

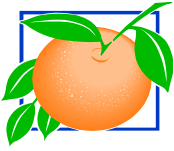
ORANGE COUNTY HOUSING FINANCE AUTHORITY
AGENDA PACKAGE

Board of Directors' Meeting

Wednesday, September 1, 2021 – 8:30 a.m.

ORANGE COUNTY ADMINISTRATION BUILDING
201 SOUTH ROSALIND AVE – ORLANDO, FL 32801
COMMISSIONERS CHAMBERS – 1ST FLOOR





W.D. MORRIS
EXECUTIVE DIRECTOR

MEMORANDUM

BOARD OF DIRECTORS

MERCEDES MCCALL
CHAIR

VERNICE ATKINS-BRADLEY
VICE CHAIR

SASCHA RIZZO
BOARD MEMBER

CURTIS HUNTER
BOARD MEMBER

ALBERT HANKS
BOARD MEMBER

TO: Mercedes McCall, Chair, OCHFA
Vernice Atkins-Bradley, Vice Chair, OCHFA
Sascha Rizzo, Board of Directors, OCHFA
Curtis Hunter, Board of Directors, OCHFA
Albert Hanks, Board of Directors, OCHFA
Warren S. Bloom, General Counsel, Greenberg Traurig
Mike Watkins, General Counsel, Greenberg Traurig
Sylvia Penneys, Bond Counsel, Greenberg Traurig
David Jones, Financial Advisor, CSG Advisors
Helen H. Feinberg, Senior Managing Underwriter, RBC Capital Markets
Donald Peterson, Co-Managing Underwriter, Raymond James
Tim Wranovix, Co-Managing Underwriter, Raymond James
Stephanie Stone, Assistant County Attorney – Orange County
Fred Winterkamp, Manager, Fiscal and Business Services – Orange County
James Audette, Trustee – USBank

FROM: Olympia Roman

DATE: August 26, 2021

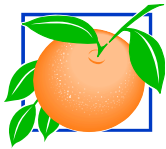
RE: **SEPTEMBER 1, 2021 BOARD OF DIRECTORS' AGENDA**

The Orange County HFA's regular monthly meetings has returned to "in-person" participation as of August 4, 2021. There will no longer be any conference call participation.

Enclosed is the Directors' meeting agenda package; scheduled as follows:

Date: **Wednesday, September 1, 2021**
Time: **8:30 a.m.**
Location: Orange County Administration Center
Commissioner's Chambers
201 Rosalind Avenue - Orlando, Florida 32801

If you have any questions, need additional information, or you will not be attending the meeting, please contact me as soon as possible at (407) 894-0014.



W.D. MORRIS
EXECUTIVE DIRECTOR

BOARD OF DIRECTORS

MERCEDES MCCALL
CHAIR

VERNICE ATKINS-BRADLEY
VICE CHAIR

SASCHA RIZZO
BOARD MEMBER

CURTIS HUNTER
BOARD MEMBER

ALBERT HANKS
BOARD MEMBER

OCHFA BOARD OF DIRECTORS' MEETING
September 1, 2021 ~ 8:30 A.M.

AGENDA

PUBLIC COMMENT

CONSENT AGENDA

A. GENERAL ADMINISTRATION

1. Adoption of August 4, 2021, Board of Directors Meeting minutes.

Pg. 2-3

B. EXECUTIVE DIRECTOR'S OFFICE

1. Opportunity Zones Status – No Activity.

Pg. 4

C. FINANCIAL MANAGEMENT

1. Acknowledgement of the consolidated balance sheet for the Operating Fund; acknowledgement of combined statement of rev(s)/ exp(s)/ changes in retained earnings; acknowledgement of FY 2021, operating fund comparison of budget vs. actual; acknowledgement of FY 2021, operating fund comparison of actual revenues & expenses; acknowledgement summary of OCHFA's operating fund investments.

Pg. 5-15

D. PROGRAM OPERATIONS

1. Acknowledgement of the Current Status of the Single-Family HRB Program.
2. Acknowledgement of the Multi-Family Audit Period.

Pg. 16-23

Pg. 24

DISCUSSION AGENDA

A. EXECUTIVE DIRECTOR

– No Items –

B. OTHER BUSINESS

ORANGE COUNTY HOUSING FINANCE AUTHORITY

BOARD OF DIRECTORS

M. McCALL | V. ATKINS-BRADLEY | S. RIZZO | C. HUNTER | A. HANKS

OFFICIAL MEETING MINUTES

Meeting: Board of Directors Meeting **Date:** Wednesday, August 4, 2021 **Time:** 8:30am
Location: Orange County Administration Center – Commissioners Chambers – 1st Fl., 201 S. Rosalind Ave., Orlando, FL.

Board Members

PRESENT/PHONE

Mercedes McCall

Chair

Vernice Atkins-Bradley

Vice Chair

Sascha Rizzo

Board Member

Board Members

NOT PRESENT/PHONE

Curtis Hunter

Board Member

Albert Hanks

Board Member

OCHFA Staff

PRESENT

W.D. Morris

Executive Director

Kayode Adetayo

Chief Financial Officer

Chaynae Price

Staff

Mildred Guzman

Staff

Rosalind Natal

Staff

OCHFA Professionals

PRESENT/PHONE

Mike Watkins

Bond Counsel, Greenberg Traurig

David Jones

Financial Advisor – CSG Advisors

Cameron Hill

Managing Underwriter, RBC Capital Markets

BCC Staff

PRESENT/PHONE

Stephanie St. Louis Stone

Assistant County Attorney

MEETING OPENED: There being a quorum, Chair, Mercedes McCall, called the meeting to order at 8:30 a.m.

PUBLIC COMMENT(s): No comment(s).

CONSENT AGENDA:

ACTION TAKEN

There being no discussion, the Board approved Consent Agenda items.

MOTION / SECOND: V. Atkins-Bradley/ S. Rizzo **AYE BY VOICE VOTE:** All Present **NAY BY VOICE VOTE:** **ABSTAINED:**

A. GENERAL ADMINISTRATION

1. Adoption of the June 2, 2021, Regular Board of Directors Meeting minutes.

B. EXECUTIVE DIRECTOR'S OFFICE

1. Approved Bond Underwriter List – Prager and Co. LLC Request
2. Opportunity Zones Status.

C. FINANCIAL MANAGEMENT

1. Acknowledgement Summary of OCHFA's Operating Fund Investments. Acknowledgement of the consolidated balance sheet for the Operating Fund; acknowledgement of combined statement of rev(s)/ exp(s)/ changes in retained earnings; acknowledgement of FY 2021, operating fund comparison of budget vs. actual; acknowledgement of FY 2021, operating fund comparison of actual revenues & expenses; acknowledgement summary of OCHFA's operating fund investments.

D. PROGRAM OPERATIONS

1. Acknowledgement of the Current Status of the Single-Family HRB Program.
2. Acknowledgement of the Multi-Family Audit Period June – July 2021.

DISCUSSION AGENDA

A. EXECUTIVE DIRECTOR

CONSIDER APPROVAL OF BOND RESOLUTION FOR MULTI-FAMILY TAX-EXEMPT BONDS, DUNWOODIE PLACE APARTMENTS, NOT-TO-EXCEED \$20,830,000.

W.D. Morris, Executive Director, addressed the board regarding consideration of the Bond Resolution, and associated documents, for the proposed Dunwoodie Place Apartments, not-to-exceed \$20.830MM. He stated that on May 6, 2021, the Board approved the Bond Resolution for Dunwoodie Place Apartments for \$18.940MM; and that subsequent to the Boards' approval, the Developer decided to forego the closing of the Bond transaction to accommodate the change in the market value, impacting the increase in purchase price and construction costs. He then stated that the Developer requested a 10% increase on the Tax-Exempt bond amount from \$18.940MM to \$20.830MM.

