

FLORIDA HOUSING FINANCE CORPORATION
Board Meeting
July 27, 2007
Information Items



FISCAL
Information

I. FISCAL

A. Operating Budget Analysis for May 2007

- a) The Financial Analysis for May 31, 2007, is attached as [Exhibit A.](#)
- b) The Operating Budget for the period ending May 31, 2007, is attached as [Exhibit B.](#)

GUARANTEE PROGRAM

Information

II. GUARANTEE PROGRAM

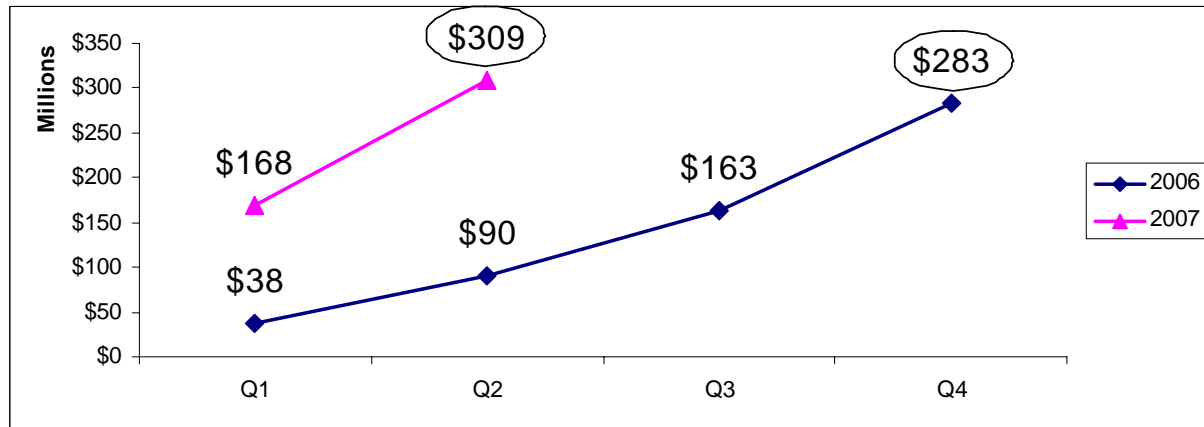
A. Guarantee Program Capacity ([Exhibit A](#))

SINGLE FAMILY BONDS – FINANCE

Information

III. SINGLE FAMILY BONDS – FINANCE

Purchased by Trustee 2006 vs 2007 by Quarter



Lenders originate and close loans. US Bank (Servicer) purchases loans from lenders. US Bank then pools the loans into Mortgage Backed Securities (MBS) and sells them to the Bank of New York (Trustee). The Bank of New York buys MBS with bond proceeds on behalf of Florida Housing Finance Corporation

	2007	2006
Q1	\$168,232,579	\$37,741,593
Q2	\$140,726,293	\$51,883,821
Q3		\$73,437,556
Q4		\$120,286,661
TOTALS	\$308,958,872	\$283,349,631

SINGLE FAMILY BONDS – FINANCE

Information

Top Ten Producing Counties for 2007 per Quarter

(Counties are listed in ranking order by loan amount purchased by the trustee)

Quarter 1	2007	2006	Quarter 2	2007	2006
Duval	\$35,949,311	\$5,583,446	Duval	\$30,012,061	\$11,614,785
Broward	\$19,222,682	\$1,170,392	Brevard	\$11,847,924	\$1,264,122
Orange	\$13,405,183	\$4,920,518	Escambia	\$11,440,101	\$6,306,559
Escambia	\$11,828,194	\$4,336,365	Leon	\$10,148,924	\$3,326,324
Leon	\$9,466,196	\$4,116,670	Broward	\$8,336,760	\$1,222,482
Clay	\$7,759,956	\$1,079,651	Orange	\$7,737,235	\$4,175,067
Pinellas	\$7,552,804	\$1,248,058	Manatee	\$5,205,820	\$1,201,816
Brevard	\$6,316,502	\$434,465	Clay	\$3,785,195	\$2,256,643
Palm Beach	\$4,765,723	\$549,596	Pinellas	\$3,608,178	\$1,972,044
Manatee	\$4,446,846	\$398,245	Palm Beach	\$3,494,532	\$402,702

