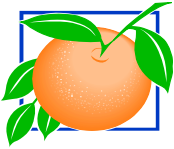


ORANGE COUNTY HOUSING FINANCE AUTHORITY
AGENDA PACKAGE

Board of Directors' Meeting

Wednesday, August 3, 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

KENNETH HUGHES
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
Kenneth Hughes, 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

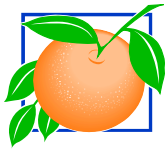
DATE: July 27, 2022

RE: **AUGUST 3, 2022 BOARD OF DIRECTORS' AGENDA**

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

Date: **Wednesday, August 3, 2022**
Time: **8:30 a.m.**
Location: Orange County Administration Center
Commissioner's Chambers
201 Rosalind Avenue - Orlando, Florida 32801

Should 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

KENNETH HUGHES
BOARD MEMBER

OCHFA BOARD OF DIRECTORS' MEETING
August 3, 2022 ~ 8:30 A.M.

AGENDA

PUBLIC COMMENT

CONSENT AGENDA

A. GENERAL ADMINISTRATION

1. Adoption of June 1, 2022, 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 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. 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. 16-21

Pg. 22-26

DISCUSSION AGENDA

A. EXECUTIVE DIRECTOR

1. Consider approval of Greenberg Traurig, LLP, to serve as General and Disclosure Counsel to the Authority.

Pg. 27

B. OTHER BUSINESS

ORANGE COUNTY HOUSING FINANCE AUTHORITY

BOARD OF DIRECTORS

M. McCALL | V. ATKINS-BRADLEY | S. RIZZO | C. HUNTER | KENNETH HUGHES

OFFICIAL MEETING MINUTES

Meeting: Board of Directors Meeting **Date:** Wednesday, June 1, 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

Vernice Atkins-Bradley

Vice Chair

Sascha Rizzo

Board Member

Curtis Hunter

Board Member

Kenneth Hughes

Board Member

OCHFA Staff

PRESENT

W.D. Morris

Executive Director

Kayode Adetayo

Chief Financial Officer

Frantz Dutes

Staff

Chaynae Price

Staff

Mildred Guzman

Staff

Olympia Roman

Staff

OCHFA Professionals

PRESENT

Mike Watkins

Bond Counsel, Greenberg Traurig

BCC Staff

PRESENT

Danielle Philippe

Fiscal Business Svcs

MEETING OPENED: There being a quorum, Chair, Mercedes McCall, called the meeting to order at 8:30 a.m. She acknowledged and introduced the Authority's newest Board Member, Kenneth Hughes, CEO of KBI Staffing Solutions.

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/ C. Hunter **AYE BY VOICE VOTE:** All Present **NAY BY VOICE VOTE:** **ABSTAINED:**

A. GENERAL ADMINISTRATION

1. Adoption of the May 4, 2022, Regular Board of Directors Meeting minutes.

B. EXECUTIVE DIRECTOR'S OFFICE

1. Opportunity Zone 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 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

PROPOSED RESOLUTION FOR SINGLE-FAMILY MORTGAGE REVENUE BOND PROGRAM, IN ONE OR MORE SERIES, IN AN AMOUNT NOT TO EXCEED \$200MM

W.D. Morris, Executive Director, addressed the Board regarding a proposed Resolution for the Authority's Plan of Financing for its Single-Family Mortgage Revenue Bond Program – Private Activity Bond Allocation, not to exceed \$200MM. He stated that the proposed Resolution request is for \$200MM, of Private Activity Bond Allocation to support the provision of financing affordable work-force housing in the Central Florida area. He then explained the process set by the Florida Division of Bond Finance regarding allocations. He also stated that approval of the Resolution, with subsequent approval of a TEFRA public hearing by the Orange County Board of County Commissioners, would allow the Authority to submit a request to the State Division of Bond Finance for \$200MM of Private Activity Bond Volume Cap Allocation from the State Pool.

Mr. Morris stated that the Authority's Bond Counsel prepared the proposed Resolution, pursuant to the Internal Revenue Service Code and the Florida Division of Bond Finance regulations as promulgated; and that the proposed Resolution provides for a three-year plan of financing, which may contemplate several bond issues occurring within a 3-year period. He concluded by stating that a copy of a memorandum from David Jones, the Authority's Financial Advisor, relating to the Plan of Financing, provided to the Board. Board Member Sascha Rizzo asked staff about the Division of Bond Finance's annual ranking of the requests for the State Pool. Discussion ensued.

RESOLUTION NO. 2022-02

A RESOLUTION APPROVING A PLAN OF FINANCING FOR THE SINGLE FAMILY LOAN PROGRAM OF THE AUTHORITY AND DECLARING THE OFFICIAL INTENT OF THE ORANGE COUNTY HOUSING FINANCE AUTHORITY TO REIMBURSE ITSELF FROM THE PROCEEDS OF DEBT FOR CERTAIN EXPENDITURES TO BE INCURRED WITH RESPECT TO ITS SINGLE FAMILY LOAN PROGRAM; AND AUTHORIZING CERTAIN INCIDENTAL ACTIONS.

ACTION TAKEN

There being no further discussion, the Board approved Resolution #2022-02 for the Authority's Plan of Financing, in the amount of \$200MM for Private Activity Bond Allocation.

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

UPCOMING EDUCATIONAL CONFERENCE

Mr. Morris reminded the Board of the upcoming educational conference, hosted by Florida Association of Local Housing Finance Authorities – July 6-9, 2022.

BOARD MEMBER COMMENTS

Board Member Sascha Rizzo stated that he conferred with David Jones, Authority's Financial Advisor, regarding the possible implications surrounding the Federal Reserve tightening its balance sheet, which may potentially affect the Authority's Mortgage Backed Securities; and impacts on the municipal market place. He then stated that Mr. Jones is preparing a summary of his findings for Board's information.

OTHER BUSINESS

ADJOURNMENT

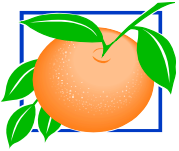
There being no further business, Mercedes McCall – Chair, adjourned the meeting at 8:48 a.m.

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

KENNETH HUGHES
BOARD MEMBER

MEMORANDUM

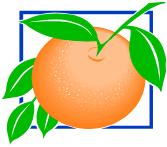
TO:	OCHFA Board of Directors
FROM:	W.D. Morris, Executive Director
DATE:	July 25, 2022
RE:	OPPORTUNITY ZONES STATUS AUGUST 3, 2022 REGULAR BOARD OF DIRECTORS' MEETING

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

KENNETH HUGHES
BOARD MEMBER

TO:	OCHFA Board of Directors
FROM:	W.D. Morris, Executive Director
CONTACT:	Olukayode Adetayo, Chief Financial Officer
DATE:	July 22, 2022
RE:	OCHFA CONSOLIDATED BALANCE SHEET FOR THE OPERATING FUND FOR THE PERIOD ENDING JUNE 30, 2022. AUGUST 3, 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 1.420% interest income on all investments.

