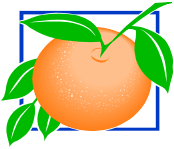


ORANGE COUNTY HOUSING FINANCE AUTHORITY
AGENDA PACKAGE

Board of Directors' Meeting

Wednesday, April 6, 2022 – 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

TO: Mercedes McCall, Chair, OCHFA
Vernice Atkins-Bradley, Vice Chair, OCHFA
Sascha Rizzo, Board of Directors, OCHFA
Curtis Hunter, Board of Directors, OCHFA
Warren S. Bloom, General Counsel, Greenberg Traurig
Mike Watkins, General 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
Kate Latorre, Senior Assistant County Attorney – Orange County
Fred Winterkamp, Manager, Fiscal and Business Services – Orange County
James Audette, Trustee – USBank

FROM: W.D. Morris, Executive Director

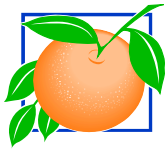
DATE: March 31, 2022

RE: **APRIL 6, 2022 BOARD OF DIRECTORS' AGENDA**

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

Date: **Wednesday, April 6, 2022**
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

OCHFA BOARD OF DIRECTORS' MEETING
April 6, 2022 ~ 8:30 A.M.

AGENDA

PUBLIC COMMENT

CONSENT AGENDA

A. GENERAL ADMINISTRATION

1. Adoption of March 2, 2022, Board of Directors Meeting minutes. *Pg. 2-5*

B. EXECUTIVE DIRECTOR'S OFFICE

1. Opportunity Zones Status – No Activity. *Pg. 6*

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 2022, operating fund comparison of budget vs. actual; acknowledgement of FY 2022, operating fund comparison of actual revenues & expenses; acknowledgement summary of OCHFA's operating fund investments. *Pg. 7-17*

D. PROGRAM OPERATIONS

1. Acknowledgement of the Current Status of the Single-Family HRB Program. *Pg. 18-25*
2. Acknowledgement of the Multi-Family Audit Period. *Pg. 26-34*

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

OFFICIAL MEETING MINUTES

Meeting: Board of Directors Meeting **Date:** Wednesday, March 2, 2022 **Time:** 8:30am
Location: Orange County Administration Center – Commissioners Chambers – 1st Fl., 201 S. Rosalind Ave., Orlando, FL.

Board Members

PRESENT

Mercedes McCall
Chair

Sascha Rizzo
Board Member

Curtis Hunter
Board Member

Board Members

NOT PRESENT

Vernice Atkins-Bradley
Vice Chair

OCHFA Staff

PRESENT

W.D. Morris
Executive Director

Kayode Adetayo
Chief Financial Officer

Frantz Dutes
Staff

Chaynae Price
Staff

Birva Parikh
Staff

Olympia Roman
Staff

OCHFA Professionals

PRESENT

Mike Watkins
Bond Counsel, Greenberg Traurig

David Jones
Financial Advisor, CSG Advisors

James Audette
Trustee, US Bank

Esther Nichols
Auditor, The Nichols Group

BCC Staff

PRESENT

Danielle Philippe
Fiscal Business Svcs

MEETING OPENED: There being a quorum, Chair, Mercedes McCall, called the meeting to order at 8:55 a.m.

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

CONSENT AGENDA:

ACTION TAKEN

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

MOTION / SECOND: C. Hunter/ S. Rizzo **AYE BY VOICE VOTE:** All Present **NAY BY VOICE VOTE:** **ABSTAINED:**

A. GENERAL ADMINISTRATION

1. Adoption of the February 2, 2021, Regular Board of Directors Meeting minutes.
2. Ratification of the February 17, 2021, Joint Committee Meeting minutes.

B. EXECUTIVE DIRECTOR'S OFFICE

1. Opportunity Zones Status.
2. Acknowledgment and Ratification of the Authority's Annual Performance.

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 2022, operating fund comparison of budget vs. actual; acknowledgement of FY 2022, 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.

DISCUSSION AGENDA

A. EXECUTIVE DIRECTOR

CONSIDER APPROVAL OF A BOND RESOLUTION FOR THE MILL CREEK APARTMENTS.

W.D. Morris, Executive Director, addressed the board regarding consideration of the Bond Resolution and associated documents, for the proposed Mill Creek Apartments, not-to-exceed \$33MM, submitted by Mill Creek Apartments, LLC. He stated that the proposal involves the acquisition and rehabilitation of an existing of a 312-unit community, located at 5087 Commander Dr., Orlando – Orange County (Region-14); consisting of ninety six (96) 1-bd/1-ba; one hundred fifty-six (156) 2-bd/2-ba; and sixty (60) 3-bd/2-ba, with rents ranging from \$859 – \$1,191 per month. He then stated that this proposed development would set-aside 100% of the units for families that earn 60% or less of the Area Median Income (AMI). He then explained that the requested amount of \$33MM of Multi-Family Housing Revenue Note (MHRN – Tax-Exempt); as well as, an MHRN – “Taxable”, in an amount not-to-exceed \$4.866MM, would be a private placement with Freddie Mac (Berkadia Commercial Mortgage LLC) through Fannie Mae’s Tax-Exempt Loan (TEL) Program. He further stated that the \$33MM MHRN (tax-exempt) would be originated by Berkadia on behalf of OCHFA (Government Lender) for subsequent purchase by and delivery to Freddie Mac at conversion; and that the He then stated that the Investment Banker/Placement Agent is RBC Capital Markets and Trustee will be US Bank. He concluded by stating that the proposed projects debt coverage ratio is 1.27, which exceeds the Authority’s minimum Threshold Criteria of 1.10.

Mr. Morris stated that the interest rate would be fixed based on the greater of the 10-year Treasury rate of 1.34% and a spread of 1.60%, for an all-in rate of 3.31% tax-exempt; and that the taxable note, also provided by Berkadia, in the amount of up to \$4.866MM, would have an all-in interest rate of 3.61% based on a 10-year treasury rate. He concluded by stating that the underwriting report, prepared by First Housing, recommends that the Authority approve the issuance of \$33MM of tax-exempt note and \$4.866MM taxable note for financing of the development; and that all documents had been reviewed by staff, financial advisor, bond counsel and general county.

RESOLUTION NO. 2022-01

A RESOLUTION OF THE ORANGE COUNTY HOUSING FINANCE AUTHORITY (THE "AUTHORITY") AUTHORIZING THE ISSUANCE BY THE AUTHORITY OF NOT EXCEEDING \$33,000,000 AGGREGATE PRINCIPAL AMOUNT OF ITS ORANGE COUNTY HOUSING FINANCE AUTHORITY MULTIFAMILY HOUSING REVENUE NOTE, 2022 SERIES B (MILL CREEK APARTMENTS) (THE "GOVERNMENTAL NOTE"); ESTABLISHING CRITERIA FOR DETERMINING THE TERMS THEREOF, AUTHORIZING THE NEGOTIATED SALE OF THE GOVERNMENTAL NOTE; APPROVING IN CONNECTION WITH THE GOVERNMENTAL NOTE THE FORMS OF AND AUTHORIZING THE EXECUTION OF A FUNDING LOAN AGREEMENT, A PROJECT LOAN AGREEMENT, A LAND USE RESTRICTION AGREEMENT, AN ARBITRAGE REBATE AGREEMENT, AN ENVIRONMENTAL INDEMNITY, A GUARANTY OF RECOURSE OBLIGATIONS, AND ALL EXHIBITS THERETO; AUTHORIZING THE APPOINTMENT OF A FISCAL AGENT; AUTHORIZING THE CHAIR OR VICE CHAIR AND ANY OTHER BOARD MEMBER TO TAKE ANY OTHER ACTIONS NECESSARY TO ISSUE THE GOVERNMENTAL NOTE AND MAKING OTHER PROVISIONS IN CONNECTION THEREWITH; AND PROVIDING AN EFFECTIVE DATE.

ACTION TAKEN

There being no discussion, the Board approved the Bond Resolution (#2022-01), Underwriting Report, Terms and financing in an amount, not-to-exceed \$33,000,000, of a Multi-Family Housing Revenue Note (SERIES B), for the Acquisition and Rehabilitation of Multi-Family Development Mill Creek 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 / C. Hunter **AYE BY VOICE VOTE:** All Present **NAY BY VOICE VOTE:** **ABSTAINED:**

CONSIDER APPROVAL AND ADOPTION OF THE AUTHORITY'S FY 2021 AUDITED FINANCIAL STATEMENTS.

Mr. Morris, addressed the Board regarding acceptance of the Joint Committees' (met on February 17, 2022) recommendation, to adopt the Authority's FY 2021 Annual Audited Financial Statements. He asked the Authority's Auditor, Ms. Esther Nichols of The Nichols Group PA, to address the Board. Ms. Nichols, Partner, presented highlights of the Audited Financials to include Management Letter and Governance; and stating that there were no findings and a clean Management Letter. She then thanked staff for their professionalism and due diligence in this year's audit.

ACTION TAKEN

There being no discussion, the Board accepted and adopted the Authority's Fiscal Year 2021 Annual Audited Financial Statements for year-ending September 30, 2021.

MOTION / SECOND: C. Hunter / S. Rizzo **AYE BY VOICE VOTE:** All Present **NAY BY VOICE VOTE:** **ABSTAINED:**

CONSIDER APPROVAL OF THE AUTHORITY'S REVISIONS OF ITS MULTI-FAMILY OPEN CYCLE APPLICATION.