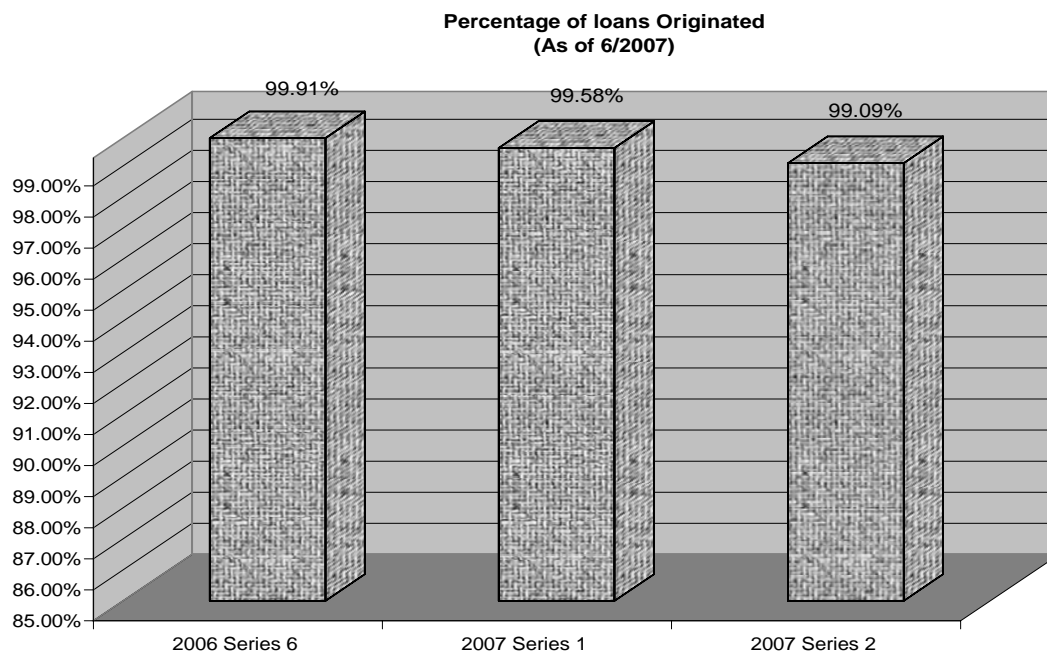
SINGLE FAMILY MORTGAGE REVENUE BOND PROGRAM

Information

IV. SINGLE FAMILY MORTGAGE REVENUE BOND PROGRAM

Florida Housing currently has four active bond issues with lendable proceeds available for borrowers to use for purchasing a home: 2006 series 6, 2007 series 1, 2007 series 2 and 2007 series 3-4. The 2007 series 3-4 bond issue has not will not close until July 18th, therefore this bond issue will not be included in this information item. Florida Housing has assisted over 1,490 borrowers between the 2006 series 6, 2007 series 1, and the 2007 series 2 bond issues purchase their first homes. The 2006 series 6 issue originally offered lendable proceeds totaling \$125,471,008.66 on November 20, 2006. The 2007 series 1 offered lendable proceeds totaling \$111,578,325 on February 13, 2007. The issue 2007 series 2 offered lendable proceeds totaling \$181,317,735.73 on April 6, 2007.