Orange County Housing Finance Authority

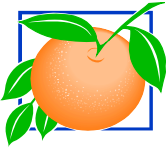
Operating Fund Balance Sheet

As of June 30, 2022

	GENERAL FUND	LOW INCOME HOUSING FUND	HOMEOWNERSHIP ASSISTANCE FUND	COMBINED <u>TOTALS</u>
Assets				
Cash	7,296,209.32	1,265,309.58	2,877,336.73	11,438,855.63
***** Investments	8,315,393.84	0.00	320,854.02	8,636,247.86
GNMA/FNMA Securities	12,432,145.90	0.00	0.00	12,432,145.90
Accounts Receivable	330,868.32	0.00	41,906.79	372,775.11
Loan Receivable	592,856.77	0.00	0.00	592,856.77
Notes Receivable	1,023,961.38	24,200.00	0.00	1,048,161.38
S/F 2014 A GNMA Collateral / Rcvbl	4,060,955.67	0.00	0.00	4,060,955.67
GF - FHLB GNMA Collateral / Rcvbl	870,176.68	0.00	0.00	870,176.68
Mortgage Receivable	0.00	346,354.90	4,302,868.61	4,649,223.51
**** Allowance for Doubtful Accounts	(57,832.37)	(313,526.89)	(1,324,413.79)	(1,695,773.05)
Mortgage & GNMA/FNMA Income Receivable	3,292,797.36	0.00	0.00	3,292,797.36
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	55,146,951.38	6,098,131.22	(1,982,025.99)	59,263,056.61
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	287,073.33	0.00	0.00	287,073.33
Total liabilities	1,459,677.23	0.00	0.00	1,459,677.23
Retained Earnings Previous Period	51,599,534.57	6,097,486.50	(1,983,161.08)	55,713,859.99
Net Income (Loss)	2,087,739.58	644.72	1,135.09	2,089,519.39
Total Liabilities & Retained Earnings	55,146,951.38	6,098,131.22	(1,982,025.99)	59,263,056.61

**** 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

KENNETH HUGHES
BOARD MEMBER

TO:	OCHFA Board of Directors
FROM:	W.D. Morris, Executive Director
CONTACT:	Olukayode Adetayo, Chief Financial Officer
DATE:	July 22, 2022
RE:	OCHFA COMBINED STATEMENT OF REVENUES, EXPENSES AND CHANGES IN RETAINED EARNINGS FOR THE PERIOD ENDING JUNE 30, 2022. AUGUST 3, 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

Operating Fund Balance Sheet

As of June 30, 2022

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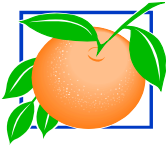
***** This balance includes a \$1,052,917.14 difference between the GNMA'S book value and market value recorded at 9/30/2021 (GASB 31).

Orange County Housing Finance Authority
Combined Statement of Revenues, Expenses, and Changes in Retained Earnings
For The 9 Periods Ending June 30, 2022

	Operating Fund			
	General Fund	Low Income Hsg Fund	Homeownership Assistance Fund	Current YTD
Revenue:				
Administrative Fees	1,164,339.24	0.00	0.00	1,164,339.24
Bond Financing Fees	1,487,600.00	0.00	0.00	1,487,600.00
Intra Fund Revenue	45,018.89	0.00	0.00	45,018.89
Gain on the Sale of GNMA's	6,352.02	0.00	0.00	6,352.02
Other Revenue	45,359.64	644.72	2,500.00	48,504.36
Investment Income	267.18	0.00	14.72	281.90
Income from Loans, GNMA's	651,374.07	0.00	6,205.16	657,579.23
Total Revenues	3,400,311.04	644.72	8,719.88	3,409,675.64
Expenses				
General and Administrative	1,281,559.64	0.00	7,584.79	1,289,144.43
Rebate Expense	900.00	0.00	0.00	900.00
Other Expenses	30,111.82	0.00	0.00	30,111.82
Total Expenses	1,312,571.46	0.00	7,584.79	1,320,156.25
Net Income (Loss)	2,087,739.58	644.72	1,135.09	2,089,519.39
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	53,687,274.15	6,098,131.22	(1,982,025.99)	57,803,379.38

Orange County Housing Finance Authority
Combined Statement of Revenues, Expenses, and Changes in Retained Earnings
For The 9 Periods Ending June 30, 2022

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W.D. MORRIS
EXECUTIVE DIRECTOR

CONSENT ITEM

MEMORANDUM

BOARD OF DIRECTORS

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CHAIR

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VICE CHAIR

SASCHA RIZZO
BOARD MEMBER

CURTIS HUNTER
BOARD MEMBER

KENNETH HUGHES
BOARD MEMBER

TO:	OCHFA Board of Directors
FROM:	W.D. Morris, Executive Director
CONTACT:	Olukayode Adetayo, Chief Financial Officer
DATE:	July 22, 2022
RE:	OCHFA FISCAL YEAR 2022 OPERATING FUND – COMPARISON OF BUDGET VS. ACTUAL AS OF JUNE 30, 2022. AUGUST 3, 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 June 30, 2022.