Mr. Morris, addressed the board regarding consideration of the Authority's revised Multi-Family Open Cycle Application. He stated that Orange County reached out to the Authority, requesting that priority consideration be given for developments that have received financial support from the Orange County Housing Trust Fund (OCHTF); for new construction. He then stated that the he OCHTF was one of a variety of initiatives adopted by the Board of Orange County Commissioners' after more than two years of exhaustive work by the Housing For All Initiative Task Force. He further explained that OCHTF provides a needed source of local gap financing for the development of workforce housing.

Mr. Morris stated that the proposed revisions to the Authority's Open Cycle Application, would provide flexibility and priority for development(s) having received financing from the OCHTF via a set-aside of Tax-Exempt bonds on an annual basis. He concluded by stating that the Authority's Joint Committee meeting, on February 17, 2022, discussed revisions. He then asked Board Member Sascha Rizzo to provide comments. Mr. Rizzo made the following recommend changes to the language, regarding Section I, OCHFA Feasibility Criteria for Trust Fund Development(s), item #2, to read as follows: *Proposed development's debt service coverage ratio, must meet the requirement of OCHFA's existing Debt Service Coverage Policy.*

ACTION TAKEN

There being no further discussion, the Board accepted and adopted the Authority's Revised Multi-Family Open Cycle Application, with said language modifications to Item #2, "Proposed development's debt service coverage ratio, must meet the requirement of OCHFA's existing Debt Service Coverage Policy".

MOTION / SECOND: S. Rizzo / C. Hunter **AYE BY VOICE VOTE:** All Present **NAY BY VOICE VOTE:** **ABSTAINED:**

CONSIDER APPROVAL AND ADOPTION OF THE AUTHORITY'S MULTI-FAMILY POLICY STATEMENT.

Mr. Morris, addressed the board regarding consideration for the Authority's proposed Multi-Family Policy Statement. He stated that at its meeting of February 17, 2022, the Joint Committee discussed the proposed policy statement, regarding Development(s) of Special Impacts, relating to Orange county Board of County Commissioners, adoption of the Task Force recommendations. He then stated that as a result of the County's' efforts, a unique joint venture of housing opportunity has occurred involving the partnership of a Major Employer, an Affordable Housing Developer, Orange County, Florida Housing Finance Corporation and OCHFA, that's projected to produce 1000-units of workforce housing. He further stated that provisions of the policy would provide flexibility within the application and volume cap process.

Mr. Morris concluded by stating that the proposed policy would provide flexibility for the Authority to consider providing priority for Development(s) of Special Impacts meeting the policy requirements via OCHTF and that the Joint Committee recommends approval. Brief discussion ensued.

ACTION TAKEN

There being no further discussion, the Board accepted and adopted the Authority's new Multi-Family Policy Statement.

MOTION / SECOND: C. Hunter / S. Rizzo AYE BY VOICE VOTE: All Present NAY BY VOICE VOTE: ABSTAINED:

CONSIDER APPROVAL OF THE AUTHORITY'S FINANCIAL ADVISORY FIRM AGREEMENT/CONTRACT.

Mr. Morris, addressed the board regarding consideration of the Authority's Financial Advisory Firm Selection and Agreement. He stated that on February 17, 2022, the Joint Committee met to review and discuss the Authority's Agreement for Financial Advisor Services. He then stated that the Authority's existing Financial Advisor is currently serving under a Temporary Renewal Contract entered into on January 1, 2022; and that the Joint Committee determined that the Authority would enter into a two year (2-year) Agreement/Contract with CSG Advisors, Inc, its current provider for financial advisory services.

ACTION TAKEN

There being no discussion, the Board approved the Authority's Financial Advisory Services Firm of CSG Advisors, Inc. and a Two-year (2-year) contract period and authorization for Chair, to execute the document.

MOTION / SECOND: S. Rizzo / C. Hunter AYE BY VOICE VOTE: All Present NAY BY VOICE VOTE: ABSTAINED:

OTHER BUSINESS

UPCOMING CONFERENCES

Mr. Morris reminded the Board Members of the upcoming National Association of Local Housing Finance Agencies (April 2022) and Florida Association of Local Housing Finance Authorities (July 2022) educational conference(s).

ADJOURNMENT

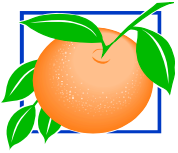
There being no further business, Mercedes McCall – Chair, adjourned the meeting at 9:16 a.m.

ATTEST:

W.D. MORRIS
 EXECUTIVE DIRECTOR

MERCEDES F. McCALL
 CHAIR

 END OF MINUTES PREPARED BY OLYMPIA ROMAN



D. MORRIS
EXECUTIVE DIRECTOR

CONSENT

BOARD OF DIRECTORS

MERCEDES MCCALL
CHAIR

VERNICE ATKINS-BRADLEY
VICE CHAIR

SASCHA RIZZO
BOARD MEMBER

CURTIS HUNTER
BOARD MEMBER

MEMORANDUM

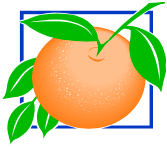
TO:	OCHFA Board of Directors
FROM:	W.D. Morris, Executive Director
DATE:	March 25, 2022
RE:	OPPORTUNITY ZONES STATUS APRIL 6, 2022 REGULAR BOARD OF DIRECTORS' MEETING

CURRENT

- No Activity -

ACTION REQUESTED

-information only-



W.D. MORRIS
EXECUTIVE DIRECTOR

CONSENT ITEM

MEMORANDUM

BOARD OF DIRECTORS

MERCEDES MCCALL
CHAIR

VERNICE ATKINS-BRADLEY
VICE CHAIR

SASCHA RIZZO
BOARD MEMBER

CURTIS HUNTER
BOARD MEMBER

TO:	OCHFA Board of Directors
FROM:	W.D. Morris, Executive Director
CONTACT:	Olukayode Adetayo, Chief Financial Officer
DATE:	March 25, 2022
RE:	OCHFA CONSOLIDATED BALANCE SHEET FOR THE OPERATING FUND FOR THE PERIOD ENDING FEBRUARY 28, 2022. APRIL 6, 2022 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. The GNMA's yield approximately 5.0700%. The remaining funds are invested in the US Bank Money Market. The Authority earned an average of 1.423% interest income on all investments.

Orange County Housing Finance Authority

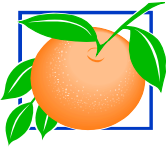
Operating Fund Balance Sheet

As of February 28, 2022

	GENERAL FUND	LOW INCOME HOUSING FUND	HOMEOWNERSHIP ASSISTANCE FUND	COMBINED <u>TOTALS</u>
Assets				
Cash	6,530,121.82	1,263,611.54	2,693,122.59	10,486,855.95
***** Investments	9,085,937.13	0.00	388,812.94	9,474,750.07
GNMA/FNMA Securities	11,447,250.58	0.00	0.00	11,447,250.58
Accounts Receivable	330,868.32	0.00	42,319.85	373,188.17
Loan Receivable	622,011.03	0.00	0.00	622,011.03
Notes Receivable	1,039,899.37	24,200.00	0.00	1,064,099.37
S/F 2014 A GNMA Collateral / Rcvbl	4,060,955.67	0.00	0.00	4,060,955.67
GF - FHLB GNMA Collateral / Rcvbl	946,067.70	0.00	0.00	946,067.70
Mortgage Receivable	0.00	347,739.96	4,415,233.81	4,762,973.77
**** Allowance for Doubtful Accounts	(57,832.37)	(313,526.89)	(1,324,413.79)	(1,695,773.05)
Mortgage & GNMA/FNMA Income Receivable	3,198,902.65	0.00	0.00	3,198,902.65
Deferred FRS Pension Contributions	249,278.00	0.00	0.00	249,278.00
Interfund Receivable/Payable	16,464,345.64	4,775,793.63	(8,200,578.35)	13,039,560.92
Prepaid Expenses	13,016.32	0.00	0.00	13,016.32
Fixed Assets	262,778.55	0.00	0.00	262,778.55
Total Assets	54,193,600.41	6,097,818.24	(1,985,502.95)	58,305,915.70
Current liabilities:				
Other Payables	216,652.90	0.00	0.00	216,652.90
FRS Net Pension Liability	955,951.00	0.00	0.00	955,951.00
Accounts Payables	289,049.69	0.00	0.00	289,049.69
Total liabilities	1,461,653.59	0.00	0.00	1,461,653.59
Retained Earnings Previous Period	51,599,534.57	6,097,486.50	(1,983,161.08)	55,713,859.99
Net Income (Loss)	1,132,412.25	331.74	(2,341.87)	1,130,402.12
Total Liabilities & Retained Earnings	54,193,600.41	6,097,818.24	(1,985,502.95)	58,305,915.70

**** 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 \$1,052,917.14 difference between the GNMA'S book value and market value recorded at 9/30/2021 (GASB 31).



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

TO:	OCHFA Board of Directors
FROM:	W.D. Morris, Executive Director
CONTACT:	Olukayode Adetayo, Chief Financial Officer
DATE:	March 25, 2022
RE:	OCHFA COMBINED STATEMENT OF REVENUES, EXPENSES AND CHANGES IN RETAINED EARNINGS FOR THE PERIOD ENDING FEBRUARY 28, 2022. APRIL 6, 2022 REGULAR BOARD OF DIRECTORS' MEETING.

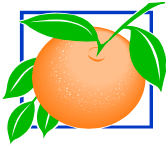
Attached for your review are the OCHFA's Operating Fund Statement of Revenues, Expenses, and Changes in Retained Earnings. The Operating Fund includes all funds namely: the General Fund, the Low Income Housing Fund, and the Homeownership Assistance Program Fund.

