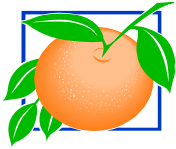


ORANGE COUNTY HOUSING FINANCE AUTHORITY  
**AGENDA PACKAGE**

Board of Directors' Meeting

**Wednesday, February 2, 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: January 26, 2022

RE: **FEBRUARY 2, 2022 BOARD OF DIRECTORS' AGENDA**

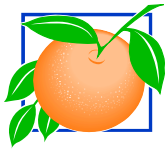
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Enclosed is the Directors' meeting agenda package; scheduled as follows:

Date: **Wednesday, February 2, 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

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**BOARD OF DIRECTORS**

MERCEDES MCCALL  
CHAIR

VERNICE ATKINS-BRADLEY  
VICE CHAIR

SASCHA RIZZO  
BOARD MEMBER

CURTIS HUNTER  
BOARD MEMBER

**OCHFA BOARD OF DIRECTORS' MEETING**  
**February 2, 2022 ~ 8:30 A.M.**

**AGENDA**

**PUBLIC COMMENT**

**CONSENT AGENDA**

**A. GENERAL ADMINISTRATION**

1. Adoption of January 5, 2022, Board of Directors Meeting minutes. *Pg. 2-4*
- 

**B. EXECUTIVE DIRECTOR'S OFFICE**

1. Opportunity Zones Status – No Activity. *Pg. 5*
- 

**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. 6-16*
- 

**D. PROGRAM OPERATIONS**

1. Acknowledgement of the Current Status of the Single-Family HRB Program. *Pg. 17-26*  
2. Acknowledgement of the Multi-Family Audit Period. *Pg. 27-31*
- 

**DISCUSSION AGENDA**

**A. EXECUTIVE DIRECTOR**

No Items.

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**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, January 5, 2022      **Time:** 8:30am  
**Location:** Orange County Administration Center – Commissioners Chambers – 1<sup>st</sup> Fl., 201 S. Rosalind Ave., Orlando, FL.

<u>Board Members</u>	<u>Board Members</u>	<u>OCHFA Staff</u>	<u>OCHFA Professionals</u>	<u>BCC Staff</u>
PRESENT	NOT PRESENT	PRESENT	PRESENT	PRESENT
Mercedes McCall Chair	Curtis Hunter Board Member	W.D. Morris Executive Director	Chaynae Price Staff	Warren Bloom General Counsel, Greenberg Traurig
Vernice Atkins-Bradley Vice Chair		Kayode Adetayo Chief Financial Officer	Olympia Roman Staff	Mike Watkins Bond Counsel, Greenberg Traurig
Sascha Rizzo Board Member		Frantz Dutes Staff		David Jones Financial Advisor, CSG Advisors
				Non-Present

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

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

**CONSENT AGENDA:**

ACTION TAKEN

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

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

**A. GENERAL ADMINISTRATION**

- Adoption of the December 1, 2021, Regular Board of Directors Meeting minutes.

**B. EXECUTIVE DIRECTOR’S OFFICE**

- Opportunity Zones Status.

**C. FINANCIAL MANAGEMENT**

- 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**

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

## DISCUSSION AGENDA

## A. EXECUTIVE DIRECTOR

**CONSIDER APPROVAL OF BOND COUNSEL CONTRACT EXTENSION**

W.D. Morris, Executive Director, addressed the board regarding the Authority's Bond Counsel Services, contract extension. He stated that on January 1, 2019, the Authority entered into an agreement with Greenberg Traurig, P.A. (GTLaw), for Bond Counsel Services; and that the contract term was from January 1, 2019 through December 31, 2021, with two (2), 2-year extensions at the sole discretion of the Authority. He then stated that staff continues to be pleased with the services provided by Greenberg Traurig, PA and recommended approval of the contract extension through December 31, 2023, covering the 1<sup>st</sup> contract extension renewal period of the agreement.