Attachments

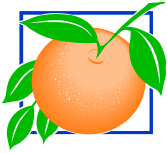
Orange County Housing Finance

Statement of Earnings

For The 9 Periods Ending June 30, 2022

	Fiscal Year 2022 Budget	Year To Date Revenue Received	Budget Remaining YTD	%age Budget Remaining YTD
Revenue:				
2014 SERIES A	\$7,751	\$3,989	\$3,762	49%
2017 SERIES A	\$14,887	\$5,265	\$9,622	65%
2018 SERIES A	\$18,016	\$5,971	\$12,045	67%
2020 SERIES A	\$5,893	\$3,127	\$2,766	47%
2020 SERIES B	\$285,644	\$390,799	(\$105,155)	-37%
CHARLESTON CLUB APTS	\$17,100	\$0	\$17,100	100%
HANDS 2001 F	\$8,120	\$9,185	(\$1,065)	-13%
THE LANDINGS ON MILLENIA	\$22,220	\$10,830	\$11,390	51%
LEE VISTA APARTMENTS	\$33,900	\$32,850	\$1,050	3%
COVE AT LADY LAKE	\$22,455	\$21,705	\$750	3%
LAKESIDE POINTE APARTMENTS	\$16,890	\$16,440	\$450	3%
LAKE HARRIS COVE APTS	\$15,582	\$0	\$15,582	100%
MARBELLA COVE	\$12,555	\$12,555	\$0	0%
MARBELLA POINTE	\$22,950	\$44,425	(\$21,475)	-94%
OVIEDO TOWN CENTER PHASE I	\$15,390	\$7,545	\$7,845	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	\$22,710	\$11,190	\$11,520	51%
LAUREL OAKS II	\$20,970	\$10,335	\$10,635	51%
ROLLING ACRES I	\$10,038	\$10,000	\$38	0%
ROLLING ACRES II	\$10,000	\$10,000	\$0	0%
FOUNTAINS @ MILLENIA II	\$10,000	\$10,000	\$0	0%
FOUNTAINS @ MILLENIA III	\$9,800	\$10,000	(\$200)	-2%
FOUNTAINS @ MILLENIA IV	\$11,125	\$10,988	\$138	1%
SOUTHWINDS	\$15,375	\$15,000	\$375	2%
POST VISTA POST FOUNTAINS	\$16,305	\$18,370	(\$2,065)	-13%
SPRING LAKE COVE I	\$9,975	\$10,000	(\$25)	0%
SPRING LAKE COVE II	\$10,000	\$10,000	\$0	0%
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	\$21,105	\$105	0%
RIVER RIDGE APARTMENTS	\$27,720	\$13,725	\$13,995	50%
SEVILLE PLACE APARTMENTS	\$18,930	\$18,630	\$300	2%
NASSAU BAY APARTMENTS	\$106,108	\$105,694	\$414	0%
BUCHANAN BAY	\$38,719	\$38,336	\$382	1%
WESTWOOD PARK APTS	\$49,440	\$49,404	\$36	0%
VISTA PINES APTS	\$65,949	\$65,909	\$41	0%
LAKE WESTON POINT APTS	\$51,469	\$51,060	\$409	1%
CHAPEL TRACE APARTMENTS	\$38,415	\$38,178	\$237	1%
HANDS	\$4,420	\$3,995	\$425	10%
ALHAMBRA TRACE APTS	\$2,140	\$2,020	\$120	6%
BOND FINANCING FEES	\$187,500	\$1,487,600	(\$1,300,100)	-693%
TRANSFER IN	\$0	\$45,019	(\$45,019)	
GAIN ON SALE OF GNMA'S	\$50,000	\$6,352	\$43,648	87%
OTHER REVENUES	\$125,700	\$3,145	\$122,555	97%
OTHER REVENUE TBA	\$0	\$45,360	(\$45,360)	
INV INCOME	\$4,194	\$282	\$3,912	93%
FHLB HELD SECURITIES GNMA/FNMA INCOME	\$0	\$33,108	(\$33,108)	
MORTGAGE INCOME HFA OF WINTER PARK	\$9,000	\$2,392	\$6,608	73%
INTEREST INCOME ON WESTLAKES PHASE I	\$7,500	\$5,109	\$2,391	32%
MORTGAGE INCOME CITY VIEW LOAN PARTICIPATION	\$4,000	\$8,436	(\$4,436)	-111%
GNMA/FNMA INCOME	\$839,494	\$267,901	\$571,592	68%
MASTER ACC FUND GNMA/FNMA INCOME	\$0	\$334,427	(\$334,427)	
2006 A DPA MORTGAGE INTEREST	\$600	\$110	\$490	82%
2006 A 1 DPA MORTGAGE INTEREST	\$2,100	\$72	\$2,028	97%
2007 A DPA MORTGAGE INTEREST	\$10,300	\$4,184	\$6,116	59%
2007 B DPA MORTGAGE INTEREST	\$10,300	\$1,751	\$8,549	83%

2009 A NIBP DPA MORTGAGE INTEREST	\$500	\$88	\$412	82%
	\$2,473,117	\$3,409,676	(\$936,559)	-38%
	Fiscal Year 2022 Budget	Year To Date Expenses Incurred	Budget Remaining YTD	%age Budget Remaining YTD
Costs and expenses:				
SALARIES AND WAGES	\$946,932	\$708,770	\$238,162	25%
SHIPPING	\$2,500	\$1,401	\$1,099	44%
TRAVEL/CONFERENCE/ TRAINING	\$36,000	\$34,898	\$1,102	3%
CASUAL LABOR/STUDENT ASST.	\$3,000	\$0	\$3,000	100%
OFFICE MAINTENANCE	\$19,000	\$16,016	\$2,984	16%
BUILDING MAINTENANCE	\$16,000	\$7,271	\$8,729	55%
TELEPHONE	\$28,000	\$13,419	\$14,581	52%
POSTAGE	\$3,000	\$243	\$2,757	92%
OFFICE SUPPLIES	\$5,000	\$3,253	\$1,747	35%
OFFICE FURNITURE	\$1,000	\$0	\$1,000	100%
PUBLICATIONS	\$2,000	\$1,052	\$948	47%
PRINTING/ANNUAL REPORT	\$6,500	\$4,708	\$1,792	28%
EQUIPMENT / COMPUTER / PRINTER	\$9,000	\$10,159	(\$1,159)	-13%
MARKETING	\$20,000	\$17,850	\$2,150	11%
WEB SITE DESIGN & DEV/MAINT	\$0	\$819	(\$819)	
CONTRACTOR SERVICES	\$22,000	\$6,620	\$15,380	70%
SEMINARS/EDUCATION	\$15,000	\$0	\$15,000	100%
EMPLOYEE BENEFITS HEALTH/LIFE	\$142,000	\$114,183	\$27,817	20%
UNEMPLOYMENT COMPENSATION	\$2,000	\$0	\$2,000	100%
OTHER INSURANCE & TAXES	\$1,200	\$0	\$1,200	100%
ANNUAL AUDIT	\$53,000	\$49,500	\$3,500	7%
LEGAL ADVERTISING	\$4,000	\$2,536	\$1,464	37%
LEGAL FEES	\$10,000	\$2,914	\$7,086	71%
MEMBERSHIP	\$7,500	\$5,240	\$2,260	30%
PAYROLL TAXES	\$72,440	\$50,882	\$21,559	30%
MISCELLANEOUS EXPENSE	\$12,000	\$6,598	\$5,402	45%
LOSS ON DPA FORECLOSURES	\$30,000	\$0	\$30,000	100%
FLORIDA RETIREMENT SYSTEM	\$102,458	\$80,407	\$22,051	22%
457 DEFERRED COMP EMPLOYER CONTRIBUTION EXP	\$47,347	\$35,031	\$12,316	26%
LIMITED HRA	\$10,500	\$9,300	\$1,200	11%
TERM LEAVE	\$15,000	\$0	\$15,000	100%
FILE STORAGE	\$2,400	\$1,577	\$823	34%
LOCAL MILEAGE REIMBURSEMENT	\$2,000	\$116	\$1,884	94%
EQUIPMENT MAINTENANCE	\$5,000	\$2,021	\$2,979	60%
INSURANCE COVERAGES	\$70,000	\$46,507	\$23,493	34%
RESERVE FOR REPLACEMENT BLDG	\$5,000	\$0	\$5,000	100%
FHLB LOAN INTEREST COLLATERAL EXP	\$0	\$270	(\$270)	
FINANCIAL ADVISORY SERVICES	\$12,000	\$2,234	\$9,766	81%
PERFORMACE AWARD PROGRAM	\$96,753	\$50,000	\$46,753	48%
ADMINISTRATIVE EXP. TRUSTEE	\$0	\$3,350	(\$3,350)	
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	\$262	(\$262)	
1995 EXCESS GNMA INTEREST EXP	\$0	\$139	(\$139)	
LOSS ON SALE	\$0	\$29,710	(\$29,710)	
	\$1,870,030	\$1,320,156	\$549,873	29%