Attachments

Orange County Housing Finance Authority
Combined Statement of Revenues, Expenses, and Changes in Retained Earnings
For The 5 Periods Ending February 28, 2022

Operating Fund

	General Fund	Low Income Hsg Fund	Homeownership Assistance Fund	Current YTD
Revenue:				
Administrative Fees	396,054.73	0.00	0.00	396,054.73
Bond Financing Fees	905,500.00	0.00	0.00	905,500.00
Intra Fund Revenue	26,222.68	0.00	0.00	26,222.68
Gain on the Sale of GNMA's	4,657.72	0.00	0.00	4,657.72
Other Revenue	38,305.22	331.74	2,000.00	40,636.96
Investment Income	136.89	0.00	8.64	145.53
Income from Loans, GNMA's	437,723.22	0.00	-209.06	437,514.16
Total Revenues	1,808,600.46	331.74	1,799.58	1,810,731.78
Expenses				
General and Administrative	645,980.31	0.00	4,141.45	650,121.76
Rebate Expense	900.00	0.00	0.00	900.00
Other Expenses	29,307.90	0.00	0.00	29,307.90
Total Expenses	676,188.21	0.00	4,141.45	680,329.66
Net Income (Loss)	1,132,412.25	331.74	(2,341.87)	1,130,402.12
Retained Earnings Beginning of Year	51,599,534.57	6,097,486.50	-1,983,161.08	55,713,859.99
Retained Earnings End of Year	52,731,946.82	6,097,818.24	(1,985,502.95)	56,844,262.11



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

TO:	OCHFA Board of Directors
FROM:	W.D. Morris, Executive Director
CONTACT:	Olukayode Adetayo, Chief Financial Officer
DATE:	March 25, 2022
RE:	OCHFA FISCAL YEAR 2022 OPERATING FUND – COMPARISON OF BUDGET VS. ACTUAL AS OF FEBRUARY 28, 2022. APRIL 6, 2022 REGULAR BOARD OF DIRECTORS' MEETING

Attached for your attention is the comparison of the Budgeted Revenues and Expenses for Fiscal Year 2022 vs. the Actual Revenues and Expenses for the period ending February 28, 2022.

Attachments

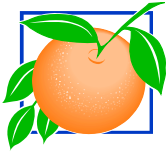
Orange County Housing Finance

Statement of Earnings

For The 5 Periods Ending February 28, 2022

	Fiscal Year 2022 Budget	Year To Date Revenue Received	Budget Remaining YTD	%age Budget Remaining YTD
Revenue:				
2014 SERIES A	\$7,751	\$0	\$7,751	100%
2017 SERIES A	\$14,887	\$0	\$14,887	100%
2018 SERIES A	\$18,016	\$0	\$18,016	100%
2020 SERIES A	\$5,893	\$0	\$5,893	100%
2020 SERIES B	\$285,644	\$0	\$285,644	100%
CHARLESTON CLUB APTS	\$17,100	\$0	\$17,100	100%
HANDS 2001 F	\$8,120	\$4,715	\$3,405	42%
THE LANDINGS ON MILLENIA	\$22,220	\$10,830	\$11,390	51%
LEE VISTA APARTMENTS	\$33,900	\$16,650	\$17,250	51%
COVE AT LADY LAKE	\$22,455	\$10,928	\$11,528	51%
LAKESIDE POINTE APARTMENTS	\$16,890	\$8,295	\$8,595	51%
LAKE HARRIS COVE APTS	\$15,582	\$0	\$15,582	100%
MARBELLA COVE	\$12,555	\$6,278	\$6,278	50%
MARBELLA POINTE	\$22,950	\$11,475	\$11,475	50%
OVIEDO TOWN CENTER PHASE I	\$15,390	\$0	\$15,390	100%
OVIEDO TOWN CENTER PHASE II	\$10,000	\$0	\$10,000	100%
OVIEDO TOWN CENTER PHASE III	\$10,000	\$0	\$10,000	100%
OVIEDO TOWN CENTER PHASE IV	\$10,000	\$0	\$10,000	100%
LAUREL OAKS I	\$22,710	\$11,190	\$11,520	51%
LAUREL OAKS II	\$20,970	\$10,335	\$10,635	51%
ROLLING ACRES I	\$10,038	\$5,000	\$5,038	50%
ROLLING ACRES II	\$10,000	\$5,000	\$5,000	50%
FOUNTAINS @ MILLENIA II	\$10,000	\$5,000	\$5,000	50%
FOUNTAINS @ MILLENIA III	\$9,800	\$5,000	\$4,800	49%
FOUNTAINS @ MILLENIA IV	\$11,125	\$5,519	\$5,606	50%
SOUTHWINDS	\$15,375	\$7,563	\$7,813	51%
POST VISTA POST FOUNTAINS	\$16,305	\$0	\$16,305	100%
SPRING LAKE COVE I	\$9,975	\$5,000	\$4,975	50%
SPRING LAKE COVE II	\$10,000	\$5,000	\$5,000	50%
CHATHAM HARBOR APTS	\$68,040	\$34,020	\$34,020	50%
CRESTWOOD APARTMENTS	\$18,270	\$9,045	\$9,225	50%
LAKE SHERWOOD APARTMENTS	\$15,450	\$7,650	\$7,800	50%
OAK HARBOR APARTMENTS	\$21,210	\$10,605	\$10,605	50%
RIVER RIDGE APARTMENTS	\$27,720	\$13,725	\$13,995	50%
SEVILLE PLACE APARTMENTS	\$18,930	\$9,360	\$9,570	51%
NASSAU BAY APARTMENTS	\$106,108	\$52,926	\$53,182	50%
BUCHANAN BAY	\$38,719	\$19,241	\$19,478	50%
WESTWOOD PARK APTS	\$49,440	\$24,708	\$24,732	50%
VISTA PINES APTS	\$65,949	\$32,961	\$32,988	50%
LAKE WESTON POINT APTS	\$51,469	\$25,609	\$25,859	50%
CHAPEL TRACE APARTMENTS	\$38,415	\$19,149	\$19,266	50%
HANDS	\$4,420	\$2,210	\$2,210	50%
ALHAMBRA TRACE APTS	\$2,140	\$1,070	\$1,070	50%
BOND FINANCING FEES	\$187,500	\$905,500	(\$718,000)	-383%
TRANSFER IN	\$0	\$26,223	(\$26,223)	
GAIN ON SALE OF GNMA'S	\$50,000	\$4,658	\$45,342	91%
OTHER REVENUES	\$125,700	\$2,332	\$123,368	98%
OTHER REVENUE TBA	\$0	\$38,305	(\$38,305)	
INV INCOME	\$4,194	\$146	\$4,048	97%
FHLB HELD SECURITIES GNMA/FNMA INCOME	\$0	\$14,985	(\$14,985)	
MORTGAGE INCOME HFA OF WINTER PARK	\$9,000	\$1,270	\$7,730	86%
INTEREST INCOME ON WESTLAKES PHASE I	\$7,500	\$2,854	\$4,646	62%
MORTGAGE INCOME CITY VIEW LOAN PARTICIPATION	\$4,000	\$4,268	(\$268)	-7%
GNMA/FNMA INCOME	\$839,494	\$135,714	\$703,780	84%
MASTER ACC FUND GNMA/FNMA INCOME	\$0	\$278,634	(\$278,634)	
2006 A DPA MORTGAGE INTEREST	\$600	\$57	\$543	91%
2006 A 1 DPA MORTGAGE INTEREST	\$2,100	\$40	\$2,060	98%
2007 A DPA MORTGAGE INTEREST	\$10,300	\$2,036	\$8,264	80%
2007 B DPA MORTGAGE INTEREST	\$10,300	(\$2,384)	\$12,684	123%