Mr. Morris stated that financing structure is a short-term cash-collateralized tax-exempt mortgage loan, as stated in the Credit Underwriting Report; and that the Debt Service Coverage (DSC) ratio is 1.24, as estimated by First Housing. He concluded by stating that the remaining documents are in substantial final form and are available for review by Board Members at the office of the Authority.

RESOLUTION NO. 2021-06

A RESOLUTION OF THE ORANGE COUNTY HOUSING FINANCE AUTHORITY (THE "AUTHORITY") AUTHORIZING THE ISSUANCE BY THE AUTHORITY OF NOT EXCEEDING \$20,830,000 AGGREGATE PRINCIPAL AMOUNT OF ITS MULTIFAMILY HOUSING REVENUE BONDS, 2021 SERIES A (DUNWOODIE PLACE APARTMENTS) (THE "BONDS"); ESTABLISHING PARAMETERS FOR THE AWARD OF THE SALE THEREOF TO RBC CAPITAL MARKETS, LLC, AND ESTABLISHING CRITERIA FOR DETERMINING THE TERMS THEREOF, INCLUDING THE DATE, INTEREST RATE, INTEREST PAYMENT DATES AND MATURITY SCHEDULE AND OTHER TERMS OF SUCH BONDS; APPROVING THE FORMS OF AND AUTHORIZING THE EXECUTION OF A TRUST INDENTURE; LOAN AGREEMENT; ENDORSEMENT OF THE PROMISSORY NOTE; LAND USE RESTRICTION AGREEMENT; ARBITRAGE REBATE AGREEMENT; AND ALL EXHIBITS THERETO; AUTHORIZING THE NEGOTIATED SALE OF THE BONDS AND APPROVING THE FORM OF THE BOND PURCHASE AGREEMENT AND EXECUTION THEREOF RELATING TO THE NEGOTIATED SALE OF THE BONDS TO THE UNDERWRITER; AUTHORIZING THE PREPARATION AND DISTRIBUTION OF A PRELIMINARY OFFICIAL STATEMENT FOR THE BONDS AND AUTHORIZING THE PREPARATION, DISTRIBUTION AND EXECUTION OF A FINAL OFFICIAL STATEMENT IN CONNECTION WITH THE ISSUANCE AND DELIVERY OF THE BONDS; AUTHORIZING THE APPOINTMENT OF A TRUSTEE AND REBATE ANALYST; AUTHORIZING THE EXECUTIVE DIRECTOR AND CHAIRMAN OR VICE CHAIRMAN OR ANY AUTHORITY MEMBER TO TAKE ANY OTHER ACTIONS NECESSARY TO ISSUE THE BONDS AND MAKING OTHER PROVISIONS IN CONNECTION THEREWITH; AND PROVIDING AN EFFECTIVE DATE.

ACTION TAKEN

There being no further discussion, the Board approved the Resolution (#2021-06), Underwriting Report, Terms and financing in an amount not-to-exceed \$20.830MM, for the Acquisition and Rehabilitation of Multi-Family Development Dunwoodie Place Apartments; and authorization for the Chair, Board Member and Executive Director to execute all associated documents subject to General Counsel's review.

MOTION / SECOND: S. Rizzo/ V. Atkins-Bradley AYE BY VOICE VOTE: All Present NAY BY VOICE VOTE: ABSTAINED:

OTHER BUSINESS

OCHFA PIPELINE AGENDA ITEMS

Mr. Morris provided the Board with upcoming Multi-Family Bond issuances that are in the Authority's pipeline.

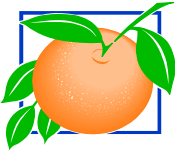
ADJOURNMENT

There being no further business, Mercedes McCall – Chair, adjourned the meeting at 8:41 a.m.

ATTEST:

W.D. MORRIS
EXECUTIVE DIRECTOR

MERCEDES F. McCALL
CHAIR



D. MORRIS
EXECUTIVE DIRECTOR

CONSENT

BOARD OF DIRECTORS

MERCEDES MCCALL
CHAIR

VERNICE ATKINS-BRADLEY
VICE CHAIR

SASCHA RIZZO
BOARD MEMBER

CURTIS HUNTER
BOARD MEMBER

ALBERT HANKS
BOARD MEMBER

MEMORANDUM

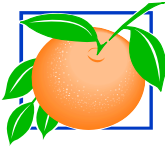
TO:	OCHFA Board of Directors
FROM:	W.D. Morris, Executive Director
DATE:	August 26, 2021
RE:	OPPORTUNITY ZONES STATUS SEPTEMBER 1, 2021 REGULAR BOARD OF DIRECTORS' MEETING

CURRENT

- No Activity -

ACTION REQUESTED

-information only-



W.D. MORRIS
EXECUTIVE DIRECTOR

CONSENT ITEM

MEMORANDUM

BOARD OF DIRECTORS

MERCEDES MCCALL
CHAIRWOMAN

VERNICE ATKINS-BRADLEY
VICE CHAIRWOMAN

SASCHA RIZZO
BOARD MEMBER

CURTIS HUNTER
BOARD MEMBER

ALBERT HANKS
BOARD MEMBER

TO:	OCHFA Board of Directors
FROM:	W.D. Morris, Executive Director
CONTACT:	Olukayode Adetayo, Chief Financial Officer
DATE:	August 20, 2021
RE:	OCHFA CONSOLIDATED BALANCE SHEET FOR THE OPERATING FUND FOR THE PERIOD ENDING JULY 31, 2021. SEPTEMBER 1, 2021 REGULAR BOARD OF DIRECTORS' MEETING.

Attached for your review is the OCHFA's Operating Fund Balance Sheet. The Operating Fund includes all funds namely: the General Fund, the Low Income Housing Fund and the Homeownership Assistance Program Fund.

The majority of the funds in the General Fund are invested in GNMA's and CD's. The GNMA's yield approximately 5.0700%. The remaining funds are invested in the US Bank Money Market. The Authority earned an average of 1.859% interest income on all investments.

Orange County Housing Finance Authority

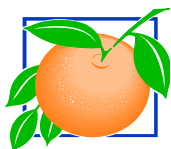
Operating Fund Balance Sheet

As of July 31, 2021

	GENERAL FUND	LOW INCOME HOUSING FUND	HOMEOWNERSHIP ASSISTANCE FUND	COMBINED <u>TOTALS</u>
Assets				
Cash	5,587,266.82	1,244,310.06	2,130,016.00	8,961,592.88
***** Investments	4,903,045.62	0.00	449,685.44	5,352,731.06
GNMA/FNMA Securities	14,176,141.43	0.00	0.00	14,176,141.43
Accounts Receivable	323,814.51	0.00	48,830.78	372,645.29
Loan Receivable	672,541.18	0.00	0.00	672,541.18
Notes Receivable	1,067,629.27	24,200.00	0.00	1,091,829.27
S/F 2014 A GNMA Collateral / Rcvbl	4,060,955.67	0.00	0.00	4,060,955.67
GF - FHLB GNMA Collateral / Rcvbl	1,281,664.28	0.00	0.00	1,281,664.28
Mortgage Receivable	0.00	366,574.98	4,935,683.15	5,302,258.13
**** Allowance for Doubtful Accounts	(61,492.65)	(341,266.89)	(1,268,189.76)	(1,670,949.30)
Mortgage & GNMA/FNMA Income Receivable	2,835,881.60	0.00	0.00	2,835,881.60
Deferred FRS Pension Contributions	239,559.00	0.00	0.00	239,559.00
Interfund Receivable/Payable	18,025,894.18	4,775,793.63	(8,200,578.35)	14,601,109.46
Prepaid Expenses	17,966.50	0.00	0.00	17,966.50
Fixed Assets	279,950.80	0.00	0.00	279,950.80
Total Assets	53,410,818.21	6,069,611.78	(1,904,552.74)	57,575,877.25
Current liabilities:				
Other Payables	251,269.61	0.00	0.00	251,269.61
FRS Net Pension Liability	1,010,964.00	0.00	0.00	1,010,964.00
Accounts Payables	284,662.29	0.00	0.00	284,662.29
Total liabilities	1,546,895.90	0.00	0.00	1,546,895.90
Retained Earnings Previous Period	50,613,578.42	6,069,067.74	(1,913,543.35)	54,769,102.81
Net Income (Loss)	1,250,343.89	544.04	8,990.61	1,259,878.54
Total Liabilities & Retained Earnings	53,410,818.21	6,069,611.78	(1,904,552.74)	57,575,877.25

**** A reserve account is set up to allow for percentage of the Down Payment Assistance Notes Receivable to be recognized as doubtful accounts based on industry standards. (Approximately 3%). The actual notes receivable remain on the books while the doubtful account is set up as a contra asset account.