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

KENNETH HUGHES
BOARD MEMBER

TO:	OCHFA Board of Directors
FROM:	W.D. Morris, Executive Director
CONTACT:	Olukayode Adetayo, Chief Financial Officer
DATE:	July 22, 2022
RE:	OCHFA FISCAL YEAR 2022, OPERATING FUND – COMPARISON OF ACTUAL REVENUES AND EXPENSES FOR THE PERIODS ENDING JUNE 30, 2021 AND JUNE 30, 2022. AUGUST 3, 2022 REGULAR BOARD OF DIRECTORS' MEETING

Attached for your review is the comparison of the Actual Revenues and Expenses for the periods ending June 30, 2021 and June 30, 2022.

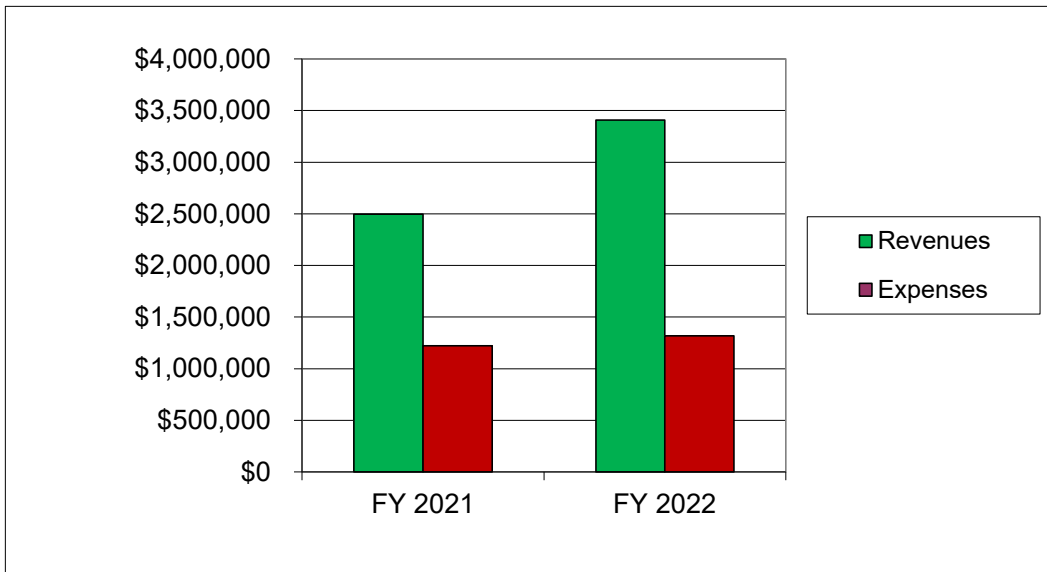
Attachments

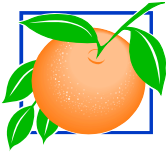
Actual Revenues and Expenses Comparison
For the Period Ending June 30, 2022

	FY 2021	FY 2022	% Δ
Revenues	\$2,496,152	\$3,409,676	37%
Expenses	\$1,222,632	\$1,320,156	8%

Revenues increased this year compared with last year. This is due to the receipt of financing fees for three multifamily projects and issuer fees for the S/F 2020 B bond program, which were not present in the prior year. The overall change in revenues is 37%.

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 8%.





CONSENT ITEM

W.D. MORRIS
EXECUTIVE DIRECTOR

MEMORANDUM

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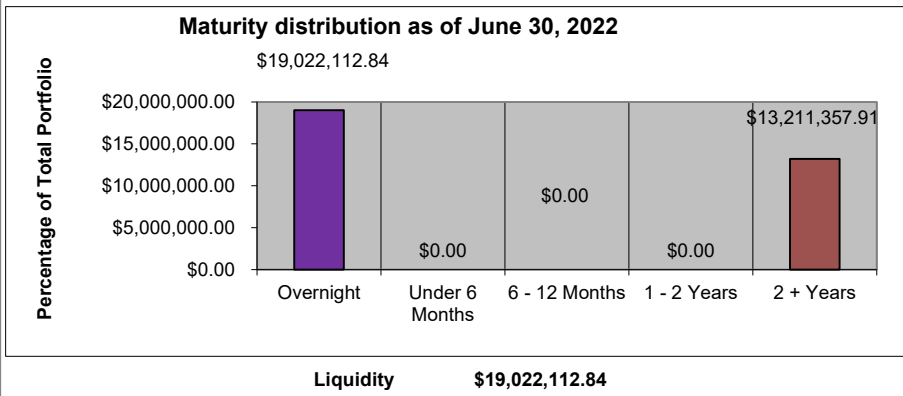
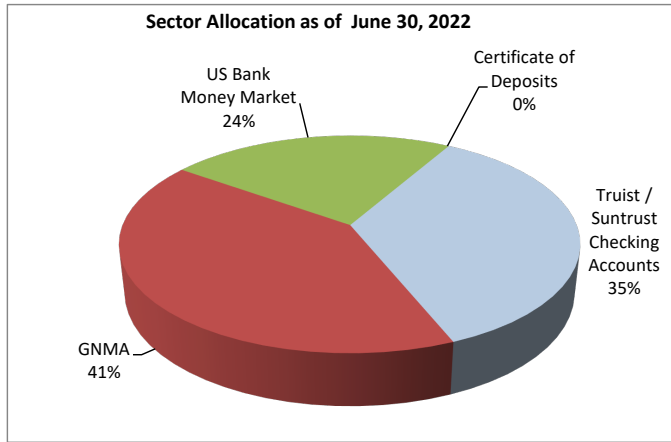
TO:	OCHFA Board of Directors
FROM:	W.D. Morris, Executive Director
CONTACT:	Olukayode Adetayo, Chief Financial Officer
DATE:	July 22, 2022
RE:	SUMMARY OF OCHFA'S OPERATING FUND INVESTMENTS. AUGUST 3, 2022 REGULAR BOARD OF DIRECTORS' MEETING

As of June 30, 2022 the total investments in the Operating Fund of the Orange County Housing Finance Authority was \$32,233,470.75 producing an average yield of 1.420% as shown in the Summary of Accounts. If you have any questions on this matter do not hesitate to ask me.