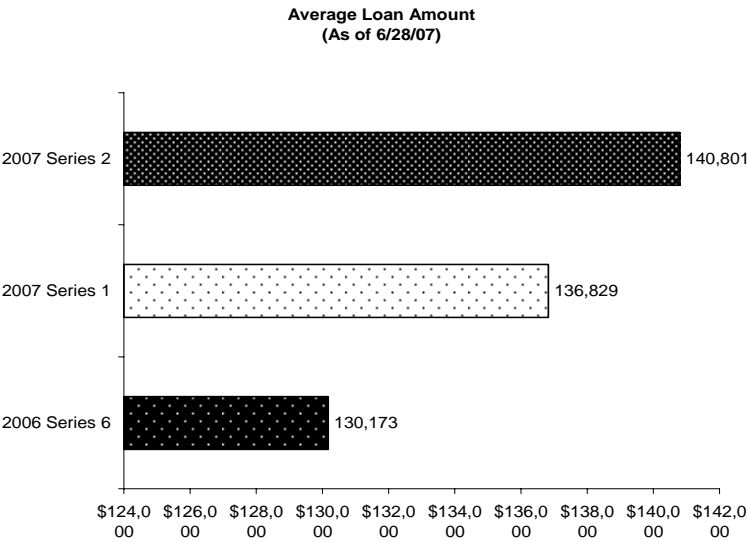
The participating lenders continue to be enthusiastic about the First Time Homebuyer Program and have been reserving loans at an unprecedented pace. The 2007 series 1 bond issue was fully originated in 9 weeks. The 2007 series 2 bond issue has only been available since April 6th and it is completely reserved, as shown in the chart below:



The average loan amount has increased with each bond issue, as shown in the chart below. The increases in the loan amounts are reflective of the cost of housing in the marketplace.