2009 A NIBP DPA MORTGAGE INTEREST	\$500	\$41	\$459	92%
	\$2,473,117	\$1,810,732	\$662,385	27%
	Fiscal Year 2022 Budget	Year To Date Expenses Incurred	Budget Remaining YTD	%age Budget Remaining YTD
Costs and expenses:				
SALARIES AND WAGES	\$946,932	\$365,224	\$581,708	61%
SHIPPING	\$2,500	\$739	\$1,761	70%
TRAVEL/CONFERENCE/ TRAINING	\$36,000	\$0	\$36,000	100%
CASUAL LABOR/STUDENT ASST.	\$3,000	\$0	\$3,000	100%
OFFICE MAINTENANCE	\$19,000	\$8,709	\$10,291	54%
BUILDING MAINTENANCE	\$16,000	\$3,001	\$12,999	81%
TELEPHONE	\$28,000	\$6,256	\$21,744	78%
POSTAGE	\$3,000	\$81	\$2,919	97%
OFFICE SUPPLIES	\$5,000	\$2,449	\$2,551	51%
OFFICE FURNITURE	\$1,000	\$0	\$1,000	100%
PUBLICATIONS	\$2,000	\$781	\$1,219	61%
PRINTING/ANNUAL REPORT	\$6,500	\$0	\$6,500	100%
EQUIPMENT / COMPUTER / PRINTER	\$9,000	\$6,647	\$2,353	26%
MARKETING	\$20,000	\$15,350	\$4,650	23%
WEB SITE DESIGN & DEV/MAINT	\$0	\$819	(\$819)	
CONTRACTOR SERVICES	\$22,000	\$5,090	\$16,910	77%
SEMINARS/EDUCATION	\$15,000	\$0	\$15,000	100%
EMPLOYEE BENEFITS HEALTH/LIFE	\$142,000	\$60,851	\$81,149	57%
UNEMPLOYMENT COMPENSATION	\$2,000	\$0	\$2,000	100%
OTHER INSURANCE & TAXES	\$1,200	\$0	\$1,200	100%
ANNUAL AUDIT	\$53,000	\$19,500	\$33,500	63%
LEGAL ADVERTISING	\$4,000	\$1,739	\$2,261	57%
LEGAL FEES	\$10,000	\$641	\$9,359	94%
MEMBERSHIP	\$7,500	\$5,240	\$2,260	30%
PAYROLL TAXES	\$72,440	\$22,564	\$49,877	69%
MISCELLANEOUS EXPENSE	\$12,000	\$3,545	\$8,455	70%
LOSS ON DPA FORECLOSURES	\$30,000	\$0	\$30,000	100%
FLORIDA RETIREMENT SYSTEM	\$102,458	\$41,048	\$61,410	60%
457 DEFERRED COMP EMPLOYER CONTRIBUTION EXP	\$47,347	\$18,969	\$28,378	60%
LIMITED HRA	\$10,500	\$9,300	\$1,200	11%
TERM LEAVE	\$15,000	\$0	\$15,000	100%
FILE STORAGE	\$2,400	\$841	\$1,559	65%
LOCAL MILEAGE REIMBURSEMENT	\$2,000	\$41	\$1,959	98%
EQUIPMENT MAINTENANCE	\$5,000	\$967	\$4,033	81%
INSURANCE COVERAGES	\$70,000	\$46,484	\$23,516	34%
RESERVE FOR REPLACEMENT BLDG	\$5,000	\$0	\$5,000	100%
FHLB LOAN INTEREST COLLATERAL EXP	\$0	\$150	(\$150)	
FINANCIAL ADVISORY SERVICES	\$12,000	\$712	\$11,288	94%
PERFORMACE AWARD PROGRAM	\$96,753	\$0	\$96,753	100%
ADMINISTRATIVE EXP. TRUSTEE	\$0	\$2,385	(\$2,385)	
CUSTODY FEE	\$5,500	\$0	\$5,500	100%
ADMIN EXPENSE BANK/TRUSTEE	\$1,000	\$0	\$1,000	100%
REBATE FEE EXPENSE	\$6,000	\$900	\$5,100	85%
OPERATING CONTINGENCY RESERVE	\$20,000	\$0	\$20,000	100%
1994 EXCESS GNMA INTEREST EXP	\$0	\$166	(\$166)	
1995 EXCESS GNMA INTEREST EXP	\$0	\$89	(\$89)	
LOSS ON SALE	\$0	\$29,052	(\$29,052)	
	\$1,870,030	\$680,330	\$1,189,700	64%



CONSENT ITEM

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

TO:	OCHFA Board of Directors
FROM:	W.D. Morris, Executive Director
CONTACT:	Olukayode Adetayo, Chief Financial Officer
DATE:	March 25, 2022
RE:	OCHFA FISCAL YEAR 2022, OPERATING FUND – COMPARISON OF ACTUAL REVENUES AND EXPENSES FOR THE PERIODS ENDING FEBRUARY 28, 2021 AND FEBRUARY 28, 2022. APRIL 6, 2022 REGULAR BOARD OF DIRECTORS' MEETING

Attached for your review is the comparison of the Actual Revenues and Expenses for the periods ending February 28, 2021 and February 28, 2022.

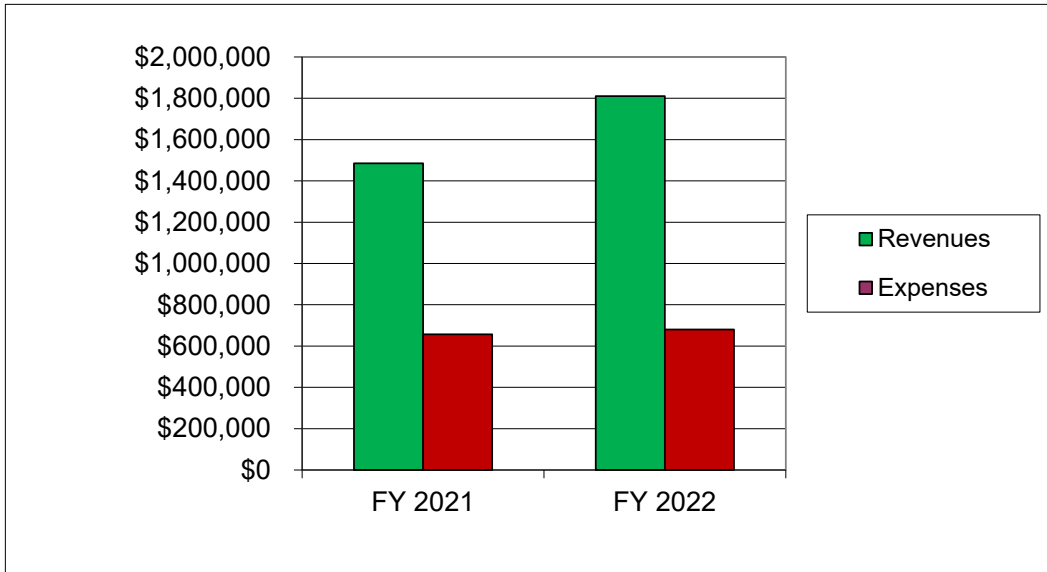
Attachments

Actual Revenues and Expenses Comparison
For the Period Ending February 28, 2022

	FY 2021	FY 2022	% Δ
Revenues	\$1,484,921	\$1,810,732	22%
Expenses	\$656,926	\$680,330	4%

Revenues increased this year compared with last year. This is due to the receipt of financing fees for two multifamily projects, which was not present in the prior year. The overall change in revenues is 22%.

Overall, general operating expenses increased this year compared to last year due to a slight increase in operating expenses related to technology upgrades. The overall change in expenses is 4%.





CONSENT ITEM

W.D. MORRIS
EXECUTIVE DIRECTOR

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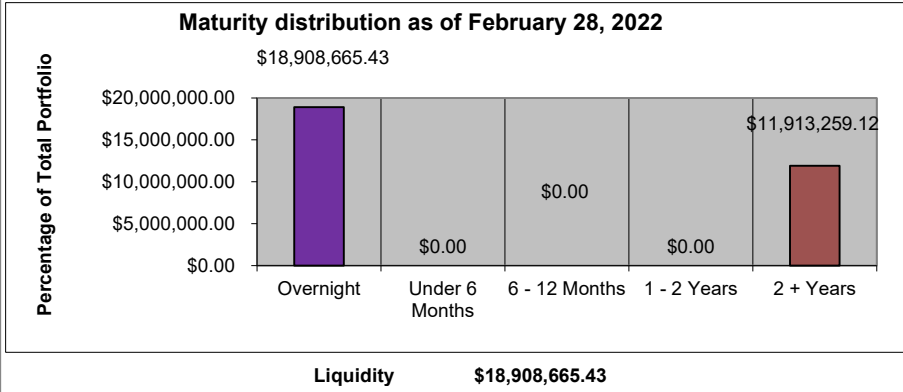
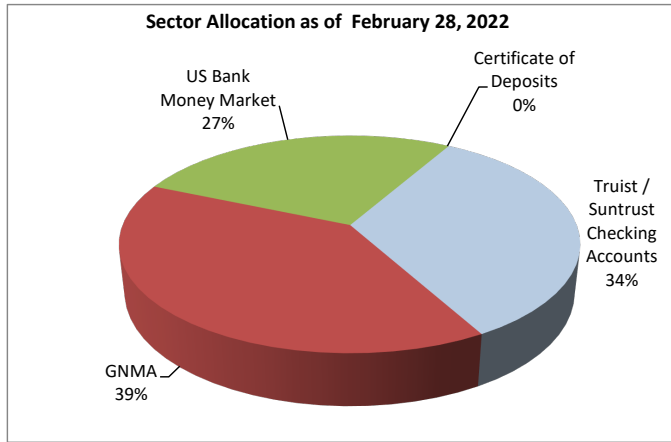
TO:	OCHFA Board of Directors
FROM:	W.D. Morris, Executive Director
CONTACT:	Olukayode Adetayo, Chief Financial Officer
DATE:	March 25, 2022
RE:	SUMMARY OF OCHFA'S OPERATING FUND INVESTMENTS. APRIL 6, 2022 REGULAR BOARD OF DIRECTORS' MEETING

As of February 28, 2022 the total investments in the Operating Fund of the Orange County Housing Finance Authority was \$31,249,119.01 producing an average yield of 1.423% as shown in the Summary of Accounts. If you have any questions on this matter do not hesitate to ask me.

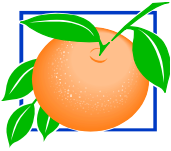
Attachments

**Orange County Housing Finance Authority
Summary of Accounts
as of February 28, 2022**

Account	Account #	Institution	Ending Balance ¹	Net Interest Earned ¹	Average Yield (Annualized) ¹
Operating Fund	215252054184-000	Truist / Suntrust Bank	\$6,530,098.31	\$0.00	0.0000%
Low Income Housing Fund	215252054192-000	Truist / Suntrust Bank	\$1,263,611.54	\$77.97	0.0000%
Homeownership Assistance Fund	1000042656834	Truist / Suntrust Bank	\$2,693,122.59	\$0.00	0.0000%
Custody Account	129142000	US Bank Money Market	\$7,929,197.67	\$32.86	0.0000%
Custody Account	129142000	GNMA - OCHFA Investment	\$11,020,056.12	\$32,602.39	5.0700%
Custody Account	141763000	US Bank Money Market /NIBP	\$388,812.94	\$1.77	0.0000%
Custody Account	261060000	US Bank Money Market /Turnkey	\$103,822.38	\$1.12	0.0000%
Custody Account	261060000	GNMA - OCHFA Investment	\$427,194.46	\$1,054.90	3.0000%
FHLB Collateral	38786	FHLBank Atlanta	\$893,203.00	\$3,293.99	4.5800%
Total			\$31,249,119.01	\$37,065.00	1.423%



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

TO:	OCHFA Board of Directors
FROM:	W.D. Morris, Executive Director
CONTACT:	Frantz Dutes, Director Program Operations
DATE:	March 28, 2022
RE:	STATUS REPORT: 2020-A HOMEOWNER REVENUE BOND PROGRAM; TBA "TURNKEY" MORTGAGE LOAN PROGRAM APRIL 6, 2022 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 \$10,000, and is a 30-year deferred loan at 0% interest.