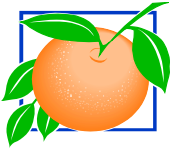
Attachments

**Orange County Housing Finance Authority
Summary of Accounts
as of June 30, 2022**

Account	Account #	Institution	Ending Balance ¹	Net Interest Earned ¹	Average Yield (Annualized) ¹
Operating Fund	215252054184-000	Truist / Suntrust Bank	\$7,296,135.81	\$0.00	0.0000%
Low Income Housing Fund	215252054192-000	Truist / Suntrust Bank	\$1,265,309.58	\$76.39	0.0000%
Homeownership Assistance Fund	1000042656834	Truist / Suntrust Bank	\$2,877,336.73	\$0.00	0.0000%
Custody Account	129142000	US Bank Money Market	\$7,144,624.56	\$33.14	0.0000%
Custody Account	129142000	GNMA - OCHFA Investment	\$12,007,761.87	\$33,971.06	5.0700%
Custody Account	141763000	US Bank Money Market /NIBP	\$320,854.02	\$1.50	0.0000%
Custody Account	261060000	US Bank Money Market /Turnkey	\$117,852.14	\$0.49	0.0000%
Custody Account	261060000	GNMA - OCHFA Investment	\$424,384.04	\$1,048.07	3.0000%
FHLB Collateral	38786	FHLBank Atlanta	\$779,212.00	\$3,022.96	4.5800%
Total			\$32,233,470.75	\$38,153.61	1.4200%



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

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VICE CHAIR

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BOARD MEMBER

CURTIS HUNTER
BOARD MEMBER

KENNETH HUGHES
BOARD MEMBER

TO:	OCHFA Board of Directors
FROM:	W.D. Morris, Executive Director
CONTACT:	Frantz Dutes, Director Program Operations
DATE:	June 25, 2022
RE:	STATUS REPORT: 2020-A HOMEOWNER REVENUE BOND PROGRAM; TBA "TURNKEY" MORTGAGE LOAN PROGRAM AUGUST 3, 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	5.000%	1%

Commencing from the initial reservation date there is an aggregate total of Thirteen Million Nine Hundred Nineteen Thousand Two Hundred Fifty One Dollars (**\$13,919,251**) 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 July 25, 2022:

- Seventy Four (**74**) loans originated: **74-FHA; 0-VA; 0-USDA-RD**.
- The Authority's 2020A DPA program has financed or committed an aggregate total of: Six Hundred Thousand Dollars (**\$600,000**).
- 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 Sixteen Million Thirty Five Thousand One Hundred Fifty Two Dollars (**\$16,035,152**).

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

BACKGROUND

Effective June 5, 2022 the Authority’s TBA “Turnkey” Mortgage Loan program was temporarily suspended pending favorable market conditions.

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	9	\$2,153,911.00	12.16%
Christensen Financial, Inc.	5	\$996,386.00	6.76%
Envoy Mortgage, Ltd	1	\$265,109.00	1.35%
Equity Prime Mortgage, LLC	1	\$266,081.00	1.35%
Fairway Independent Mortgage Corporation	15	\$3,308,093.00	20.27%
FBC Mortgage, LLC	1	\$176,739.00	1.35%
Guaranteed Rate, Inc.	1	\$240,562.00	1.35%
Hamilton Group Funding, Inc.	2	\$354,460.00	2.70%
Land Home Financial Services, Inc.	2	\$363,796.00	2.70%
Paramount Residential Mortgage Group, Inc.	1	\$188,034.00	1.35%
Synovus Bank	1	\$201,515.00	1.35%
Waterstone Mortgage Corporation	35	\$7,520,466.00	47.30%
TOTAL	74	\$16,035,152.00	100.00%

CITY SUMMARY

CITY	LOANS	AMOUNT	% OF TOTAL
Altamonte Springs	4	\$814,341.00	5.41%
Apopka	2	\$471,305.00	2.70%
Casselberry	4	\$773,724.00	5.41%
Clermont	1	\$246,355.00	1.35%
Grand Island	2	\$512,544.00	2.70%
Groveland	1	\$147,184.00	1.35%
Kissimmee	8	\$1,580,002.00	10.81%
Leesburg	2	\$336,237.00	2.70%
Longwood	3	\$762,925.00	4.05%
Maitland	1	\$188,034.00	1.35%
Mascotte	1	\$245,471.00	1.35%
Oakland	1	\$250,381.00	1.35%
Orlando	27	\$6,140,060.00	36.49%
Saint Cloud	3	\$660,700.00	4.05%
Sanford	7	\$1,315,997.00	9.46%
Tavares	1	\$270,019.00	1.35%
Winter Garden	1	\$266,081.00	1.35%
Winter Park	1	\$240,562.00	1.35%
Winter Springs	4	\$813,230.00	5.41%
TOTAL	74	\$16,035,152.00	100.00%

COUNTY SUMMARY

COUNTY	LOANS	AMOUNT	% OF TOTAL
Lake	8	\$1,757,810.00	10.81%
Orange	34	\$7,690,905.00	45.95%
Osceola	11	\$2,240,702.00	14.86%
Seminole	21	\$4,345,735.00	28.38%
TOTAL	74	\$16,035,152.00	100.00%

HOUSEHOLD ANNUAL INCOME REPORT

ANNUAL INCOME	LOANS	% OF TOTAL
\$15,000-\$29,999	1	1.35%
\$30,000-\$44,999	16	21.62%
\$45,000-\$59,999	30	40.54%
\$60,000-\$74,999	17	22.97%
\$75,000-\$89,999	9	12.16%
\$90,000-\$104,999	1	1.35%
TOTAL	74	100.00%

HOUSEHOLD SIZE REPORT

HOUSEHOLD SIZE	LOANS	% OF TOTAL
1 - One person	20	27.03%
2 - Two persons	22	29.73%
3 - Three persons	20	27.03%
4 - Four persons	8	10.81%
5 - Five persons	3	4.05%
6 - Six persons	1	1.35%
TOTAL	74	100.00%