***** This balance includes a \$242,429.24 difference between the GNMA'S book value and market value recorded at 9/30/2020 (GASB 31).



W.D. MORRIS
EXECUTIVE DIRECTOR

CONSENT ITEM

MEMORANDUM

BOARD OF DIRECTORS

MERCEDES MCCALL
CHAIRWOMAN

VERNICE ATKINS-BRADLEY
VICE CHAIRWOMAN

SASCHA RIZZO
BOARD MEMBER

CURTIS HUNTER
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BOARD MEMBER

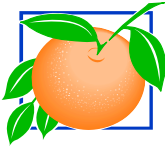
TO:	OCHFA Board of Directors
FROM:	W.D. Morris, Executive Director
CONTACT:	Olukayode Adetayo, Chief Financial Officer
DATE:	August 20, 2021
RE:	OCHFA COMBINED STATEMENT OF REVENUES, EXPENSES AND CHANGES IN RETAINED EARNINGS FOR THE PERIOD ENDING JULY 31, 2021. SEPTEMBER 1, 2021 REGULAR BOARD OF DIRECTORS' MEETING.

Attached for your review are the OCHFA's Operating Fund Statement of Revenues, Expenses, and Changes in Retained Earnings. The Operating Fund includes all funds namely: the General Fund, the Low Income Housing Fund, and the Homeownership Assistance Program Fund.

Attachments

Orange County Housing Finance Authority
Combined Statement of Revenues, Expenses, and Changes in Retained Earnings
For The 10 Periods Ending July 31, 2021

	Operating Fund			
	General Fund	Low Income Hsg Fund	Homeownership Assistance Fund	Current YTD
Revenue:				
Administrative Fees	974,105.04	0.00	0.00	974,105.04
Bond Financing Fees	208,526.07	0.00	0.00	208,526.07
Intra Fund Revenue	61,409.05	0.00	0.00	61,409.05
Gain on the Sale of GNMA's	748,360.63	0.00	0.00	748,360.63
Other Revenue	77,366.59	544.04	9,000.00	86,910.63
Investment Income	3,974.16	0.00	27.91	4,002.07
Income from Loans, GNMA's	521,153.40	0.00	12,004.52	533,157.92
Total Revenues	2,594,894.94	544.04	21,032.43	2,616,471.41
Expenses				
General and Administrative	1,340,550.68	0.00	12,041.82	1,352,592.50
Rebate Expense	2,700.00	0.00	0.00	2,700.00
Other Expenses	1,300.37	0.00	0.00	1,300.37
Total Expenses	1,344,551.05	0.00	12,041.82	1,356,592.87
Net Income (Loss)	1,250,343.89	544.04	8,990.61	1,259,878.54
Retained Earnings Beginning of Year	50,613,578.42	6,069,067.74	-1,913,543.35	54,769,102.81
Retained Earnings End of Year	51,863,922.31	6,069,611.78	(1,904,552.74)	56,028,981.35



W.D. MORRIS
EXECUTIVE DIRECTOR

CONSENT ITEM

MEMORANDUM

BOARD OF DIRECTORS

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CHAIRWOMAN

VERNICE ATKINS-BRADLEY
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BOARD MEMBER

ALBERT HANKS
BOARD MEMBER

TO:	OCHFA Board of Directors
FROM:	W.D. Morris, Executive Director
CONTACT:	Olukayode Adetayo, Chief Financial Officer
DATE:	August 20, 2021
RE:	OCHFA FISCAL YEAR 2021 OPERATING FUND – COMPARISON OF BUDGET VS. ACTUAL AS OF JULY 31, 2021. SEPTEMBER 1, 2021 REGULAR BOARD OF DIRECTORS' MEETING

Attached for your attention is the comparison of the Budgeted Revenues and Expenses for Fiscal Year 2021 vs. the Actual Revenues and Expenses for the period ending July 31, 2021.

Attachments

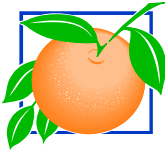
Orange County Housing Finance

Statement of Earnings

For The 10 Periods Ending July 31, 2021

	Fiscal Year 2021 Budget	Year To Date Revenue Received	Budget Remaining YTD	%age Budget Remaining YTD
Revenue:				
2011 SERIES A	\$18,827	\$6,323	\$12,504	66%
2011 SERIES B	\$7,620	\$0	\$7,620	100%
2014 SERIES A	\$10,445	\$4,297	\$6,148	59%
2017 SERIES A	\$20,905	\$7,839	\$13,066	63%
2018 SERIES A	\$25,139	\$8,773	\$16,366	65%
CHARLESTON CLUB APTS	\$18,040	\$8,820	\$9,220	51%
HANDS 2001 F	\$8,620	\$9,775	(\$1,155)	-13%
THE LANDINGS ON MILLENIA	\$23,290	\$22,485	\$805	3%
LEE VISTA APARTMENTS	\$35,100	\$34,200	\$900	3%
COVE AT LADY LAKE	\$23,055	\$22,605	\$450	2%
LAKESIDE POINTE APARTMENTS	\$17,190	\$17,040	\$150	1%
LAKE HARRIS COVE APTS	\$23,310	\$23,026	\$284	1%
MARBELLA COVE	\$12,555	\$12,555	\$0	0%
MARBELLA POINTE	\$22,950	\$22,950	\$0	0%
OVIEDO TOWN CENTER PHASE I	\$15,705	\$7,695	\$8,010	51%
OVIEDO TOWN CENTER PHASE II	\$10,000	\$5,000	\$5,000	50%
OVIEDO TOWN CENTER PHASE III	\$10,000	\$5,000	\$5,000	50%
OVIEDO TOWN CENTER PHASE IV	\$10,000	\$5,000	\$5,000	50%
LAUREL OAKS I	\$23,010	\$11,355	\$11,655	51%
LAUREL OAKS II	\$21,240	\$10,485	\$10,755	51%
ROLLING ACRES I	\$10,213	\$10,094	\$119	1%
ROLLING ACRES II	\$10,000	\$10,000	\$0	0%
FOUNTAINS @ MILLENIA II	\$10,000	\$10,000	\$0	0%
FOUNTAINS @ MILLENIA III	\$9,975	\$9,944	\$31	0%
FOUNTAINS @ MILLENIA IV	\$11,313	\$11,175	\$138	1%
SOUTHWINDS	\$15,625	\$15,375	\$250	2%
POST VISTA POST FOUNTAINS	\$16,980	\$18,945	(\$1,965)	-12%
SPRING LAKE COVE I	\$10,225	\$9,988	\$238	2%
SPRING LAKE COVE II	\$10,000	\$5,000	\$5,000	50%
CHATHAM HARBOR APTS	\$68,040	\$68,040	\$0	0%
CRESTWOOD APARTMENTS	\$18,630	\$18,360	\$270	1%
LAKE SHERWOOD APARTMENTS	\$15,780	\$15,525	\$255	2%
OAK HARBOR APARTMENTS	\$21,600	\$21,510	\$90	0%
RIVER RIDGE APARTMENTS	\$28,290	\$27,870	\$420	1%
SEVILLE PLACE APARTMENTS	\$19,260	\$19,005	\$255	1%
NASSAU BAY APARTMENTS	\$106,699	\$106,308	\$391	0%
DEAN WOODS APARTMENTS	\$10,000	\$100,000	(\$90,000)	-900%
BUCHANAN BAY	\$39,271	\$38,905	\$366	1%
WESTWOOD PARK APTS	\$49,485	\$49,454	\$32	0%
VISTA PINES APTS	\$66,000	\$65,969	\$32	0%
LAKE WESTON POINT APTS	\$52,062	\$51,673	\$389	1%
CHAPEL TRACE APARTMENTS	\$38,415	\$38,415	\$0	0%
HANDS	\$5,210	\$5,015	\$195	4%
ALHAMBRA TRACE APTS	\$2,370	\$2,315	\$55	2%
BOND FINANCING FEES	\$187,500	\$208,526	(\$21,026)	-11%
TRANSFER IN	\$0	\$61,409	(\$61,409)	
GAIN ON SALE OF GNMA'S	\$50,000	\$748,361	(\$698,361)	-1397%
OTHER REVENUES	\$928,303	\$21,554	\$906,749	98%
OTHER REVENUE TBA	\$0	\$65,357	(\$65,357)	
INV INCOME	\$18,745	\$146	\$18,599	99%
INV INCOME CD OPERATING FUND	\$0	\$3,856	(\$3,856)	
FHLB HELD SECURITIES GNMA/FNMA INCOME	\$0	\$46,736	(\$46,736)	
MORTGAGE INCOME HFA OF WINTER PARK	\$9,000	\$3,631	\$5,369	60%
INTEREST INCOME ON WESTLAKES PHASE I	\$7,500	\$5,260	\$2,240	30%
MORTGAGE INCOME HABITAT LOC	\$5,700	\$0	\$5,700	100%
MORTGAGE INCOME CITY VIEW LOAN PARTICIPATION	\$4,000	\$9,639	(\$5,639)	-141%
GNMA/FNMA INCOME	\$305,532	\$209,493	\$96,039	31%
MASTER ACC FUND GNMA/FNMA INCOME	\$358,190	\$246,394	\$111,795	31%
2006 A DPA MORTGAGE INTEREST	\$600	\$51	\$549	92%