**ACTION TAKEN**

*There being no discussion, the Board approved the extension of Bond Counsel Contract services, to cover the 1st contract renewal period through December 31, 2023.*

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

**CONSIDER APPROVAL OF A TEMPORARY RENEWAL OF THE CONTRACT FOR FINANCIAL ADVISORY SERVICES.**

Mr. Morris addressed the Board regarding consideration of a temporary renewal of Contract extension for the Authority's Financial Advisory Services. He stated that due to the limited responses to the Authority's Request For Proposal (RFP) for financial advisory services, the Board had not yet made a decision regarding the selection of a firm to provide Financial Advisory Services for OCHFA. He then stated that the Authority's existing firm, CSG Advisors, Inc. contract expired on December 31, 2021; and that in the interim, staff is requesting approval of a Temporary Renewal of its current contract for Financial Advisory Services with CSG Advisors, Inc. He then explained that, as opined by counsel, the existing language of "Section X" of the current contract can be amended to provide that the current contract remain in effect until a successor financial advisor has contracted with the Authority, subject to the completion of the Authority's formal selection process for its Financial Advisory Services. Board Member Sascha Rizzo, asked staff for an update regarding a committee meeting (within 90-days) to discuss the RFP for Financial Advisory Services. Mr. Morris stated that staff was in the process of preparing for a board work session and or committee meeting to discuss the RFP for Financial Advisory Services; as well as, Orange County request for priority consideration of its developments funded through its local Housing Trust Fund.

**ACTION TAKEN**

*There being no discussion, the Board approved the Temporary Renewal of the Contract for Financial Advisory Services; and authorization for Chair, Board Member and Executive Director to execute the document(s) subject to General Counsel's review.*

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

**OTHER BUSINESS**

**BOARD MEMBERS UPDATE**

Vice Chair, Vernice Atkins-Bradley, inquired about the status of OCHFA's vacant board position. Mr. Morris stated that the MMRB was considering recommending an appointment.

**ADJOURNMENT**

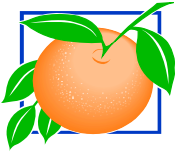
There being no further business, Mercedes McCall – Chair, adjourned the meeting at 8:39 a.m.

**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**

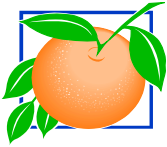
TO:	OCHFA Board of Directors
FROM:	W.D. Morris, Executive Director
DATE:	January 24, 2022
RE:	<b>OPPORTUNITY ZONES STATUS</b> FEBRUARY 02, 2022 REGULAR BOARD OF DIRECTORS' MEETING

**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:	January 21, 2022
RE:	<b>OCHFA CONSOLIDATED BALANCE SHEET FOR THE OPERATING FUND FOR THE PERIOD ENDING DECEMBER 31, 2021.</b> FEBRUARY 2, 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 1.448% interest income on all investments.