LOAN AMOUNT REPORT

LOAN AMOUNT	LOANS	% OF TOTAL
\$125,000-\$150,000	4	5.41%
\$150,000-\$175,000	9	12.16%
\$175,000-\$200,000	18	24.32%
\$200,000-\$225,000	14	18.92%
\$225,000-\$250,000	11	14.86%
\$250,000-\$275,000	10	13.51%
\$275,000-\$300,000	7	9.46%
\$325,000-\$350,000	1	1.35%
TOTAL	74	100.00%

PURCHASE PRICE REPORT

PURCHASE PRICE	LOANS	% OF TOTAL
\$125,000-\$150,000	4	5.41%
\$150,000-\$175,000	5	6.76%
\$175,000-\$200,000	19	25.68%
\$200,000-\$225,000	7	9.46%
\$225,000-\$250,000	15	20.27%
\$250,000-\$275,000	14	18.92%
\$275,000-\$300,000	7	9.46%
\$300,000-\$325,000	2	2.70%
\$325,000-\$350,000	1	1.35%
TOTAL	74	100.00%

LOAN TYPE REPORT

LOAN TYPE	LOANS	% OF TOTAL
FHA	74	100.00%
TOTAL	74	100.00%

PROPERTY TYPE REPORT

PROPERTY TYPE	LOANS	% OF TOTAL
1 Unit Single Family Detached	66	89.19%
Townhouse	8	10.81%
TOTAL	74	100.00%

CATEGORY TYPE REPORT

TYPE	LOANS	% OF TOTAL
Existing	72	97.30%
New	2	2.70%
Unspecified	0	0.00%
TOTAL	74	100.00%

TARGET/NON TARGET REPORT

TYPE	LOANS	AMOUNT	% OF TOTAL
TARGET	2	\$333,841.00	2.70%
NON TARGET	72	\$15,701,311.00	97.30%
TOTAL	74	\$16,035,152.00	100.00%

INTEREST RATE LISTING REPORT

RATE	COUNT	AMOUNT	% OF TOTAL
3.2500%	25	\$5,524,986.00	33.78%
3.3750%	18	\$3,813,174.00	24.32%
3.5000%	2	\$488,979.00	2.70%
3.6250%	6	\$1,189,829.00	8.11%
3.8750%	11	\$2,194,149.00	14.86%
4.0000%	1	\$157,102.00	1.35%
4.5000%	2	\$467,342.00	2.70%
4.8750%	6	\$1,369,898.00	8.11%
5.0000%	3	\$829,693.00	4.05%
TOTAL	74	\$16,035,152.00	100.00%

INTEREST RATE RANGES REPORT

RATE	LOANS	% OF TOTAL
3.2500% - 3.4900%	43	58.11%
3.5000% - 3.7400%	8	10.81%
3.7500% - 3.9900%	11	14.86%
4.0000% - 4.2400%	1	1.35%
4.5000% - 4.7400%	2	2.70%
4.7500% - 4.9900%	6	8.11%
5.0000% - 5.2400%	3	4.05%
TOTAL	74	100.00%

FIRST TIME HOMEBUYER REPORT

FIRST TIME HOMEBUYER	LOANS	% OF TOTAL
No	0	0.00%
Yes	74	100.00%
TOTAL	74	100.00%

ADDITIONAL MORTGAGE REPORT

ADDTL MTG PROGRAM \ PRIMARY MTG PROGRAM	LOANS	AMOUNT	AVERAGE LOAN
Orange DPA 2018 \ Orange 2020A SF Program	74	\$600,000.00	\$8,108.11

GENDER REPORT

GENDE	LOANS	% OF TOTAL
MALE	33	44.59%
FEMAL	40	54.05%
NONBINARY	0	0.00%
UNDISCLOSED	1	1.35%
TOTAL	74	100.00%

RACE REPORT

DESCRIPTION	LOANS	% OF TOTAL
Undisclosed	1	1.35%
American Indian/ Alaskan Native & Black	1	1.35%
Black/ African American	16	21.62%
Other	7	9.46%
White	49	66.22%
TOTAL	74	100.00%

ETHNICITY REPORT

ETHNICITY	LOAN	AMOUNT	% OF TOTAL
HISPANIC	34	\$7,379,529.00	46.58%
NON HISPANIC	36	\$7,912,435.00	49.32%
OTHER	3	\$596,004.00	4.11%
TOTAL	73	\$15,887,968.00	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/ Afric	0	1	0	1	1.37%
Black/ African American	1	14	1	16	21.92%
Other	5	1	1	7	9.59%
White	28	20	1	49	67.12%
TOTAL	34	36	3	73	100.00%