2006 A 1 DPA MORTGAGE INTEREST	\$2,100	\$185	\$1,915	91%
2007 A DPA MORTGAGE INTEREST	\$10,300	\$5,169	\$5,131	50%
2007 B DPA MORTGAGE INTEREST	\$10,300	\$6,452	\$3,848	37%
2009 A NIBP DPA MORTGAGE INTEREST	\$500	\$148	\$352	70%
	\$2,900,712	\$2,616,471	\$284,241	10%
	Fiscal Year 2021	Year To Date	Budget	%age
	Budget	Expenses	Remaining	Budget
		Incurred	YTD	Remaining YTD
Costs and expenses:				
SALARIES AND WAGES	\$920,344	\$791,738	\$128,606	14%
SHIPPING	\$2,500	\$1,791	\$709	28%
TRAVEL/CONFERENCE/ TRAINING	\$36,000	\$1,415	\$34,585	96%
CASUAL LABOR/STUDENT ASST.	\$3,000	\$0	\$3,000	100%
OFFICE MAINTENANCE	\$19,000	\$18,352	\$648	3%
BUILDING MAINTENANCE	\$16,000	\$11,485	\$4,515	28%
TELEPHONE	\$25,000	\$27,484	(\$2,484)	-10%
POSTAGE	\$3,000	\$1,243	\$1,757	59%
OFFICE SUPPLIES	\$5,000	\$3,011	\$1,989	40%
OFFICE FURNITURE	\$1,000	\$0	\$1,000	100%
PUBLICATIONS	\$2,000	\$956	\$1,044	52%
PRINTING/ANNUAL REPORT	\$6,500	\$4,220	\$2,280	35%
EQUIPMENT / COMPUTER / PRINTER	\$7,000	\$13,766	(\$6,766)	-97%
MARKETING	\$20,000	\$2,730	\$17,270	86%
CONTRACTOR SERVICES	\$28,000	\$8,538	\$19,463	70%
SEMINARS/EDUCATION	\$18,000	\$0	\$18,000	100%
EMPLOYEE BENEFITS HEALTH/LIFE	\$138,000	\$126,119	\$11,881	9%
UNEMPLOYMENT COMPENSATION	\$2,000	\$0	\$2,000	100%
OTHER INSURANCE & TAXES	\$1,200	\$779	\$421	35%
ANNUAL AUDIT	\$54,000	\$49,500	\$4,500	8%
LEGAL ADVERTISING	\$4,000	\$3,176	\$824	21%
LEGAL FEES	\$10,000	\$4,633	\$5,367	54%
MEMBERSHIP	\$7,500	\$6,485	\$1,015	14%
PAYROLL TAXES	\$70,406	\$50,475	\$19,931	28%
MISCELLANEOUS EXPENSE	\$5,000	\$10,612	(\$5,612)	-112%
LOSS ON DPA FORECLOSURES	\$30,000	\$0	\$30,000	100%
FLORIDA RETIREMENT SYSTEM	\$92,034	\$80,946	\$11,089	12%
457 DEFERRED COMP EMPLOYER CONTRIBUTION EXP	\$46,017	\$35,958	\$10,060	22%
LIMITED HRA	\$10,300	\$9,300	\$1,000	10%
TERM LEAVE	\$15,000	\$0	\$15,000	100%
FILE STORAGE	\$2,400	\$1,337	\$1,064	44%
LOCAL MILEAGE REIMBURSEMENT	\$2,000	\$113	\$1,887	94%
EQUIPMENT MAINTENANCE	\$5,000	\$1,717	\$3,283	66%
INSURANCE COVERAGES	\$70,000	\$45,922	\$24,078	34%
RESERVE FOR REPLACEMENT BLDG	\$10,000	\$0	\$10,000	100%
FHLB LOAN INTEREST COLLATERAL EXP	\$0	\$361	(\$361)	
FINANCIAL ADVISORY SERVICES	\$15,000	\$2,325	\$12,675	85%
PERFORMACE AWARD PROGRAM	\$94,367	\$30,000	\$64,367	68%
ADMINISTRATIVE EXP. TRUSTEE	\$0	\$6,108	(\$6,108)	
CUSTODY FEE	\$5,000	\$0	\$5,000	100%
ADMIN EXPENSE BANK/TRUSTEE	\$1,000	\$0	\$1,000	100%
REBATE FEE EXPENSE	\$6,000	\$2,700	\$3,300	55%
OPERATING CONTINGENCY RESERVE	\$20,000	\$0	\$20,000	100%
1994 EXCESS GNMA INTEREST EXP	\$0	\$381	(\$381)	
1995 EXCESS GNMA INTEREST EXP	\$0	\$195	(\$195)	
LOSS ON SALE	\$0	\$724	(\$724)	
	\$1,828,569	\$1,356,593	\$471,976	26%



CONSENT ITEM

W.D. MORRIS
EXECUTIVE DIRECTOR

MEMORANDUM

BOARD OF DIRECTORS

MERCEDES MCCALL
CHAIRWOMAN

VERNICE ATKINS-BRADLEY
VICE CHAIRWOMAN

SASCHA RIZZO
BOARD MEMBER

CURTIS HUNTER
BOARD MEMBER

ALBERT HANKS
BOARD MEMBER

TO:	OCHFAs Board of Directors
FROM:	W.D. Morris, Executive Director
CONTACT:	Olukayode Adetayo, Chief Financial Officer
DATE:	August 20, 2021
RE:	OCHFAs FISCAL YEAR 2021, OPERATING FUND – COMPARISON OF ACTUAL REVENUES AND EXPENSES FOR THE PERIODS ENDING JULY 31, 2020 AND JULY 31, 2021. SEPTEMBER 1, 2021 REGULAR BOARD OF DIRECTORS' MEETING

Attached for your review is the comparison of the Actual Revenues and Expenses for the periods ending July 31, 2020 and July 31, 2021.