PRODUCTS	INTEREST RATES	ORIGINATION FEE
Zero Point	4.000%	1%

Commencing from the initial reservation date there is an aggregate total of Eleven Million Two Hundred Fifty Two Thousand Three Hundred Eighteen Dollars (**\$11,252,318**) 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 March 28,, 2022:

- Sixty Three (**63**) loans originated: **63-FHA; 0-VA; 0-USDA-RD.**
- The Authority's 2020A DPA program has financed or committed an aggregate total of: Four Hundred Eighty Thousand Dollars (**\$480,000**).
- 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 Thirteen Million Three Hundred Sixty Eight Thousand Two Hundred Nineteen Dollars (**\$13,368,219**).

The Reservation Period start date was **September 24, 2020**, and Final Delivery end date is December 15, **2022**.

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 Twenty One Million One Hundred Thirty Three Thousand One Hundred Seventy Six Dollars (**\$21,133,176**) has been financed. The Down Payment Assistance is currently at \$7,500, and is a 30 year deferred loan at 0% interest.

As of March 28, 2022:

- One Hundred Sixteen (**116**) loans originated
- Financed or committed an aggregate total of Eight Hundred Seventy Thousand Five Hundred Dollars (**\$870,000**) 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	6	\$1,436,188.00	9.52%
Christensen Financial, Inc.	5	\$996,386.00	7.94%
Envoy Mortgage, Ltd	1	\$265,109.00	1.59%
Equity Prime Mortgage, LLC	1	\$266,081.00	1.59%
Fairway Independent Mortgage Corporation	13	\$2,888,172.00	20.63%
FBC Mortgage, LLC	1	\$176,739.00	1.59%
Guaranteed Rate, Inc.	1	\$240,562.00	1.59%
Hamilton Group Funding, Inc.	2	\$354,460.00	3.17%
Land Home Financial Services, Inc.	2	\$363,796.00	3.17%
Synovus Bank	1	\$201,515.00	1.59%
Waterstone Mortgage Corporation	30	\$6,179,211.00	47.62%
TOTAL	63	\$13,368,219.00	100.00%

CITY SUMMARY

CITY	LOANS	AMOUNT	% OF TOTAL
Altamonte Springs	2	\$343,071.00	3.17%
Apopka	2	\$471,305.00	3.17%
Casselberry	4	\$773,724.00	6.35%
Clermont	1	\$246,355.00	1.59%
Grand Island	2	\$512,544.00	3.17%
Groveland	1	\$147,184.00	1.59%
Kissimmee	7	\$1,373,959.00	11.11%
Leesburg	2	\$336,237.00	3.17%
Longwood	3	\$762,925.00	4.76%
Orlando	24	\$5,320,359.00	38.10%
Saint Cloud	3	\$660,700.00	4.76%
Sanford	6	\$1,060,707.00	9.52%
Tavares	1	\$270,019.00	1.59%
Winter Garden	1	\$266,081.00	1.59%
Winter Park	1	\$240,562.00	1.59%
Winter Springs	3	\$582,487.00	4.76%
TOTAL	63	\$13,368,219.00	100.00%

COUNTY SUMMARY

COUNTY	LOANS	AMOUNT	% OF TOTAL
Lake	7	\$1,512,339.00	11.11%
Orange	28	\$6,237,429.00	44.44%
Osceola	10	\$2,034,659.00	15.87%
Seminole	18	\$3,583,792.00	28.57%
TOTAL	63	\$13,368,219.00	100.00%

HOUSEHOLD ANNUAL INCOME REPORT

ANNUAL INCOME	LOANS	% OF TOTAL
\$15,000-\$29,999	1	1.59%
\$30,000-\$44,999	13	20.63%
\$45,000-\$59,999	28	44.44%
\$60,000-\$74,999	14	22.22%
\$75,000-\$89,999	6	9.52%
\$90,000-\$104,999	1	1.59%
TOTAL	63	100.00%

HOUSEHOLD SIZE REPORT

HOUSEHOLD SIZE	LOANS	% OF TOTAL
1 - One person	19	30.16%
2 - Two persons	19	30.16%
3 - Three persons	15	23.81%
4 - Four persons	6	9.52%
5 - Five persons	3	4.76%
6 - Six persons	1	1.59%
TOTAL	63	100.00%

LOAN AMOUNT REPORT

LOAN AMOUNT	LOANS	% OF TOTAL
\$125,000-\$150,000	4	6.35%
\$150,000-\$175,000	9	14.29%
\$175,000-\$200,000	16	25.40%
\$200,000-\$225,000	12	19.05%
\$225,000-\$250,000	9	14.29%
\$250,000-\$275,000	7	11.11%
\$275,000-\$300,000	6	9.52%
TOTAL	63	100.00%

PURCHASE PRICE REPORT

PURCHASE PRICE	LOANS	% OF TOTAL
\$125,000-\$150,000	4	6.35%
\$150,000-\$175,000	5	7.94%
\$175,000-\$200,000	19	30.16%
\$200,000-\$225,000	6	9.52%
\$225,000-\$250,000	12	19.05%
\$250,000-\$275,000	10	15.87%
\$275,000-\$300,000	5	7.94%
\$300,000-\$325,000	2	3.17%
TOTAL	63	100.00%

LOAN TYPE REPORT

LOAN TYPE	LOANS	% OF TOTAL
FHA	63	100.00%
TOTAL	63	100.00%

PROPERTY TYPE REPORT

PROPERTY TYPE	LOANS	% OF TOTAL
1 Unit Single Family Detached	56	88.89%
Townhouse	7	11.11%
TOTAL	63	100.00%

CATEGORY TYPE REPORT

TYPE	LOANS	% OF TOTAL
Existing	61	96.83%
New	2	3.17%
Unspecified	0	0.00%
TOTAL	63	100.00%

TARGET/NON TARGET REPORT

TYPE	LOANS	AMOUNT	% OF TOTAL
TARGET	2	\$333,841.00	3.17%
NON TARGET	61	\$13,034,378.00	96.83%
TOTAL	63	\$13,368,219.00	100.00%

INTEREST RATE LISTING REPORT

RATE	COUNT	AMOUNT	% OF TOTAL
3.2500%	25	\$5,524,986.00	39.68%
3.3750%	18	\$3,813,174.00	28.57%
3.5000%	2	\$488,979.00	3.17%
3.6250%	6	\$1,189,829.00	9.52%
3.8750%	11	\$2,194,149.00	17.46%
4.0000%	1	\$157,102.00	1.59%
TOTAL	63	\$13,368,219.00	100.00%

INTEREST RATE RANGES REPORT

RATE	LOANS	% OF TOTAL
3.2500% - 3.4900%	43	68.25%
3.5000% - 3.7400%	8	12.70%
3.7500% - 3.9900%	11	17.46%
4.0000% - 4.2400%	1	1.59%
TOTAL	63	100.00%

FIRST TIME HOMEBUYER REPORT

FIRST TIME HOMEBUYER	LOANS	% OF TOTAL
No	0	0.00%
Yes	63	100.00%
TOTAL	63	100.00%

ADDITIONAL MORTGAGE REPORT

ADDTL MTG PROGRAM \ PRIMARY MTG PROGRAM	LOANS	AMOUNT	AVERAGE LOAN AMOUNT
Orange DPA 2018 \ Orange 2020A SF Program	63	\$490,000.00	\$7,777.78

GENDER REPORT

GENDER	LOANS	% OF TOTAL
MALE	27	42.86%
FEMALE	35	55.56%
NONBINARY	0	0.00%
UNDISCLOSED	1	1.59%
TOTAL	63	100.00%

RACE REPORT

DESCRIPTION	LOANS	% OF TOTAL
Undisclosed	1	1.59%
American Indian/ Alaskan Native & Black/ Afric:	1	1.59%
Black/ African American	13	20.63%
Other	7	11.11%
White	41	65.08%
TOTAL	63	100.00%

ETHNICITY REPORT

ETHNICITY	LOANS	AMOUNT	% OF TOTAL
HISPANIC	28	\$5,942,572.00	45.16%
NON HISPANIC	31	\$6,682,459.00	50.00%
OTHER	3	\$596,004.00	4.84%
TOTAL	62	\$13,221,035.00	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/ African An	0	1	0	1	1.61%
Black/ African American	1	11	1	13	20.97%
Other	5	1	1	7	11.29%
White	22	18	1	41	66.13%
TOTAL	28	31	3	62	100.00%

PIPELINE REPORT

PROGRAM PIPELINE	LOANS	AMOUNT	% OF TOTAL
Reservation	1	\$265,109.00	1.59%
Purchased/Service	1	\$289,656.00	1.59%
Investor/Trustee	61	\$12,813,454.00	96.83%
TOTAL	63	\$13,368,219.00	100.00%