SINGLE FAMILY MORTGAGE REVENUE BOND PROGRAM

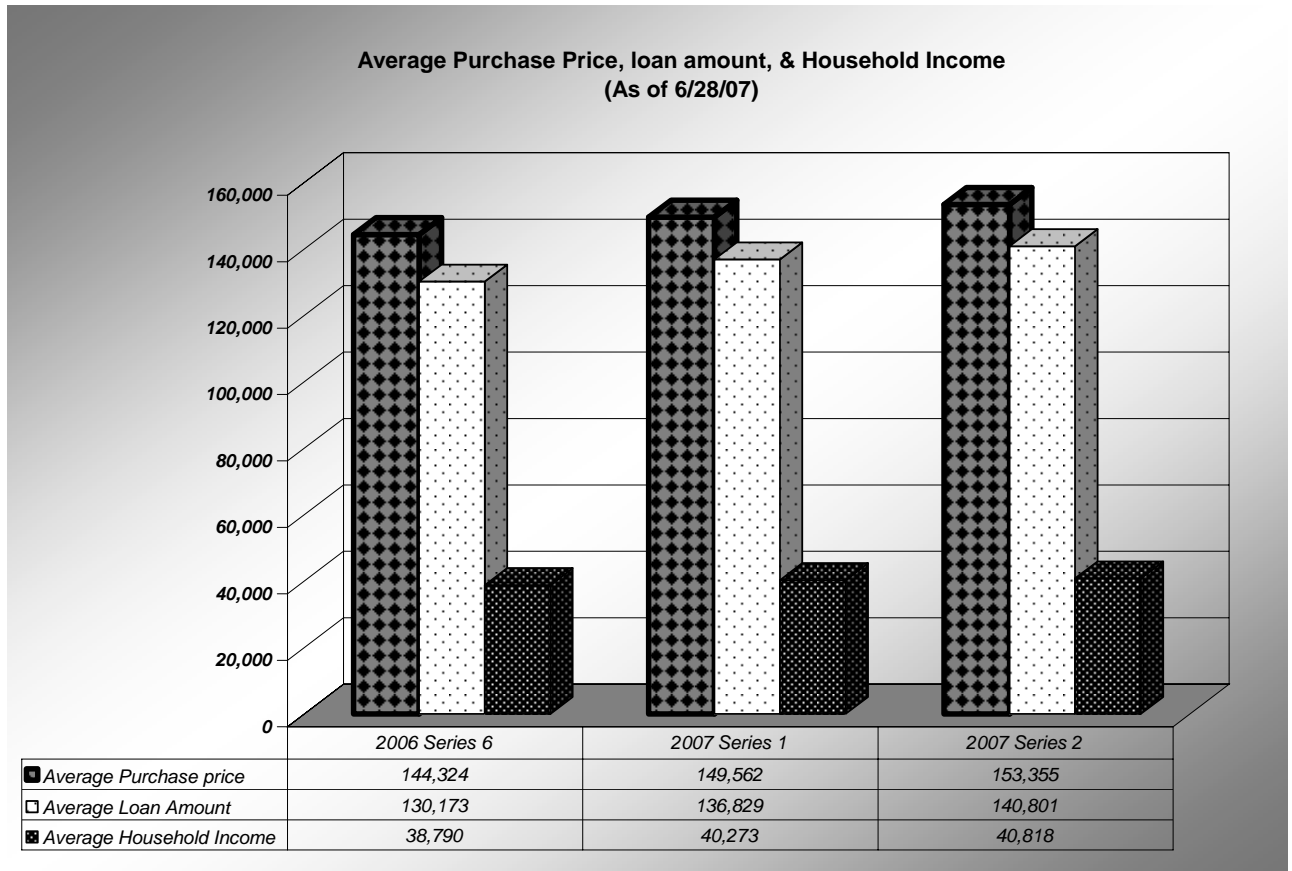
Information



SINGLE FAMILY MORTGAGE REVENUE BOND PROGRAM

Information

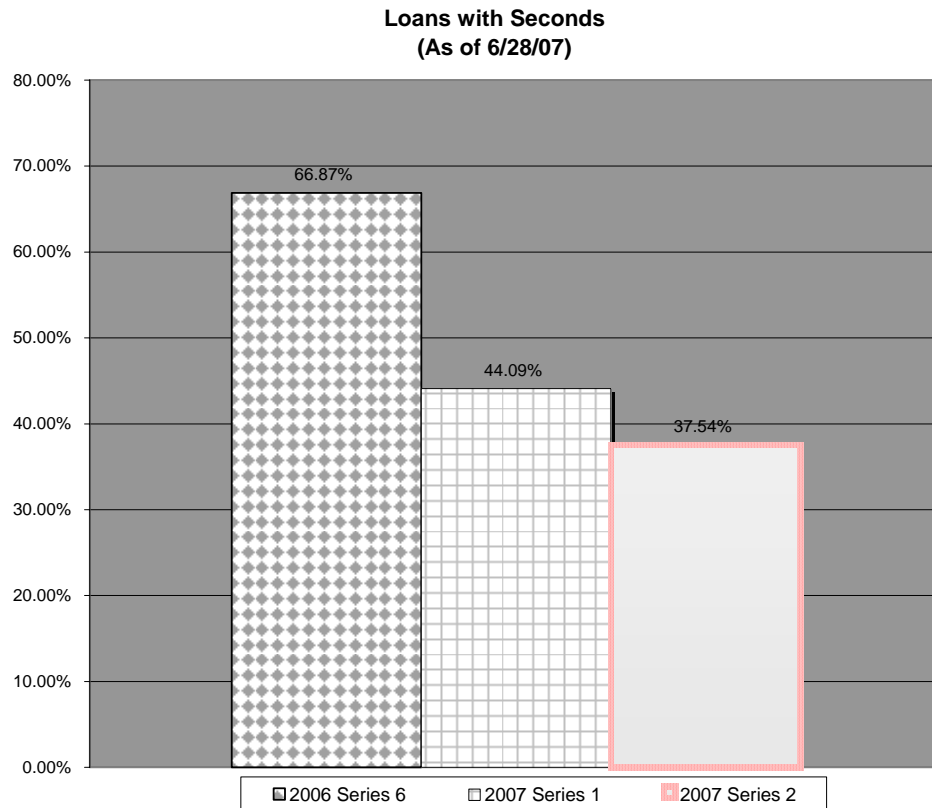
The increase of the loan amounts is also reflective of the increase in the total amounts borrowers are paying for the homes, which is the purchase price. The purchase price has also increased with each successive bond issue. The chart below reflects the significant increases in the purchase price and loans amounts shown against the incomes of borrowers being served.