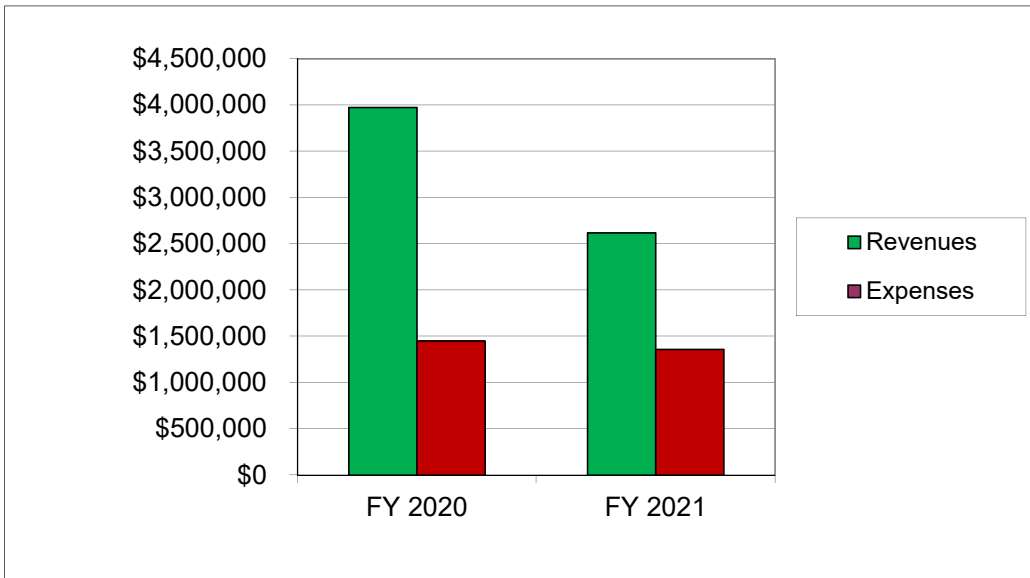
Attachments

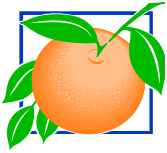
Actual Revenues and Expenses Comparison
For the Period Ending July 31, 2021

	FY 2020	FY 2021	% Δ
Revenues	\$3,972,039	\$2,616,471	-34%
Expenses	\$1,447,935	\$1,356,593	-6%

Revenues decreased this year compared with last year. This is due to the payoff of the 2010 A bond issuance in the prior year, which was not present in the current year. The overall change in revenues is -34%.

Overall expenses decreased slightly this year compared to last year due to a loss on transfer of GNMA's in the prior year that is not present in the current year. The overall change in expenses is -6%.





CONSENT ITEM

W.D. MORRIS
EXECUTIVE DIRECTOR

MEMORANDUM

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CHAIRWOMAN

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VICE CHAIRWOMAN

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BOARD MEMBER

ALBERT HANKS
BOARD MEMBER

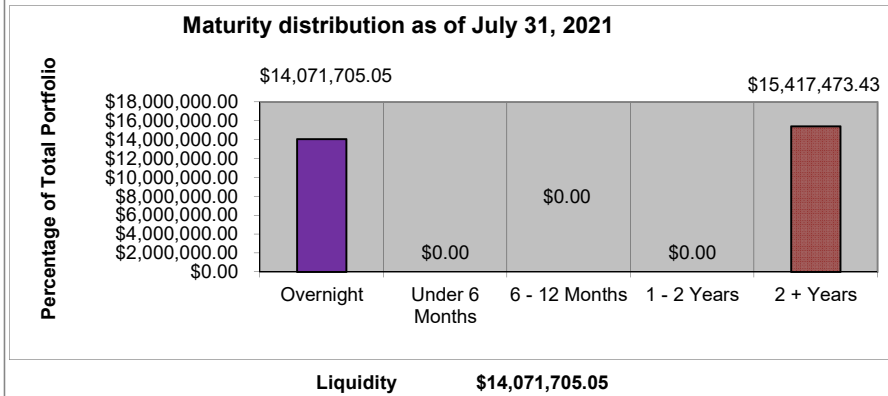
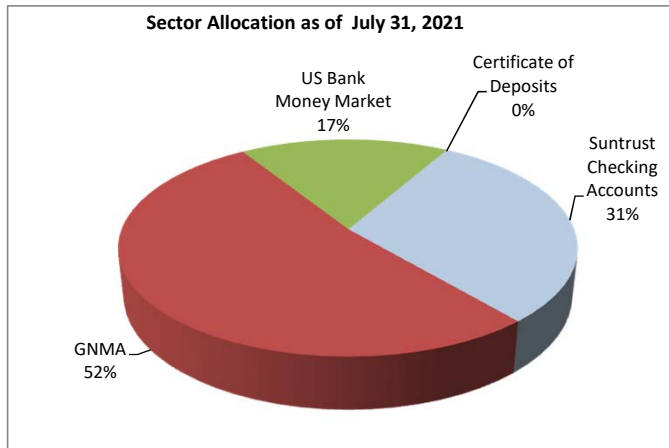
TO:	OCHFA Board of Directors
FROM:	W.D. Morris, Executive Director
CONTACT:	Olukayode Adetayo, Chief Financial Officer
DATE:	August 20, 2021
RE:	SUMMARY OF OCHFA'S OPERATING FUND INVESTMENTS. SEPTEMBER 1, 2021 REGULAR BOARD OF DIRECTORS' MEETING

As of July 31, 2021 the total investments in the Operating Fund of the Orange County Housing Finance Authority was \$29,489,178.48 producing an average yield of 1.859% as shown in the Summary of Accounts. If you have any questions on this matter do not hesitate to ask me.

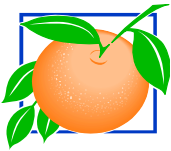
Attachments

**Orange County Housing Finance Authority
Summary of Accounts
as of July 31, 2021**

Account	Account #	Institution	Ending Balance ¹	Net Interest Earned ¹	Average Yield (Annualized) ¹
Operating Fund	215252054184-000	Suntrust Bank	\$5,587,130.22	\$0.00	0.0000%
Low Income Housing Fund	215252054192-000	Suntrust Bank	\$1,244,310.06	\$50.54	1.0000%
Homeownership Assistance Fund	1000042656834	Suntrust Bank	\$2,130,016.00	\$0.00	0.0000%
Custody Account	129142000	US Bank Money Market	\$4,192,748.98	\$10.75	0.0000%
Custody Account	129142000	US Bank Certificate of Deposit	\$0.00	\$65.49	0.0700%
Custody Account	129142000	GNMA - OCHF Investment	\$14,176,141.43	\$41,049.71	5.0700%
Custody Account	141763000	US Bank Money Market /NIBP	\$449,685.44	\$2.06	0.0000%
Custody Account	261060000	US Bank Money Market /Turnkey	\$467,814.35	\$1.90	0.0000%
FHLB Collateral	38786	FHLBank Atlanta	\$1,241,332.00	\$4,509.21	4.5800%
Total			\$29,489,178.48	\$45,689.66	1.859%



Note:
1. Ending Bal., Net Int. Earned, Avg. Yields shown above are recorded directly from month-end accts statements provided by respective institutions.