PROGRAM SUMMARY

AVERAGE PRINCIPAL MORTGAGE:	\$212,193.95
AVERAGE PURCHASE PRICE:	\$217,464.75
AVERAGE DPA AMOUNT:	\$7,777.78
AVERAGE AGE OF PRIMARY BORROWER:	37
AVERAGE HOUSEHOLD SIZE:	2
AVERAGE EMPLOYED IN HOUSEHOLD:	1
AVERAGE HOUSEHOLD ANNUAL INCOME:	\$55,496.01

**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	1.72%
Bank of England	3	\$597,475.00	2.59%
Broker Solutions Inc, DBA New American Funding	11	\$2,098,607.00	9.48%
Centennial Bank	2	\$357,100.00	1.72%
Christensen Financial, Inc.	6	\$1,030,755.00	5.17%
Columbus Capital Lending LLC	1	\$124,925.00	0.86%
Envoy Mortgage, Ltd	3	\$491,810.00	2.59%
Equity Prime Mortgage, LLC	1	\$150,350.00	0.86%
Fairway Independent Mortgage Corporation	13	\$2,268,561.00	11.21%
FBC Mortgage, LLC	5	\$1,042,905.00	4.31%
Guaranteed Rate, Inc.	1	\$116,850.00	0.86%
Hamilton Group Funding, Inc.	1	\$142,590.00	0.86%
Land Home Financial Services, Inc.	8	\$1,538,224.00	6.90%
Movement Mortgage, LLC	1	\$135,800.00	0.86%
Waterstone Mortgage Corporation	58	\$10,701,604.00	50.00%
TOTAL	116	\$21,133,176.00	100.00%

CITY SUMMARY

CITY	LOANS	AMOUNT	% OF TOTAL
Altamonte Springs	4	\$534,850.00	3.45%
Apopka	9	\$1,606,556.00	7.76%
Casselberry	3	\$480,650.00	2.59%
Clermont	1	\$106,400.00	0.86%
Eustis	2	\$345,303.00	1.72%
Fern Park	1	\$256,080.00	0.86%
Fruitland Park	3	\$579,963.00	2.59%
Kissimmee	16	\$3,049,090.00	13.79%
Leesburg	1	\$189,150.00	0.86%
Longwood	1	\$189,053.00	0.86%
Mascotte	1	\$204,188.00	0.86%
Mount Dora	1	\$169,750.00	0.86%
Ocoee	3	\$657,810.00	2.59%
Orlando	48	\$8,359,625.00	41.38%
Oviedo	2	\$474,650.00	1.72%
Saint Cloud	7	\$1,614,250.00	6.03%
Sanford	4	\$719,720.00	3.45%
Sorrento	2	\$469,828.00	1.72%
Tavares	3	\$570,750.00	2.59%
Winter Park	2	\$226,195.00	1.72%
Winter Springs	2	\$329,315.00	1.72%
TOTAL	116	\$21,133,176.00	100.00%

COUNTY SUMMARY

COUNTY	LOANS	AMOUNT	% OF TOTAL
Lake	14	\$2,635,332.00	12.07%
Orange	64	\$11,295,036.00	55.17%
Osceola	21	\$4,218,490.00	18.10%
Seminole	17	\$2,984,318.00	14.66%
TOTAL	116	\$21,133,176.00	100.00%

HOUSEHOLD ANNUAL INCOME REPORT

ANNUAL INCOME	LOANS	% OF TOTAL
\$15,000-\$29,999	2	1.72%
\$30,000-\$44,999	37	31.90%
\$45,000-\$59,999	47	40.52%
\$60,000-\$74,999	23	19.83%
\$75,000-\$89,999	7	6.03%
TOTAL	116	100.00%

HOUSEHOLD SIZE REPORT

HOUSEHOLD SIZE	LOANS	% OF TOTAL
1 - One person	44	37.93%
2 - Two persons	33	28.45%
3 - Three persons	19	16.38%
4 - Four persons	14	12.07%
5 - Five persons	4	3.45%
6 - Six persons	2	1.72%
TOTAL	116	100.00%

LOAN AMOUNT REPORT

LOAN AMOUNT	LOANS	% OF TOTAL
\$50,000-\$75,000	1	0.86%
\$75,000-\$100,000	2	1.72%
\$100,000-\$125,000	11	9.48%
\$125,000-\$150,000	15	12.93%
\$150,000-\$175,000	24	20.69%
\$175,000-\$200,000	20	17.24%
\$200,000-\$225,000	23	19.83%
\$225,000-\$250,000	12	10.34%
\$250,000-\$275,000	7	6.03%
\$275,000-\$300,000	1	0.86%
TOTAL	116	100.00%

PURCHASE PRICE REPORT

PURCHASE PRICE	LOANS	% OF TOTAL
\$50,000-\$75,000	1	0.86%
\$75,000-\$100,000	2	1.72%
\$100,000-\$125,000	7	6.03%
\$125,000-\$150,000	11	9.48%
\$150,000-\$175,000	20	17.24%
\$175,000-\$200,000	22	18.97%
\$200,000-\$225,000	24	20.69%
\$225,000-\$250,000	21	18.10%
\$250,000-\$275,000	5	4.31%
\$275,000-\$300,000	2	1.72%
\$300,000-\$325,000	1	0.86%
TOTAL	116	100.00%

LOAN TYPE REPORT

LOAN TYPE	LOANS	% OF TOTAL
FreddieMac 80% AMI	31	26.72%
FreddieMac HFA Advantage	70	60.34%
FreddieMac OVER 80% AMI	15	12.93%
TOTAL	116	100.00%

PROPERTY TYPE REPORT

PROPERTY TYPE	LOANS	% OF TOTAL
1 Unit Single Family Detached	86	74.14%
Condominium	22	18.97%
Duplex w/approval	4	3.45%
Rowhouse	1	0.86%
Townhouse	3	2.59%
TOTAL	116	100.00%

CATEGORY TYPE REPORT

TYPE	LOANS	% OF TOTAL
Existing	113	97.41%
New	3	2.59%
Unspecified	0	0.00%
TOTAL	116	100.00%

TARGET/NON TARGET REPORT

TYPE	LOAN	AMOUNT	% OF TOTAL
TARGET	4	\$609,580.00	3.45%
NON TARGET	112	\$20,523,596.00	96.55%
TOTAL	116	\$21,133,176.00	100.00%

INTEREST RATE LISTING REPORT

RATE	COUNT	AMOUNT	% OF TOTAL
2.8750%	4	\$569,795.00	3.45%
3.0000%	1	\$191,000.00	0.86%
3.1250%	4	\$726,006.00	3.45%
3.2500%	10	\$1,873,515.00	8.62%
3.3750%	9	\$1,522,510.00	7.76%
3.5000%	4	\$947,225.00	3.45%
3.6250%	1	\$148,825.00	0.86%
3.7500%	2	\$441,350.00	1.72%
3.8750%	4	\$955,140.00	3.45%
4.0000%	2	\$429,710.00	1.72%
4.2500%	1	\$123,675.00	0.86%
4.3750%	1	\$150,350.00	0.86%
4.5000%	4	\$766,203.00	3.45%
4.6250%	10	\$1,869,016.00	8.62%
4.7500%	5	\$1,085,750.00	4.31%
4.8750%	6	\$1,009,560.00	5.17%
5.0000%	1	\$179,550.00	0.86%
5.1250%	2	\$327,240.00	1.72%
5.2500%	18	\$2,999,840.00	15.52%
5.3750%	20	\$3,441,481.00	17.24%
5.5000%	4	\$781,307.00	3.45%
5.6250%	3	\$594,128.00	2.59%
TOTAL	116	\$21,133,176.00	100.00%

INTEREST RATE RANGES REPORT

RATE	LOANS	% OF TOTAL
2.7500% - 2.9900%	4	3.45%
3.0000% - 3.2400%	5	4.31%
3.2500% - 3.4900%	19	16.38%
3.5000% - 3.7400%	5	4.31%
3.7500% - 3.9900%	6	5.17%
4.0000% - 4.2400%	2	1.72%
4.2500% - 4.4900%	2	1.72%
4.5000% - 4.7400%	14	12.07%
4.7500% - 4.9900%	11	9.48%
5.0000% - 5.2400%	3	2.59%
5.2500% - 5.4900%	38	32.76%
5.5000% - 5.7400%	7	6.03%
TOTAL	116	100.00%

FIRST TIME HOMEBUYER REPORT

FIRST TIME HOMEBUYER	LOANS	% OF TOTAL
No	2	1.72%
Yes	114	98.28%
TOTAL	116	100.00%

ADDITIONAL MORTGAGE REPORT

ADDTL MTG PROGRAM \ PRIMARY MTG PROGRAM	LOANS	AMOUNT	AVERAGE LOAN
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	89	\$667,500.00	\$7,500.00

GENDER REPORT

GENDER	LOANS	% OF TOTAL
MALE	65	56.52%
FEMALE	50	43.48%
NONBINARY	1	0.87%
UNDISCLOSED	0	0.00%
TOTAL	115	100.00%

RACE REPORT

DESCRIPTION	LOANS	% OF TOTAL
American Indian/ Alaskan Native & Bla	1	0.86%
Asian Indian	1	0.86%
Black/ African American	23	19.83%
Black/African American & White	2	1.72%
Chinese	1	0.86%
Other	9	7.76%
Tenant Declined to Respond	4	3.45%
White	75	64.66%
TOTAL	116	100.00%

ETHNICITY REPORT

ETHNICITY	LOAN	AMOUNT	% OF TOTAL
HISPANIC	41	\$7,460,567.00	35.34%
NON HISPANIC	70	\$12,708,064.00	60.34%
OTHER	5	\$964,545.00	4.31%
TOTAL	116	\$21,133,176.00	100.00%