SINGLE FAMILY MORTGAGE REVENUE BOND PROGRAM

Information

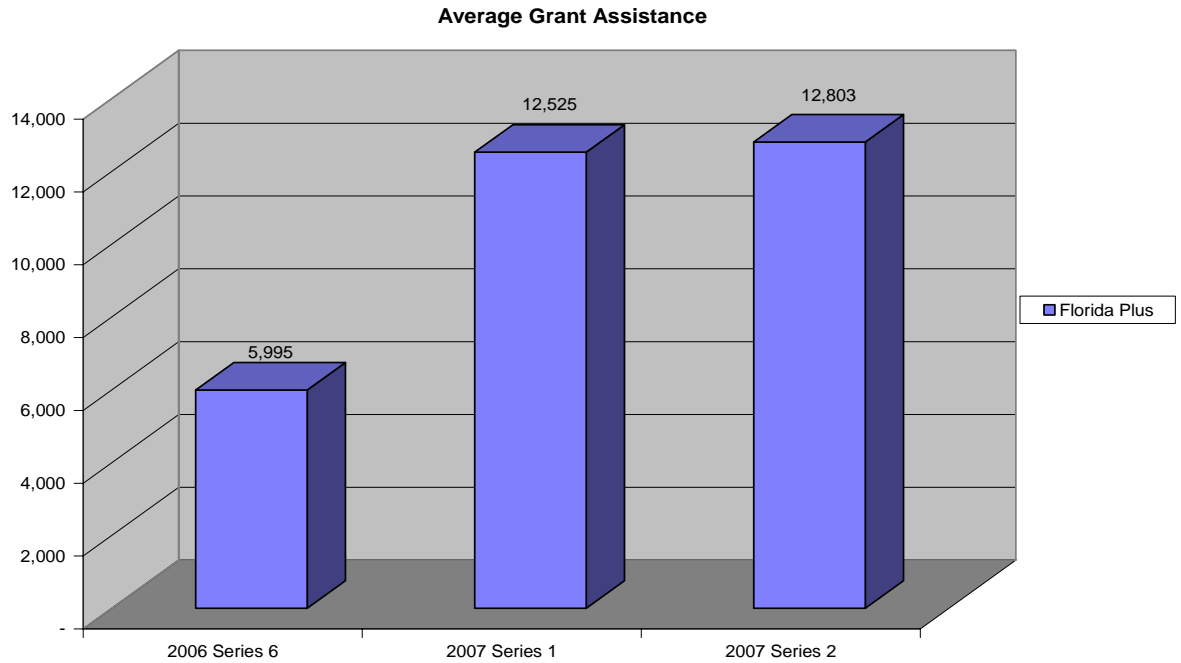
Borrowers continue to use the available down payment assistance programs. However, as the amount of assistance available has decreased from \$14,999 in the 2006 series 6 bond issue to \$10,000 available in the 2007 series 1 and 2 bond issues, the percentage of total borrowers using the down payment programs has decreased, which is shown below:



SINGLE FAMILY MORTGAGE REVENUE BOND PROGRAM

Information

The decrease in the use of the second mortgages correlates to the increase in the use of the Florida Plus loans. The Florida Plus loans provide borrowers with 4% of the loan amount for down payment and closing cost assistance but in return, have a slightly higher interest rate. The chart below shows how the grant assistance being used in the Florida Plus program has increased with each bond issue.