W.D. MORRIS
EXECUTIVE DIRECTOR

CONSENT ITEM

MEMORANDUM

BOARD OF DIRECTORS

MERCEDES MCCALL
CHAIR

VERNICE ATKINS-BRADLEY
VICE CHAIR

SASCHA RIZZO
BOARD MEMBER

CURTIS HUNTER
BOARD MEMBER

ALBERT HANKS
BOARD MEMBER

TO:	OCHFA Board of Directors
FROM:	W.D. Morris, Executive Director
CONTACT:	Frantz Dutes, Director Program Operations
DATE:	August 24, 2021
RE:	STATUS REPORT: 2020-A HOMEOWNER REVENUE BOND PROGRAM; TBA "TURNKEY" MORTGAGE LOAN PROGRAM AUGUST 24, 2021 REGULAR BOARD OF DIRECTORS' MEETING.

BACKGROUND

The Authority's **SERIES 2020-A Homeowner Revenue Bonds (HRB) Program** was authorized by the Board on September 2, 2020 for the aggregate principal amount not-to-exceed EIGHT MILLION DOLLARS (\$8MM) of Homeowner Revenue Bond Program proceeds. The Board authorized Staff to begin a pipeline of loans for future issuance. The 2020A (HRB) Program offers a 30-year loan product. The Down Payment Assistance (DPA) is currently at \$7,500, and is a 30-year deferred loan at 0% interest.

PRODUCTS	INTEREST RATES	ORIGINATION FEE
Zero Point	3.250%	1%

Commencing from the initial reservation date there is an aggregate total of Nine Million Two Hundred Sixty Six Thousand Seven Hundred Seventeen Dollars (**\$9,266,717**) financed by the Single Family Acquisition, and Single Family Custody Account. Under the Authority's Advance Loan Program, any loans originated in excess of the principal amount will be "rolled" into the next Single Family Bond Issue. This will mitigate the Authority's overall risk.

As of August 24, 2021:

- Fifty Five (55) loans originated: 55-FHA; 0-VA; 0-USDA-RD.
- The Authority's 2020A DPA program has financed or committed an aggregate total of: Four Hundred Twelve Thousand Five Dollars (**\$412,500**).
- The 2020A loan origination activity reported has been adjusted by Two Million One Hundred Fifteen Thousand Nine Hundred One Dollars (**\$2,115,901**). As we transitioned from the 2018A to the 2020A bond issue, the reporting system used by our Program Administrator is unable to prorate the loans originated between the two bond issues, consequently some of the 2018A loan originations were reported in the loan origination activity for the 2020A bond issue.
- The loan origination activity reported reflects a total of Eleven Million Three Hundred Eighty Two Thousand Six Hundred Eighteen Dollars (**\$11,382,618**).

The Reservation Period start date was **September 24, 2020**, and Final Delivery end date is December 15, **2021**.

BACKGROUND

The Authority's TBA "Turnkey" Mortgage Loan program was authorized by the board on August 2, 2017. This conventional loan program is a partnership with OCHFA, Freddie Mac, and Raymond James and Associates. Since the inception of the program an aggregate total of Nineteen Million Eight Hundred Fourteen Thousand Forty Six Dollars (**\$19,814,046**) has been financed. The Down Payment Assistance is currently at \$7,500, and is a 30 year deferred loan at 0% interest.

As of August 24, 2021:

- One Hundred Ten (**110**) loans originated
- Financed or committed an aggregate total of Eight Hundred Twenty Five Thousand Dollars (**\$825,000**) in Down Payment Assistance

ACTION REQUESTED: For information only.

Orange County HFA
Demographic Analysis Report
Orange 2020A SF Program

ORIGINATION SUMMARY REPORT

ORIGINATOR SUMMARY	LOANS	AMOUNT	% OF TOTAL
Centennial Bank	5	\$1,166,169.00	9.09%
Christensen Financial, Inc.	5	\$996,386.00	9.09%
Envoy Mortgage, Ltd	1	\$265,109.00	1.82%
Equity Prime Mortgage, LLC	1	\$266,081.00	1.82%
Fairway Independent Mortgage Corporation	12	\$2,652,519.00	21.82%
Guaranteed Rate, Inc.	1	\$240,562.00	1.82%
Hamilton Group Funding, Inc.	2	\$354,460.00	3.64%
Land Home Financial Services, Inc.	2	\$363,796.00	3.64%
Waterstone Mortgage Corporation	26	\$5,077,536.00	47.27%
TOTAL	55	\$11,382,618.00	100.00%

CITY SUMMARY

CITY	LOANS	AMOUNT	% OF TOTAL
Altamonte Springs	2	\$343,071.00	3.64%
Apopka	2	\$471,305.00	3.64%
Casselberry	3	\$596,985.00	5.45%
Clermont	1	\$246,355.00	1.82%
Groveland	1	\$147,184.00	1.82%
Kissimmee	7	\$1,373,959.00	12.73%
Leesburg	2	\$336,237.00	3.64%
Longwood	2	\$473,269.00	3.64%
Orlando	22	\$4,785,231.00	40.00%
Saint Cloud	3	\$660,700.00	5.45%
Sanford	6	\$1,060,707.00	10.91%
Winter Garden	1	\$266,081.00	1.82%
Winter Park	1	\$240,562.00	1.82%
Winter Springs	2	\$380,972.00	3.64%
TOTAL	55	\$11,382,618.00	100.00%

COUNTY SUMMARY

COUNTY	LOANS	AMOUNT	% OF TOTAL
Lake	4	\$729,776.00	7.27%
Orange	26	\$5,702,301.00	47.27%
Osceola	10	\$2,034,659.00	18.18%
Seminole	15	\$2,915,882.00	27.27%
TOTAL	55	\$11,382,618.00	100.00%

HOUSEHOLD ANNUAL INCOME REPORT

ANNUAL INCOME	LOANS	% OF TOTAL
\$15,000-\$29,999	1	1.82%
\$30,000-\$44,999	12	21.82%
\$45,000-\$59,999	25	45.45%
\$60,000-\$74,999	12	21.82%
\$75,000-\$89,999	4	7.27%
\$90,000-\$104,999	1	1.82%
TOTAL	55	100.00%

HOUSEHOLD SIZE REPORT

HOUSEHOLD SIZE	LOANS	% OF TOTAL
1 - One person	17	30.91%
2 - Two persons	16	29.09%
3 - Three persons	13	23.64%
4 - Four persons	5	9.09%
5 - Five persons	3	5.45%
6 - Six persons	1	1.82%
TOTAL	55	100.00%

LOAN AMOUNT REPORT

LOAN AMOUNT	LOANS	% OF TOTAL
\$125,000-\$150,000	4	7.27%
\$150,000-\$175,000	9	16.36%
\$175,000-\$200,000	15	27.27%
\$200,000-\$225,000	11	20.00%
\$225,000-\$250,000	7	12.73%
\$250,000-\$275,000	5	9.09%
\$275,000-\$300,000	4	7.27%
TOTAL	55	100.00%

PURCHASE PRICE REPORT

PURCHASE PRICE	LOANS	% OF TOTAL
\$125,000-\$150,000	4	7.27%
\$150,000-\$175,000	5	9.09%
\$175,000-\$200,000	18	32.73%
\$200,000-\$225,000	6	10.91%
\$225,000-\$250,000	10	18.18%
\$250,000-\$275,000	8	14.55%
\$275,000-\$300,000	4	7.27%
TOTAL	55	100.00%

LOAN TYPE REPORT

LOAN TYPE	LOANS	% OF TOTAL
FHA	55	100.00%
TOTAL	55	100.00%

PROPERTY TYPE REPORT

PROPERTY TYPE	LOANS	% OF TOTAL
1 Unit Single Family Detached	48	87.27%
Townhouse	7	12.73%
TOTAL	55	100.00%

CATEGORY TYPE REPORT

TYPE	LOANS	% OF TOTAL
Existing	53	96.36%
New	2	3.64%
Unspecified	0	0.00%
TOTAL	55	100.00%

TARGET/NON TARGET REPORT

TYPE	LOANS	AMOUNT	% OF TOTAL
TARGET	2	\$333,841.00	3.64%
NON TARGET	53	\$11,048,777.00	96.36%
TOTAL	55	\$11,382,618.00	100.00%