RACE BY ETHNICITY REPORT

RACE	HISPANIC	NONHISPANIC	OTHER	LOANS	% OF TOTAL
American Indian/ Alaskan Native & Black/ A	1	0	0	1	0.86%
Asian Indian	0	1	0	1	0.86%
Black/ African American	0	22	1	23	19.83%
Black/African American & White	1	1	0	2	1.72%
Chinese	0	1	0	1	0.86%
Other	6	2	1	9	7.76%
Tenant Declined to Respond	1	0	3	4	3.45%
White	32	43	0	75	64.66%
TOTAL	41	70	5	116	100.00%

PIPELINE REPORT

PROGRAM PIPELINE	LOANS	AMOUNT	% OF TOTAL
Investor/Trustee	116	\$21,133,176.00	100.00%
TOTAL	116	\$21,133,176.00	100.00%

PROGRAM SUMMARY

AVERAGE PRINCIPAL	\$182,182.55
AVERAGE PURCHASE PRICE:	\$190,090.04
AVERAGE DPA AMOUNT:	\$6,601.45
AVERAGE AGE OF PRIMARY	38
AVERAGE HOUSEHOLD SIZE:	2
AVERAGE EMPLOYED IN	1
AVERAGE HOUSEHOLD ANNUAL	\$51,472.57



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

TO:	OCHFA Board of Directors
FROM:	W.D. Morris, Executive Director
CONTACT:	Mildred Guzman, Program Operations Administrator
DATE:	March 29, 2022
RE:	MULTI-FAMILY OCCUPANCY/ INSPECTION REPORT APRIL 6, 2022 - REGULAR BOARD OF DIRECTORS' MEETING

OCCUPANCY REPORT

The Occupancy Report rate for the period of 1/26/2022, to 2/21/2022, was 99% for all units, and 95% for units meeting set-aside requirements. For the period of 2/23/2022, to 3/23/2022, was 99% for all units, and 96% for units meeting set-aside requirements.

Multi-Family Rental Occupancy and Set-aside Summary - A summary of the occupancy and set-aside average rates by property is provided.

ACTION REQUESTED

For information only.

Multi-Family Occupancy Report

BeginReportingPeriod: 1 /26/2022

EndReportingPeriod: 2 /21/2022

Property: (Status, Address)	Total Units	Occupied Units	Occup. %	Prior Month Occu%	Low Income:			Flag%	Comments
					Occupied Unit	Occup. %	Prior Month Occup.%		
Anderson Oaks, Active 708 Anderson St, Orlando	12	12	100%	100%	12	100%	100%	100%	
Boca Vista (Chantham Harbor Refu 545 Nantucket Court, Altamonte Springs	324	309	95%	95%	66	20%	20%	20%	
Chapel Trace Apartments, Active 556 N. Goldenrod Road, Orlando	312	311	100%	100%	311	100%	100%	40%	
Club at Eustis, Active 2750 David Walker Dr, Eustis	96	93	97%	100%	93	97%	100%	40%	
Cove at Lady Lake, Active 735 S. Hwy 27/441, Lady Lake	176	173	98%	98%	173	98%	98%	40%	
Crestwood Apartments, Active 3121 Crestwood Circle, St. Cloud	216	215	100%	100%	215	100%	100%	40%	
Dean Woods Place, Active 9808 Dean Woods Place, Orlando	48	48	100%	100%	48	100%	100%	100%	
Delaney Apartments, Active 507 Delaney Avenue, Orlando	8	8	100%	100%	8	100%	100%	100%	
Dunwoodie Apartments, Active 4213 Dunwoodie Blvd, Orlando	172	171	99%		171	99%		40%	
Emerald Villas (Seville Place), Acti 5450 Cholla Way, Orlando	264	256	97%	97%	256	97%	97%	40%	
Fountains at Lee Vista, Active 5743 Bent Pine Dr, Orlando	508	488	96%	96%	306	60%	60%	31%	
Fountains at Millenia Phase II, Acti 5316 Millenia Blvd., Orlando	32	32	100%	100%	32	100%	100%	40%	
Fountains at Millenia Phase III, Acti 5316 Millenia Blvd., Orlando	82	82	100%	100%	82	100%	100%	40%	

Tuesday, March 29, 2022

Property: (Status, Address)	Total Units	Occupied Units	Occup. %	Prior Month Occu%	Low Income:			Flag%	Comments
					Occupied Unit	Occup. %	Prior Month Occup. %		
Fountains at Millenia Phase IV, Act 5316 Millenia Blvd, Orlando	100	100	100%	100%	100	100%	100%	40%	
Goldenrod Pointe Apartments, Acti 3500 N Goldenrod Road, Orlando	70	70	100%	100%	70	100%	100%	60%	
Governors Manor, Active 2861 LB McLeod Rd, Orlando	120	119	99%	98%	119	99%	98%	75%	
Green Gables (Alhambra Trace), A 5201 Via Alizar Dr, Orlando	95	95	100%	99%	95	100%	99%	100%	
Kensington Oaks, Active 440 S. Mellonville Ave, Sanford	20	18	90%	90%	18	90%	90%	75%	
Lake Davis Apartments, Active 1301 Catherine Street, Orlando	36	36	100%	97%	36	100%	97%	75%	
Lake Harris Cove Apartments, Act 32511 Lake Harris Cove Avenue, Leesburg	152	152	100%	99%	116	76%	75%	40%	
Lake Jennie Phase I, Active 1301 Santa Barbara Dr, Sanford	25	25	100%	96%	25	100%	96%	75%	
Lake Jennie Phase II, Active 1312 Santa Barbara Dr, Sanford	40	37	93%	93%	37	93%	93%	75%	
Lake Weston Pointe Apartments, A 2201 Weston Point Dr, Orlando	240	239	100%	99%	239	100%	99%	100%	
Lakeside Retreat at 27, Active 1403 Old Harbor Blvd., Leesburg	128	128	100%	98%	128	100%	98%	40%	
Lancaster Villas, Active 800 W. Lancaster Rd, Orlando	145	144	99%	100%	144	99%	100%	100%	
Landings at Carver Park, Active 1150 Conley Street, Orlando	56	56	100%	100%	56	100%	100%	40%	
Landings on Millenia, Active 5150 Millenia Boulevard, Orlando	336	335	100%	99%	251	75%	74%	40%	
Landon Pointe Apartments, Active 1705 Grande Pointe Avenue, Orlando	276	266	96%	97%	264	96%	97%	40%	

Property: (Status, Address)	Total Units	Occupied Units	Occup. %	Prior Month Occu%	Low Income:			Flag%	Comments
					Occupied Unit	Occup. %	Prior Month Occup. %		
Landon Trace Townhomes (Bucha 1813 Buchanan Bay Circle, Orlando	228	224	98%	98%	224	98%	98%	100%	
Landstar Park Apartments, Active 1001 Landstar Drive, Orlando	156	156	100%	100%	156	100%	100%	40%	
Laurel Oaks Phase I (Sleepy Hollo 2700 Laurel Hollow Dr., Leesburg	144	137	95%	95%	137	95%	95%	40%	
Laurel Oaks Phase II (Sleepy Hollo 2700 Laurel Hollow Dr., Leesburg	108	105	97%	97%	105	97%	97%	40%	
Lee Vista Club Apartments, Active 5903 Lee Vista Blvd, Orlando	312	311	100%	100%	311	100%	100%	40%	
Marbella Cove, Active 7528 Marbella Pt. Drive, Orlando	104	104	100%	100%	104	100%	100%	0%	
Marbella Pointe, Active 7528 Marbella Pt. Drive, Orlando	120	120	100%	100%	120	100%	100%	40%	
Mendel Villas, Active 3538 Aristotle Ave, Orlando	32	32	100%	100%	32	100%	100%	100%	
Nassau Bay Apartments, Active 5200 North Orange Blossom Trail, Orlando	492	487	99%	98%	487	99%	98%	100%	
Oak Harbor Apartments, Active 5770 Harbor Chase Circle, Orlando,	176	174	99%	100%	174	99%	100%	20%	
Oviedo Town Center Phase I, Activ 450 Fontana Circle #105, Oviedo	106	106	100%	100%	106	100%	100%	40%	
Oviedo Town Center Phase II, Activ 450 Fontana circle #105, Oviedo	34	34	100%	100%	34	100%	100%	40%	
Oviedo Town Center Phase III, Acti 450 Fontana circle #105, Oviedo	72	72	100%	100%	72	100%	100%	40%	
Oviedo Town Center Phase IV, Acti 450 Fontana Circle #105, Oviedo	24	24	100%	100%	24	100%	100%	40%	
Palm Grove Gardens, Active 3944 W.D. Judge Drive, Orlando	142	142	100%	100%	142	100%	100%	75%	