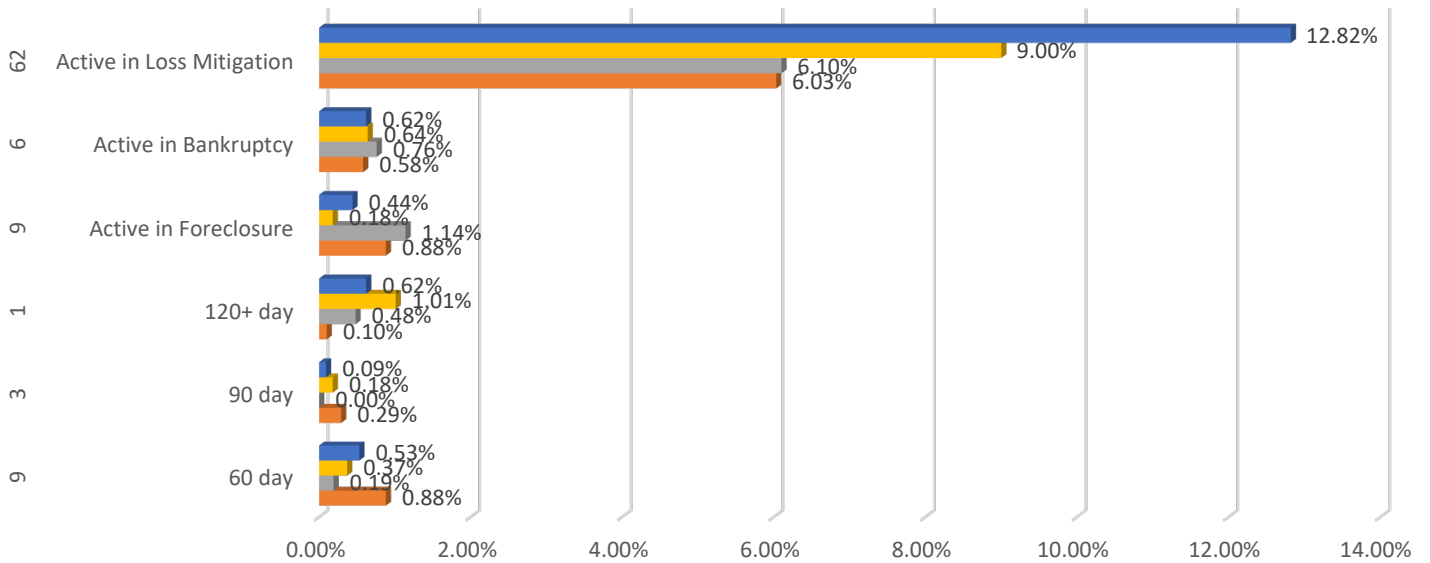
PIPELINE REPORT

PROGRAM PIPELINE	LOAN	AMOUNT	% OF TOTAL
Reservation	1	\$333,841.00	1.35%
UW Certification	4	\$907,583.00	5.41%
eHP Compliance	1	\$275,910.00	1.35%
Purchased/Service	3	\$682,257.00	4.05%
Investor/Trustee	65	\$13,835,561.00	87.84%
TOTAL	74	\$16,035,152.00	100.00%

PROGRAM SUMMARY

AVERAGE PRINCIPAL MORTGAGE:	\$216,691.24
AVERAGE PURCHASE PRICE:	\$223,422.69
AVERAGE DPA AMOUNT:	\$8,108.11
AVERAGE AGE OF PRIMARY	38
AVERAGE HOUSEHOLD SIZE:	2
AVERAGE EMPLOYED IN HOUSEHOLD:	1
AVERAGE HOUSEHOLD ANNUAL	\$56,395.01

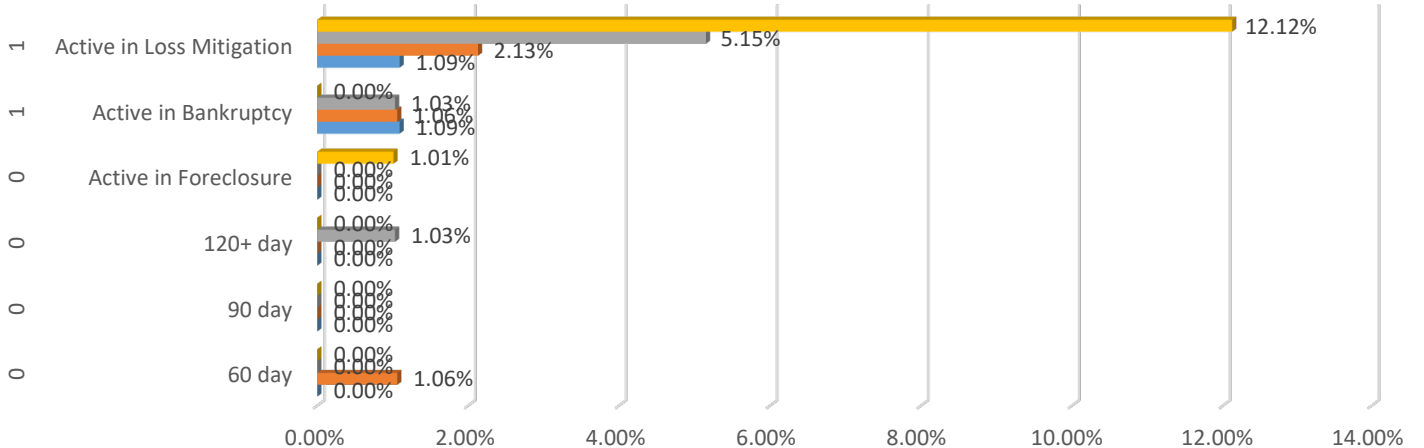
Delinquency Statistics - Government (FHA)



	9	3	1	9	6	62
	60 day	90 day	120+ day	Active in Foreclosure	Active in Bankruptcy	Active in Loss Mitigation
9/30/2021	0.53%	0.09%	0.62%	0.44%	0.62%	12.82%
12/31/2021	0.37%	0.18%	1.01%	0.18%	0.64%	9.00%
3/31/2022	0.19%	0.00%	0.48%	1.14%	0.76%	6.10%
6/30/2022	0.88%	0.29%	0.10%	0.88%	0.58%	6.03%

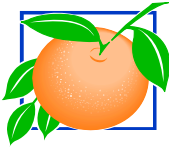
As of June 30, 2022, the Authority's Government (FHA) total loan portfolio reflects 1,028-loans. Month end statistics reflects the following: **Increase:** 60-Day and 90-Day Delinquencies | **Decrease:** 120-Day Delinquencies; and Active Foreclosures, Bankruptcies and Loss Mitigations

Delinquency Statistics - Conventional (Freddie Mac)



	0	0	0	0	1	1
	60 day	90 day	120+ day	Active in Foreclosure	Active in Bankruptcy	Active in Loss Mitigation
9/30/2021	0.00%	0.00%	0.00%	1.01%	0.00%	12.12%
12/31/2021	0.00%	0.00%	1.03%	0.00%	1.03%	5.15%
3/31/2022	1.06%	0.00%	0.00%	0.00%	1.06%	2.13%
6/30/2022	0.00%	0.00%	0.00%	0.00%	1.09%	1.09%

As of June 30, 2022, the Authority's Conventional (Freddie Mac) total loan portfolio reflects 92-loans. Month end statistics reflects the following: **Increase:** Active Bankruptcies | **Decrease:** 60-Day Delinquencies and Active Loss Mitigations | **No Change:** 90-Day, 120-Day Foreclosures



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

KENNETH HUGHES
BOARD MEMBER

TO:	OCHFA Board of Directors
FROM:	W.D. Morris, Executive Director
CONTACT:	Mildred Guzman, Program Operations Administrator
DATE:	July 26, 2022
RE:	MULTI-FAMILY OCCUPANCY/ INSPECTION REPORT AUGUST 3, 2022 - REGULAR BOARD OF DIRECTORS' MEETING

OCCUPANCY REPORT

The Occupancy Report rate for the period of June 28, to July 21, 2022, was 98% for all units, and 95% 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: **6 /28/2022**