INTEREST RATE LISTING REPORT

RATE	COUNT	AMOUNT	% OF TOTAL
3.2500%	18	\$3,804,494.00	32.73%
3.3750%	18	\$3,813,174.00	32.73%
3.5000%	1	\$223,870.00	1.82%
3.6250%	6	\$1,189,829.00	10.91%
3.8750%	11	\$2,194,149.00	20.00%
4.0000%	1	\$157,102.00	1.82%
TOTAL	55	\$11,382,618.00	100.00%

INTEREST RATE RANGES REPORT

RATE	LOANS	% OF TOTAL
3.2500% - 3.4900%	36	65.45%
3.5000% - 3.7400%	7	12.73%
3.7500% - 3.9900%	11	20.00%
4.0000% - 4.2400%	1	1.82%
TOTAL	55	100.00%

FIRST TIME HOMEBUYER REPORT

FIRST TIME HOMEBUYER	LOANS	% OF TOTAL
No	0	0.00%
Yes	55	100.00%
TOTAL	55	100.00%

ADDITIONAL MORTGAGE REPORT

ADDTL MTG PROGRAM \ PRIMARY MTG PROGRAM	LOANS	AMOUNT	AVERAGE LOAN
Orange DPA 2018 \ Orange 2020A SF Program	55	\$412,500.00	\$7,500.00

GENDER REPORT

GENDER	LOANS	% OF TOTAL
MALE	24	43.64%
FEMALE	30	54.55%
NONBINARY	0	0.00%
UNDISCLOSED	1	1.82%
TOTAL	55	100.00%

RACE REPORT

DESCRIPTION	LOANS	% OF TOTAL
Undisclosed	1	1.82%
American Indian/ Alaskan Native & Black	1	1.82%
Black/ African American	12	21.82%
Other	7	12.73%
White	34	61.82%
TOTAL	55	100.00%

ETHNICITY REPORT

ETHNICITY	LOANS	AMOUNT	% OF TOTAL
HISPANIC	26	\$5,382,897.00	48.15%
NON HISPANIC	25	\$5,256,533.00	46.30%
OTHER	3	\$596,004.00	5.56%
TOTAL	54	\$11,235,434.00	100.00%

RACE BY ETHNICITY REPORT

RACE	HISPANIC	NONHISPANIC	OTHER	LOANS	% OF TOTAL
Undisclosed	0	0	0	0	0.00%
American Indian/ Alaskan Native & Black/ Afr	0	1	0	1	1.85%
Black/ African American	1	10	1	12	22.22%
Other	5	1	1	7	12.96%
White	20	13	1	34	62.96%
TOTAL	26	25	3	54	100.00%

PIPELINE REPORT

PROGRAM	LOANS	AMOUNT	% OF TOTAL
UW Certification	4	\$922,972.00	7.27%
Investor/Trustee	51	\$10,459,646.00	92.73%
TOTAL	55	\$11,382,618.00	100.00%

PROGRAM SUMMARY

AVERAGE PRINCIPAL	\$206,956.69
AVERAGE PURCHASE PRICE:	\$211,586.89
AVERAGE DPA AMOUNT:	\$7,500.00
AVERAGE AGE OF PRIMARY	37
AVERAGE HOUSEHOLD SIZE:	2
AVERAGE EMPLOYED IN	1
AVERAGE HOUSEHOLD ANNUAL	\$54,720.85

**Orange County HFA
Demographic Analysis Report
Orange Freddie Mac Program**

ORIGINATION SUMMARY REPORT

ORIGINATOR SUMMARY	LOANS	AMOUNT	% OF TOTAL
Atlantic Bay Mortgage Group, LLC.	2	\$335,620.00	1.82%
Bank of England	3	\$597,475.00	2.73%
Broker Solutions Inc, DBA New American Funding	11	\$2,098,607.00	10.00%
Centennial Bank	2	\$357,100.00	1.82%
Christensen Financial, Inc.	6	\$1,030,755.00	5.45%
Columbus Capital Lending LLC	1	\$124,925.00	0.91%
Envoy Mortgage, Ltd	3	\$491,810.00	2.73%
Equity Prime Mortgage, LLC	1	\$150,350.00	0.91%
Fairway Independent Mortgage Corporation	13	\$2,268,561.00	11.82%
FBC Mortgage, LLC	5	\$1,042,905.00	4.55%
Guaranteed Rate, Inc.	1	\$116,850.00	0.91%
Hamilton Group Funding, Inc.	1	\$142,590.00	0.91%
Land Home Financial Services, Inc.	8	\$1,538,224.00	7.27%
Movement Mortgage, LLC	1	\$135,800.00	0.91%
Waterstone Mortgage Corporation	52	\$9,382,474.00	47.27%
TOTAL	110	\$19,814,046.00	100.00%

CITY SUMMARY

CITY	LOANS	AMOUNT	% OF TOTAL
Altamonte Springs	4	\$534,850.00	3.64%
Apopka	9	\$1,606,556.00	8.18%
Casselberry	2	\$206,625.00	1.82%
Clermont	1	\$106,400.00	0.91%
Eustis	2	\$345,303.00	1.82%
Fruitland Park	3	\$579,963.00	2.73%
Kissimmee	15	\$2,792,040.00	13.64%
Leesburg	1	\$189,150.00	0.91%
Longwood	1	\$189,053.00	0.91%
Mascotte	1	\$204,188.00	0.91%
Mount Dora	1	\$169,750.00	0.91%
Ocoee	3	\$657,810.00	2.73%
Orlando	46	\$7,987,700.00	41.82%
Oviedo	2	\$474,650.00	1.82%
Saint Cloud	7	\$1,614,250.00	6.36%
Sanford	3	\$559,670.00	2.73%
Sorrento	2	\$469,828.00	1.82%
Tavares	3	\$570,750.00	2.73%
Winter Park	2	\$226,195.00	1.82%
Winter Springs	2	\$329,315.00	1.82%
TOTAL	110	\$19,814,046.00	100.00%

COUNTY SUMMARY

COUNTY	LOANS	AMOUNT	% OF TOTAL
Lake	14	\$2,635,332.00	12.73%
Orange	62	\$10,923,111.00	56.36%
Osceola	20	\$3,961,440.00	18.18%
Seminole	14	\$2,294,163.00	12.73%
TOTAL	110	\$19,814,046.00	100.00%

HOUSEHOLD ANNUAL INCOME REPORT

ANNUAL INCOME	LOANS	% OF TOTAL
\$15,000-\$29,999	2	1.82%
\$30,000-\$44,999	35	31.82%
\$45,000-\$59,999	45	40.91%
\$60,000-\$74,999	22	20.00%
\$75,000-\$89,999	6	5.45%
TOTAL	110	100.00%

HOUSEHOLD SIZE REPORT

HOUSEHOLD SIZE	LOANS	% OF TOTAL
1 - One person	44	40.00%
2 - Two persons	29	26.36%
3 - Three persons	19	17.27%
4 - Four persons	13	11.82%
5 - Five persons	4	3.64%
6 - Six persons	1	0.91%
TOTAL	110	100.00%

LOAN AMOUNT REPORT

LOAN AMOUNT	LOANS	% OF TOTAL
\$50,000-\$75,000	1	0.91%
\$75,000-\$100,000	2	1.82%
\$100,000-\$125,000	11	10.00%
\$125,000-\$150,000	14	12.73%
\$150,000-\$175,000	23	20.91%
\$175,000-\$200,000	20	18.18%
\$200,000-\$225,000	22	20.00%
\$225,000-\$250,000	12	10.91%
\$250,000-\$275,000	4	3.64%
\$275,000-\$300,000	1	0.91%
TOTAL	110	100.00%