Property: (Status, Address)	Total Units	Occupied Units	Occup. %	Prior Month Occu%	Low Income:			Flag%	Comments
					Occupied Unit	Occup. %	Prior Month Occup. %		
Pebble Creek, Active 1317 Boulder Dr, Kissimmee	72	72	100%	100%	72	100%	100%	100%	
River Ridge Apartment Homes, Act 9957 Hidden River Drive #106, Orlando	160	160	100%	100%	160	100%	100%	40%	
Rolling Acres Phase I, Active 824 CrR 466, Lady Lake	104	104	100%	100%	104	100%	100%	40%	
Rolling Acres Phase II, Active 824 CR 466, Lady Lake	35	35	100%	97%	35	100%	97%	40%	
SouthWinds Cove, Active 3400 Southwinds Cove Way, Leesburg	112	111	99%	99%	111	99%	83%	40%	
Spring Lake Cove Phase I, Active 1508 Spring Lake Cove Lane, Fruitland Park	96	96	100%	99%	96	100%	79%	40%	
Spring Lake Cove Phase II, Active 1508 Spring Lake Cove Lane, Fruitland Park	48	48	100%	98%	48	100%	98%	40%	
Vista Pines Apartments, Active 401 N Chickasaw Trail, Orlando	238	238	100%	100%	238	100%	100%	40%	
Westgate Apartments (Alta Westga 6872 Alta West Drive, Orlando	240	236	98%	99%	236	98%	99%	40%	
Westwood Park Apartments, Activ 11037 Laguna Bay Dr, Orlando	178	178	100%	100%	178	100%	100%	40%	
Willow Key Apartments, Active 5590 Arnold Palmer Dr, Orlando	384	384	100%	99%	384	100%	99%	40%	
Total Units:	8,006								
Current Period Summary:		7,908	99%		7,361	96%			
Prior Period Summary:		7,726	99%		7,142	95%			

Total Number of Properties: 54

Multi-Family Occupancy Report

BeginReportingPeriod: **2 /23/2022**

EndReportingPeriod: **3 /23/2022**

Property: (Status, Address)	Total Units	Occupied Units	Occup. %	Prior Month Occu%	Low Income:			Flag%	Comments
					Occupied Unit	Occup. %	Prior Month Occup.%		
Anderson Oaks, Active 708 Anderson St, Orlando	12	12	100%	100%	12	100%	100%	100%	
Boca Vista (Chantham Harbor Refu 545 Nantucket Court, Altamonte Springs	324	306	94%	95%	65	20%	20%	20%	
Chapel Trace Apartments, Active 556 N. Goldenrod Road, Orlando	312	307	98%	100%	307	98%	100%	40%	
Club at Eustis, Active 2750 David Walker Dr, Eustis	96	96	100%	97%	96	100%	97%	40%	
Cove at Lady Lake, Active 735 S. Hwy 27/441, Lady Lake	176	175	99%	98%	175	99%	98%	40%	
Crestwood Apartments, Active 3121 Crestwood Circle, St. Cloud	216	216	100%	100%	216	100%	100%	40%	
Dean Woods Place, Active 9808 Dean Woods Place, Orlando	48	48	100%	100%	48	100%	100%	100%	
Delaney Apartments, Active 507 Delaney Avenue, Orlando	8	8	100%	100%	8	100%	100%	100%	
Dunwoodie Apartments, Active 4213 Dunwoodie Blvd, Orlando	172	170	99%	99%	170	99%	99%	40%	
Emerald Villas (Seville Place), Acti 5450 Cholla Way, Orlando	264	252	95%	97%	252	95%	97%	40%	
Fountains at Lee Vista, Active 5743 Bent Pine Dr, Orlando	508	490	96%	96%	305	60%	60%	31%	
Fountains at Millenia Phase II, Acti 5316 Millenia Blvd., Orlando	32	32	100%	100%	32	100%	100%	40%	
Fountains at Millenia Phase III, Acti 5316 Millenia Blvd., Orlando	82	82	100%	100%	82	100%	100%	40%	

Tuesday, March 29, 2022

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Property: (Status, Address)	Total Units	Occupied Units	Occup. %	Prior Month Occu%	Low Income:			Flag%	Comments
					Occupied Unit	Occup. %	Prior Month Occup.%		
Fountains at Millenia Phase IV, Act 5316 Millenia Blvd, Orlando	100	97	97%	100%	97	97%	100%	40%	
Goldenrod Pointe Apartments, Acti 3500 N Goldenrod Road, Orlando	70	68	97%	100%	68	97%	100%	60%	
Governors Manor, Active 2861 LB McLeod Rd, Orlando	120	119	99%	99%	119	99%	99%	75%	
Green Gables (Alhambra Trace), A 5201 Via Alizar Dr, Orlando	95	93	98%	100%	93	98%	100%	100%	
Kensington Oaks, Active 440 S. Mellonville Ave, Sanford	20	19	95%	90%	19	95%	90%	75%	
Lake Davis Apartments, Active 1301 Catherine Street, Orlando	36	36	100%	100%	36	100%	100%	75%	
Lake Harris Cove Appartments, Act 32511 Lake Harris Cove Avenue, Leesburg	152	149	98%	100%	114	75%	76%	40%	
Lake Jennie Phase I, Active 1301 Santa Barbara Dr, Sanford	25	23	92%	100%	23	92%	100%	75%	
Lake Jennie Phase II, Active 1312 Santa Barbara Dr, Sanford	40	38	95%	93%	38	95%	93%	75%	
Lake Sherwood Apartments, Activ 1826 London Crest Drive, Orlando	90	90	100%		90	100%		40%	
Lake Weston Pointe Apartments, A 2201 Weston Point Dr, Orlando	240	238	99%	100%	238	99%	100%	100%	
Lakeside Retreat at 27, Active 1403 Old Harbor Blvd., Leesburg	128	126	98%	100%	126	98%	100%	40%	
Lancaster Villas, Active 800 W. Lancaster Rd, Orlando	145	143	99%	99%	143	99%	99%	100%	
Landings at Carver Park, Active 1150 Conley Street, Orlando	56	56	100%	100%	56	100%	100%	40%	
Landings on Millenia, Active 5150 Millenia Boulevard, Orlando	336	334	99%	100%	251	75%	75%	40%	

Property: (Status, Address)	Total Units	Occupied Units	Occup. %	Prior Month Occu%	Low Income:			Flag%	Comments
					Occupied Unit	Occup. %	Prior Month Occup.%		
Landon Pointe Apartments, Active 1705 Grande Pointe Avenue, Orlando	276	271	98%	96%	271	98%	96%	40%	
Landon Trace Townhomes (Bucha 1813 Buchanan Bay Circle, Orlando	228	225	99%	98%	225	99%	98%	100%	
Landstar Park Apartments, Active 1001 Landstar Drive, Orlando	156	155	99%	100%	155	99%	100%	40%	
Laurel Oaks Phase I (Sleepy Hollo 2700 Laurel Hollow Dr., Leesburg	144	139	97%	95%	139	97%	95%	40%	
Laurel Oaks Phase II (Sleepy Hollo 2700 Laurel Hollow Dr., Leesburg	108	103	95%	97%	103	95%	97%	40%	
Lee Vista Club Apartments, Active 5903 Lee Vista Blvd, Orlando	312	311	100%	100%	311	100%	100%	40%	
Marbella Cove, Active 7528 Marbella Pt. Drive, Orlando	104	104	100%	100%	104	100%	100%	0%	
Marbella Pointe, Active 7528 Marbella Pt. Drive, Orlando	120	120	100%	100%	120	100%	100%	40%	
Mendel Villas, Active 3538 Aristotle Ave, Orlando	32	32	100%	100%	32	100%	100%	100%	
Nassau Bay Apartments, Active 5200 North Orange Blossom Trail, Orlando	492	481	98%	99%	481	98%	99%	100%	
Oak Harbor Apartments, Active 5770 Harbor Chase Circle, Orlando,	176	172	98%	99%	172	98%	99%	20%	
Oviedo Town Center Phase I, Activ 450 Fontana Circle #105, Oviedo	106	106	100%	100%	106	100%	100%	40%	
Oviedo Town Center Phase II, Activ 450 Fontana circle #105, Oviedo	34	34	100%	100%	34	100%	100%	40%	
Oviedo Town Center Phase III, Acti 450 Fontana circle #105, Oviedo	72	72	100%	100%	72	100%	100%	40%	
Oviedo Town Center Phase IV, Acti 450 Fontana Circle #105, Oviedo	24	24	100%	100%	24	100%	100%	40%	

Property: (Status, Address)	Total Units	Occupied Units	Occup. %	Prior Month Occu%	Low Income:			Flag%	Comments
					Occupied Unit	Occup. %	Prior Month Occup.%		
Palm Grove Gardens, Active 3944 W.D. Judge Drive, Orlando	142	142	100%	100%	142	100%	100%	75%	
Pebble Creek, Active 1317 Boulder Dr, Kissimmee	72	72	100%	100%	72	100%	100%	100%	
River Ridge Apartment Homes, Act 9957 Hidden River Drive #106, Orlando	160	160	100%	100%	160	100%	100%	40%	
Rolling Acres Phase I, Active 824 CrR 466, Lady Lake	104	103	99%	100%	103	99%	100%	40%	
Rolling Acres Phase II, Active 824 CR 466, Lady Lake	35	35	100%	100%	35	100%	100%	40%	
SouthWinds Cove, Active 3400 Southwinds Cove Way, Leesburg	112	111	99%	99%	89	79%	99%	40%	
Spring Lake Cove Phase I, Active 1508 Spring Lake Cove Lane, Fruitland Park	96	95	99%	100%	77	80%	100%	40%	
Spring Lake Cove Phase II, Active 1508 Spring Lake Cove Lane, Fruitland Park	48	48	100%	100%	48	100%	100%	40%	
Vista Pines Apartments, Active 401 N Chickasaw Trail, Orlando	238	237	100%	100%	237	100%	100%	40%	
Westwood Park Apartments, Activ 11037 Laguna Bay Dr, Orlando	178	178	100%	100%	178	100%	100%	40%	
Willow Key Apartments, Active 5590 Arnold Palmer Dr, Orlando	384	384	100%	100%	384	100%	100%	40%	
Total Units:	7,856								
Current Period Summary:		7,737	99%		7,153	95%			
Prior Period Summary:		7,672	99%		7,125	96%			

Total Number of Properties: 54