from the data show that when families have safe, quality housing both the results for student achievement, greater stability and higher rates of employment."

For John and his children, the program meant a roof over their heads closer to work and enough money to buy a car. He also spends more time with his children and less time commuting.

Outcomes for adults from TBRA have also been promising.



- 87% found housing stability
- 87% found job stability
- 82% increased or stabilized their income
- 78% were able to obtain reliable transportation
- Barber said she is especially proud of a single mother who managed to buy her first home at the end of the 12-month rental assistance.

As for the future, a single mom of three recently moved into her new rental thanks to TBRA. She works two jobs, and her family had been couch-surfing since the beginning of the school year. The family will remain anonymous for privacy reasons, but she did share about her experience.

"It is hard to say, 'I don't have anywhere to go. I don't have anywhere for my kids to go—what that does to a person,' the mother said. "Now, knowing where we are going at night, knowing where we are going to eat dinner, and to have my son ride the bus home to his house, having a home means we can be silly and loving and chaotic."

Her four-year-old son told visitors that every room of the house was his. Over the weekend he made popcicles in his kitchen and drew with chalk on his driveway, things he could not have done a few days before.

Barber said the public needs to understand poverty is not about laziness or bad choices. Sometimes it is just an unforeseen turn in the road, leaving working families in a lurch that can be hard to recover from without a little help.

"This mom is working very, very hard," she said. "She has one full-time and one part-time job. She is working very hard, and she wants as a mom to be able to provide for her children and have her children feel safe and secure."

TBRA aims to do just that, and now the program is being extended in Santa Rosa County for at least another two years and to other parts of the state by the Florida Housing Finance Corporation.

Maney said TBRA expansion is already underway with a program in Hernando County that launched in January and will be replicated in other counties.

Barber said to see the success is humbling.

"To know that the work that we have done here now will assist other families and children in other parts of Florida, it feels good," she said.



A 4-year-old looks at the food in his new refrigerator. Until a few weeks ago, this Santa Rosa County child was homeless.

Media Coverage: Tampa Bay Times

Tampa Bay Times

Florida housing officials take action to curb rent spikes on low-income families

Officials filed an emergency rule to provide landlords an incentive to hold rent steady a week after the Tampa Bay Times reported rent could go up on more than 210,000 low-income families statewide.



Urban Landings on the corner of 49th Avenue S and 3rd Street in St. Petersburg is an affordable housing property managed by Concord Management. The management company notified low-income tenants on April 1 that their rent would go up April 15 because the area median income increased. Concord later walked that back in an April 7 letter. (JOHN SOLIMON/Times)

By Josh Solomon

Florida housing officials on Wednesday filed an [emergency rule](#) that penalizes landlords and property managers who raise rent on low-income tenants during the coronavirus pandemic.

Officials with the Florida Housing Finance Corp. implemented the rule a week after the *Tampa Bay Times* reported that landlords across the state could legally [raise rent on more than 210,000 families](#) in low-income, rent-controlled housing, even as the economic shutdown in response to the pandemic has kept many from working. Florida Housing is a public corporation created by the state to administer money to affordable housing programs.

The reason is a routine update from the U.S. Department of Housing and Urban Development. Last month officials there released updated median income figures, which are used to calculate the maximum amount of rent that landlords can charge in properties overseen by Florida Housing.

Since the median income numbers are based on years past, before the economy was ground to a halt by the coronavirus, median incomes went up. That meant the ceilings on rents went up, too, allowing — but not requiring — landlords to charge more in rent, in some cases \$50 or more a month.

State and federal housing officials discouraged landlords from increasing rent, even though they legally could.

Wednesday's rule further discourages rent spikes, this time by applying a financial incentive. Now, landlords who choose not to raise rent during

when it comes time to apply for
rent will go to the back of the

Officials said it was necessary for the rule to become effective immediately "because of the immediate danger to the public welfare."

One of the state's largest affordable housing companies, Concord Management, almost raised rent on residents. In an April 1 letter, Concord alerted low-income tenants to upcoming rent increases. A week later, the company walked that back, saying rents would not go up for tenants who paid on time.

Florida Housing Executive Director Trey Price said tenant complaints and media coverage of the Concord case sparked the emergency rule.

He said that Concord was "by and large ... a pretty isolated case."

"I think most landlords are not increasing rent because they realize this is a pandemic and it's not a good look," Price said. "For a few months a \$50 increase in rent that landlords don't see isn't going to make an apartment complex fail. We oversee that and know they have reserves for problems that may arise."

...

on notice that implementing
with Emergency could impact
Corporation in the future,"
delivered to the Florida

YTD Media Coverage

Florida Housing Finance Corporation: YTD Clipping Report					
Media Outlet	Article Title	Placement	Date	Circulation	Impressions
WFSU	<i>Capital Report: 1-31-2020</i>	Radio/Online	1/31/2020	101,952	101,952
WZVN-TV, ABC-7	<i>Florida Housing Finance Corporation Celebrates 40 Year Anniversary</i>	Online	2/12/2020	183,723	183,723
Suncoast News Network	<i>Florida Housing Finance Corporation Celebrates 40 Year Anniversary</i>	Online	2/12/2020	26,660	26,660
PRWeb	<i>Florida Housing Finance Corporation Celebrates 40 Year Anniversary</i>	Online	2/12/2020	3,158,207	3,158,207
Benzinga	<i>Florida Housing Finance Corporation Celebrates 40 Year Anniversary</i>	Online	2/12/2020	1,537,078	1,537,078
Markets Insider	<i>Florida Housing Finance Corporation Celebrates 40 Year Anniversary</i>	Online	2/12/2020	15,166,631	15,166,631

News Break	<i>Florida Housing Finance Corporation Celebrates 40 Year Anniversary</i>	Online	2/12/2020	1,125,000	1,125,000
Tallahassee Democrat	<i>'Affordable housing' vital for first responders, teachers</i>	Print	3/7/2020	53,000	159,000
Tallahassee Democrat	<i>'Affordable housing' is vital for first responders, educators. Fund it Opinion</i>	Online	3/7/2020	101,000	101,000
St. Augustine Record	<i>Ron Liberman 'Affordable housing' is vital for first responders, educators</i>	Online	3/10/2020	9,800	9,800
Chipley Bugle	<i>Florida Housing Finance Corporation successfully offers assistance to homeless schoolchildren in Santa Rosa County</i>	Online	4/1/2020	3,310	3,310
Florida Politics	<i>Takeaways from Tallahassee — Hitting the pause button</i>	Online	4/4/2020	608,419	608,419
Pensacola News Journal	<i>Santa Rosa County pilot program for homeless kids to be replicated throughout Florida</i>	Online	4/10/2020	72,505	72,505
MSN.com	<i>Santa Rosa County pilot program for homeless kids to be replicated throughout Florida</i>	Online	4/10/2020	69,470,700	69,470,700
Pensacola News Journal	<i>Santa Rosa County pilot program for homeless kids to be replicated throughout Florida</i>	Print	4/12/2020	35,579	106,737
Navarre Press	<i>Housing the homeless: Local pilot housing program sees success</i>	Online	4/15/2020	7,500	7,500
Tampa Bay Times	<i>Florida housing officials take action to curb rent spikes on low-income families</i>	Online	4/30/2020	346,530	346,530
Totals				Circulation:	Impressions:
				92,184,752	92,184,752