PURCHASE PRICE REPORT

PURCHASE PRICE	LOANS	% OF TOTAL
\$50,000-\$75,000	1	0.91%
\$75,000-\$100,000	2	1.82%
\$100,000-\$125,000	7	6.36%
\$125,000-\$150,000	11	10.00%
\$150,000-\$175,000	18	16.36%
\$175,000-\$200,000	22	20.00%
\$200,000-\$225,000	24	21.82%
\$225,000-\$250,000	20	18.18%
\$250,000-\$275,000	3	2.73%
\$275,000-\$300,000	1	0.91%
\$300,000-\$325,000	1	0.91%
TOTAL	110	100.00%

LOAN TYPE REPORT

LOAN TYPE	LOANS	% OF TOTAL
FreddieMac 80% AMI	27	24.55%
FreddieMac HFA Advantage	70	63.64%
FreddieMac OVER 80% AMI	13	11.82%
TOTAL	110	100.00%

PROPERTY TYPE REPORT

PROPERTY TYPE	LOANS	% OF TOTAL
1 Unit Single Family Detached	81	73.64%
Condominium	21	19.09%
Duplex w/approval	4	3.64%
Rowhouse	1	0.91%
Townhouse	3	2.73%
TOTAL	110	100.00%

CATEGORY TYPE REPORT

TYPE	LOANS	% OF TOTAL
Existing	107	97.27%
New	3	2.73%
Unspecified	0	0.00%
TOTAL	110	100.00%

TARGET/NON TARGET REPORT

TYPE	LOAN	AMOUNT	% OF TOTAL
TARGET	4	\$609,580.00	3.64%
NON TARGET	106	\$19,204,466.00	96.36%
TOTAL	110	\$19,814,046.00	100.00%

INTEREST RATE LISTING REPORT

RATE	COUNT	AMOUNT	% OF TOTAL
2.8750%	4	\$569,795.00	3.64%
3.0000%	1	\$191,000.00	0.91%
3.1250%	4	\$726,006.00	3.64%
3.2500%	9	\$1,617,435.00	8.18%
3.3750%	8	\$1,362,460.00	7.27%
3.5000%	3	\$673,200.00	2.73%
3.7500%	2	\$441,350.00	1.82%
3.8750%	4	\$955,140.00	3.64%
4.0000%	1	\$172,660.00	0.91%
4.2500%	1	\$123,675.00	0.91%
4.3750%	1	\$150,350.00	0.91%
4.5000%	3	\$543,103.00	2.73%
4.6250%	10	\$1,869,016.00	9.09%
4.7500%	5	\$1,085,750.00	4.55%
4.8750%	6	\$1,009,560.00	5.45%
5.0000%	1	\$179,550.00	0.91%
5.1250%	2	\$327,240.00	1.82%
5.2500%	18	\$2,999,840.00	16.36%
5.3750%	20	\$3,441,481.00	18.18%
5.5000%	4	\$781,307.00	3.64%
5.6250%	3	\$594,128.00	2.73%
TOTAL	110	\$19,814,046.00	100.00%

INTEREST RATE RANGES REPORT

RATE	LOANS	% OF TOTAL
2.7500% - 2.9900%	4	3.64%
3.0000% - 3.2400%	5	4.55%
3.2500% - 3.4900%	17	15.45%
3.5000% - 3.7400%	3	2.73%
3.7500% - 3.9900%	6	5.45%
4.0000% - 4.2400%	1	0.91%
4.2500% - 4.4900%	2	1.82%
4.5000% - 4.7400%	13	11.82%
4.7500% - 4.9900%	11	10.00%
5.0000% - 5.2400%	3	2.73%
5.2500% - 5.4900%	38	34.55%
5.5000% - 5.7400%	7	6.36%
TOTAL	110	100.00%

FIRST TIME HOMEBUYER REPORT

FIRST TIME HOMEBUYER	LOANS	% OF TOTAL
No	2	1.82%
Yes	108	98.18%
TOTAL	110	100.00%

ADDITIONAL MORTGAGE REPORT

ADDTL MTG PROGRAM \ PRIMARY MTG PROGRAM	LOANS	AMOUNT	AVERAGE LOAN AMOUNT
Orange AIS \ Orange Freddie Mac Program	21	\$33,500.00	\$1,595.24
Orange DPA 2017 \ Orange Freddie Mac Program	28	\$210,000.00	\$7,500.00
Orange DPA 2018 \ Orange Freddie Mac Program	83	\$622,500.00	\$7,500.00

GENDER REPORT

GENDER	LOANS	% OF TOTAL
MALE	62	56.88%
FEMALE	47	43.12%
NONBINARY	1	0.92%
UNDISCLOSED	0	0.00%
TOTAL	109	100.00%

RACE REPORT

DESCRIPTION	LOANS	% OF TOTAL
American Indian/ Alaskan Native & Black/ .	1	0.91%
Black/ African American	23	20.91%
Black/African American & White	2	1.82%
Chinese	1	0.91%
Other	9	8.18%
Tenant Declined to Respond	3	2.73%
White	71	64.55%
TOTAL	110	100.00%

ETHNICITY REPORT

ETHNICITY	LOAN	AMOUNT	% OF TOTAL
HISPANIC	40	\$7,203,517.00	36.36%
NON HISPANIC	66	\$11,806,034.00	60.00%
OTHER	4	\$804,495.00	3.64%
TOTAL	110	\$19,814,046.00	100.00%

RACE BY ETHNICITY REPORT

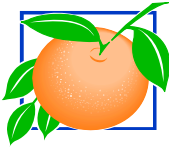
RACE	HISPANIC	NONHISPANIC	OTHER	LOANS	% OF TOTAL
American Indian/ Alaskan Native & Black/ Afric	1	0	0	1	0.91%
Black/ African American	0	22	1	23	20.91%
Black/African American & White	1	1	0	2	1.82%
Chinese	0	1	0	1	0.91%
Other	6	2	1	9	8.18%
Tenant Declined to Respond	1	0	2	3	2.73%
White	31	40	0	71	64.55%
TOTAL	40	66	4	110	100.00%

PIPELINE REPORT

PROGRAM PIPELINE	LOANS	AMOUNT	% OF TOTAL
UW Certification	2	\$405,460.00	1.82%
eHP Compliance	1	\$144,875.00	0.91%
Purchased/Servicer	3	\$711,300.00	2.73%
Investor/Trustee	104	\$18,552,411.00	94.55%
TOTAL	110	\$19,814,046.00	100.00%

PROGRAM SUMMARY

AVERAGE PRINCIPAL MORTGAGE:	\$180,127.69
AVERAGE PURCHASE PRICE:	\$188,081.32
AVERAGE DPA AMOUNT:	\$6,560.61
AVERAGE AGE OF PRIMARY BORROWER:	38
AVERAGE HOUSEHOLD SIZE:	2
AVERAGE EMPLOYED IN HOUSEHOLD:	1
AVERAGE HOUSEHOLD ANNUAL	\$51,396.66



W.D. MORRIS
EXECUTIVE DIRECTOR

CONSENT ITEM

BOARD OF DIRECTORS

MEMORANDUM

MERCEDES MCCALL
CHAIR

VERNICE ATKINS-BRADLEY
VICE CHAIR

SASCHA RIZZO
BOARD MEMBER

CURTIS HUNTER
BOARD MEMBER

ALBERT HANKS
BOARD MEMBER

TO:	OCHFA Board of Directors
FROM:	W.D. Morris, Executive Director
CONTACT:	Mildred Guzman, Program Operations Administrator
DATE:	August 25, 2021
RE:	MULTI-FAMILY OCCUPANCY/ INSPECTION REPORT SEPTEMBER 1, 2021 - REGULAR BOARD OF DIRECTORS' MEETING

OCCUPANCY REPORT

The Occupancy Report rates for the period of July 24 to August 23, 2021, will be included with the October report.

ACTION REQUESTED

For information only.