SINGLE FAMILY MORTGAGE REVENUE BOND PROGRAM

Information

A. Single Family Marketing and Outreach

1. National Homeownership Month Events

- a) June was National Homeownership Month, and as part of celebrating homeownership Florida Housing hosted a number of events in Orlando, including our 2007 Homebuyer Expo, Realtor and Lender trainings and our Fourth Annual Affordable Housing Awards Gala.
- b) Florida Housing also announced its new mortgage insurance partnership at a press conference in Orlando on Friday, Jun 15. The event involved our mortgage insurance partners, our top producing lenders, state and local elected officials, our homebuyer education partners, and a recent homebuyer and others. Our key messages focused in on reducing mortgage insurance premiums, homebuyer education and foreclosure prevention.
- c) The Fourth Annual Affordable Housing Awards Gala was held on Friday, June 15th at 7 p.m. at the Peabody Orlando. Approximately 325 lenders, realtors, elected officials, nonprofits and other affordable housing providers attended the event. Our keynote speaker, David Berson, the Vice President and Chief Economist at Fannie Mae, spoke about the future of Florida's real estate and housing market. The whole evening centered around Florida Housing presenting its participating lenders and institutions with awards for achieving the highest numbers of loans reserved, closed and purchased in Florida Housing's First Time Homebuyer Program.
- d) Florida Housing hosted an in-person lender and Realtor training in Orlando in association with National Homeownership Month. Roughly 150 lenders attended the Corporation's training, which focused on recent program changes and new additions, such as the mortgage insurance partnership. The Realtor training was conducted in conjunction with the Florida Association of Realtors and provided three continuing education credits for all 100 Realtors in attendance.
- e) More information about all of Florida Housing's National Homeownership Month events can be found online at www.floridahousing.org/expo.

2. AIG Joins MI Partnership

Florida Housing's Single Family Program recently formed a partnership with AIG to help lower borrower's mortgage insurance costs. AIG joins Florida Housing's other partners, including Mortgage Guaranty Insurance Corporation (MGIC), Genworth Mortgage Insurance and PMI Mortgage Insurance. The partners have committed to training approved lenders and nonprofit agencies statewide reduced mortgage insurance programs available through Florida Housing's First Time Homebuyer Program

SINGLE FAMILY MORTGAGE REVENUE BOND PROGRAM

Information

3. Realtor Trainings, Partnerships and Marketing

- a) Communications and Single Family staff are launching a new marketing tool box for Realtors who have successfully completed Florida Housing's Realtor training program. Plans are in the works to allow Florida Housing trained Realtors to display Florida Housing's logo and First Time Homebuyer Program details on their Realtor signs. The use of these signs will help spread the word about Florida Housing's homeownership programs, increase Realtor interest and participation in our affordable housing training courses and help Realtors better serve first-time homebuyer clients. Florida Housing will also start listing all approved Realtors and their contact information on the website.
- b) Several Realtor Continuing Education trainings have been held in 2007 through partnerships with state and local Realtor associations. These trainings have been well attended and received very positive feedback from those attending the trainings. Outreach continues to local Realtor associations to create more opportunities for more trainings.

UNIVERSAL CYCLE

Information

V. UNIVERSAL CYCLE

A. 2007 Universal Cycle – Update

1. Background/Present Situation

- a) Notice of Possible Scoring Error (NOPSE) scores were issued on June 6, 2007. Applicants had until 5:00 p.m., Eastern Time, on June 18, 2007, to file cures relative to items which, during preliminary and/or NOPSE scoring, failed to receive maximum points, maximum proximity points and/or failed threshold, as applicable. Cures were received from 116 Applicants addressing 1,164 preliminary and/or NOPSE scoring items. Applicants then had until 5:00 p.m., Eastern Standard Time, on June 26, 2007, to file a written Notice of Alleged Deficiency (NOAD) relative to another Applicant's cure. A total of 114 NOADs were received addressing 313 cure items for 77 Applications.
- b) Final scores and a notice of appeal rights were issued to each Applicant on July 12, 2007. Petitions for Hearings are due no later than 5:00 p.m., Eastern Time, on August 3, 2007. Informal appeal hearings will be scheduled for late August. Final orders and final rankings will be presented to the Board for approval at its September 21, 2007, meeting.