EndReportingPeriod: **7 /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%	
Baptist Terrace Apartment, Active 414 Eastt Pine Street, Orlando	197	196	99%	100%	196	99%	100%	40%	
Boca Vista (Chantham Harbor Refu 545 Nantucket Court, Altamonte Springs	324	303	94%	95%	65	20%	20%	20%	
Chapel Trace Apartments, Active 556 N. Goldenrod Road, Orlando	312	310	99%	98%	310	99%	98%	40%	
Citrus Square Apartments, Active 5625 Hickey Dr, Orlando	87	87	100%		87	100%		40%	
Cove at Lady Lake, Active 735 S. Hwy 27/441, Lady Lake	176	170	97%	99%	170	97%	99%	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	44	92%	98%	44	92%	98%	100%	
Delaney Apartments, Active 507 Delaney Avenue, Orlando	8	8	100%	100%	8	100%	100%	100%	
Dunwoodie Apartments, Active 4213 Dunwoodie Blvd, Orlando	172	172	100%	100%	172	100%	100%	40%	
Emerald Villas (Seville Place), Acti 5450 Cholla Way, Orlando	264	261	99%		261	99%		40%	
Fountains at Lee Vista, Active 5743 Bent Pine Dr, Orlando	508	483	95%	97%	296	58%	60%	31%	
Fountains at Millenia Phase II, Acti 5316 Millenia Blvd., Orlando	32	31	97%	97%	31	97%	97%	40%	

Tuesday, July 26, 2022

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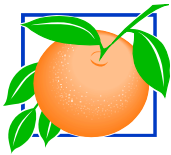
Property: (Status, Address)	Total Units	Occupied Units	Occup. %	Prior Month Occu%	Low Income:			Flag%	Comments
					Occupied Unit	Occup. %	Prior Month Occup. %		
Fountains at Millenia Phase III, Acti 5316 Millenia Blvd., Orlando	82	80	98%	99%	80	98%	99%	40%	
Fountains at Millenia Phase IV, Act 5316 Millenia Blvd, Orlando	100	98	98%	97%	98	98%	97%	40%	
Goldenrod Pointe Apartments, Acti 3500 N Goldenrod Road, Orlando	70	67	96%	97%	67	96%	97%	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%	99%	93	98%	99%	100%	
Kensington Oaks, Active 440 S. Mellonville Ave, Sanford	20	18	90%	100%	18	90%	100%	75%	
Lake Davis Apartments, Active 1301 Catherine Street, Orlando	36	34	94%	100%	34	94%	100%	75%	
Lake Jennie Phase I, Active 1301 Santa Barbara Dr, Sanford	25	24	96%	100%	24	96%	100%	75%	
Lake Jennie Phase II, Active 1312 Santa Barbara Dr, Sanford	40	39	98%	95%	39	98%	95%	75%	
Lake Sherwood Apartments, Activ 1826 London Crest Drive, Orlando	90	88	98%	99%	88	98%	99%	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%	98%	126	98%	98%	40%	
Lancaster Villas, Active 800 W. Lancaster Rd, Orlando	145	144	99%	97%	144	99%	97%	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%	99%	251	75%	74%	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	276	100%	100%	276	100%	100%	40%	
Landon Trace Townhomes (Bucha 1813 Buchanan Bay Circle, Orlando	228	222	97%	99%	222	97%	99%	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	140	97%	97%	140	97%	97%	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	312	100%	100%	312	100%	100%	40%	
Lee Vista Club Apartments, Active 5903 Lee Vista Blvd, Orlando	312	312	100%	100%	312	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	31	97%	100%	31	97%	100%	100%	
Nassau Bay Apartments, Active 5200 North Orange Blossom Trail, Orlando	492	484	98%	98%	484	98%	98%	100%	
Oviedo Town Center Phase I, Activ 450 Fontana Circle #105, Oviedo	106	106	100%	99%	106	100%	99%	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	141	99%	98%	141	99%	98%	75%	
Pebble Creek, Active 1317 Boulder Dr, Kissimmee	72	71	99%	100%	71	99%	100%	100%	
River Ridge Apartment Homes, Act 9957 Hidden River Drive #106, Orlando	160	159	99%	100%	159	99%	100%	40%	
Rolling Acres Phase I, Active 824 CrR 466, Lady Lake	104	100	96%	98%	100	96%	98%	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%	98%	111	99%	98%	40%	
Spring Lake Cove Phase I, Active 1508 Spring Lake Cove Lane, Fruitland Park	96	92	96%	99%	73	76%	79%	40%	
Spring Lake Cove Phase II, Active 1508 Spring Lake Cove Lane, Fruitland Park	48	48	100%	100%	48	100%	100%	40%	
Stratford Point, Active 1700 Old England Loop, Sanford	384	381	99%	99%	366	95%	96%	60%	
Vista Pines Apartments, Active 401 N Chickasaw Trail, Orlando	238	236	99%	99%	236	99%	99%	40%	
Westwood Park Apartments, Activ 11037 Laguna Bay Dr, Orlando	178	177	99%	100%	177	99%	100%	40%	
Willow Key Apartments, Active 5590 Arnold Palmer Dr, Orlando	384	381	99%	99%	381	99%	99%	40%	

Total Units:	8,412								
Current Period Summary:		8,279	98%		7,737	95%			
Prior Period Summary:		7,960	99%		7,416	96%			

Total Number of Properties: 55



W.D. MORRIS
EXECUTIVE DIRECTOR

DISCUSSION ITEM

MEMORANDUM

BOARD OF DIRECTORS

MERCEDES MCCALL
CHAIR

VERNICE ATKINS-BRADLEY
VICE CHAIR

SASCHA RIZZO
BOARD MEMBER

CURTIS HUNTER
BOARD MEMBER

KENNETH HUGHES
BOARD MEMBER

TO:	OCHFA Board of Directors
FROM:	W.D. Morris, Executive Director
DATE:	July 18, 2022
RE:	CONSIDER APPROVAL OF GREENBERG TRAURIG LAW FIRM TO SERVE AS GENERAL AND DISCLOSURE COUNSEL TO THE AUTHORITY. AUGUST 3, 2022 REGULAR BOARD OF DIRECTORS' MEETING

BACKGROUND

On May 11, 2022, the Authority distributed a Request for Proposal (RFP) for General and Disclosure Counsel Services. The RFP was provided to Nine (9) firms listed in The Bond Buyer's Municipal Marketplace Directory; of which the Authority received one (1) response, from Greenberg Traurig, LLP (GTLaw). The current contract was entered into on August 1, 2015, and expires on August 1, 2022.

Staff has reviewed and evaluated GTLaw's response to the RFP and determined that the proposal met all requirements of the RFP. Staff is pleased with Greenberg Traurig's performance, services and relationship throughout the contract period. Staff recommends that Greenberg Traurig Law Firm continue to provide General and Disclosure Counsel Services to the Authority.

ACTION REQUESTED

Board approval of staff's recommendation to acquire the services of Greenberg Traurig, L.L.P., to provide General and Disclosure Counsel Services, and authorization for preparation and execution of the Agreement.