## Orange County Housing Finance Authority

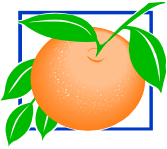
### Operating Fund Balance Sheet

As of December 31, 2021

	GENERAL FUND	LOW INCOME HOUSING FUND	HOMEOWNERSHIP ASSISTANCE FUND	COMBINED <u>TOTALS</u>
<b>Assets</b>				
Cash	6,328,434.69	1,263,176.36	2,541,442.90	10,133,053.95
***** Investments	9,279,592.96	0.00	434,259.30	9,713,852.26
GNMA/FNMA Securities	11,080,760.00	0.00	0.00	11,080,760.00
Accounts Receivable	330,868.32	0.00	42,460.25	373,328.57
Loan Receivable	636,511.58	0.00	0.00	636,511.58
Notes Receivable	1,047,843.13	24,200.00	0.00	1,072,043.13
S/F 2014 A GNMA Collateral / Rcvbl	4,060,955.67	0.00	0.00	4,060,955.67
GF - FHLB GNMA Collateral / Rcvbl	1,084,613.01	0.00	0.00	1,084,613.01
Mortgage Receivable	0.00	348,034.98	4,515,650.09	4,863,685.07
**** Allowance for Doubtful Accounts	(57,832.37)	(313,526.89)	(1,324,413.79)	(1,695,773.05)
Mortgage & GNMA/FNMA Income Receivable	3,053,336.93	0.00	0.00	3,053,336.93
Deferred FRS Pension Contributions	239,559.00	0.00	0.00	239,559.00
Interfund Receivable/Payable	16,464,345.64	4,775,793.63	(8,200,578.35)	13,039,560.92
Prepaid Expenses	8,145.65	0.00	0.00	8,145.65
Fixed Assets	262,778.55	0.00	0.00	262,778.55
<b>Total Assets</b>	<b>53,819,912.76</b>	<b>6,097,678.08</b>	<b>(1,991,179.60)</b>	<b>57,926,411.24</b>
<b>Current liabilities:</b>				
Other Payables	216,652.90	0.00	0.00	216,652.90
FRS Net Pension Liability	1,010,964.00	0.00	0.00	1,010,964.00
Accounts Payables	281,183.05	0.00	0.00	281,183.05
<b>Total liabilities</b>	<b>1,508,799.95</b>	<b>0.00</b>	<b>0.00</b>	<b>1,508,799.95</b>
Retained Earnings Previous Period	51,534,802.57	6,097,486.50	(1,983,161.08)	55,649,127.99
Net Income (Loss)	776,310.24	191.58	(8,018.52)	768,483.30
<b>Total Liabilities &amp; Retained Earnings</b>	<b>53,819,912.76</b>	<b>6,097,678.08</b>	<b>(1,991,179.60)</b>	<b>57,926,411.24</b>

\*\*\*\* 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

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## 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:	January 21, 2022
RE:	<b>OCHFA COMBINED STATEMENT OF REVENUES, EXPENSES AND CHANGES IN RETAINED EARNINGS FOR THE PERIOD ENDING DECEMBER 31, 2021.</b> FEBRUARY 2, 2022 REGULAR BOARD OF DIRECTORS' MEETING.

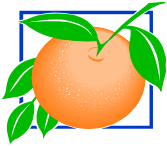
Attached for your review are the OCHFA's Operating Fund Statement of Revenues, Expenses, and Changes in Retained Earnings. The Operating Fund includes all funds namely: the General Fund, the Low Income Housing Fund, and the Homeownership Assistance Program Fund.

Attachments

**Orange County Housing Finance Authority**  
**Combined Statement of Revenues, Expenses, and Changes in Retained Earnings**  
For The 3 Periods Ending December 31, 2021

**Operating Fund**

	General Fund	Low Income Hsg Fund	Homeownership Assistance Fund	Current YTD
Revenue:				
Administrative Fees	308,571.73	0.00	0.00	308,571.73
Bond Financing Fees	583,000.00	0.00	0.00	583,000.00
Intra Fund Revenue	15,835.39	0.00	0.00	15,835.39
Gain on the Sale of GNMA's	2,075.40	0.00	0.00	2,075.40
Other Revenue	31,885.31	191.58	1,500.00	33,576.89
Investment Income	68.62	0.00	5.00	73.62
Income from Loans, GNMA's	273,204.91	0.00	-2,390.39	270,814.52
<b>Total Revenues</b>	<b>1,214,641.36</b>	<b>191.58</b>	<b>-885.39</b>	<b>1,213,947.55</b>
Expenses				
General and Administrative	408,309.13	0.00	7,133.13	415,442.26
Rebate Expense	900.00	0.00	0.00	900.00
Other Expenses	29,121.99	0.00	0.00	29,121.99
<b>Total Expenses</b>	<b>438,331.12</b>	<b>0.00</b>	<b>7,133.13</b>	<b>445,464.25</b>
<b>Net Income (Loss)</b>	<b>776,310.24</b>	<b>191.58</b>	<b>(8,018.52)</b>	<b>768,483.30</b>
Retained Earnings Beginning of Year	51,534,802.57	6,097,486.50	-1,983,161.08	55,649,127.99
<b>Retained Earnings End of Year</b>	<b>52,311,112.81</b>	<b>6,097,678.08</b>	<b>(1,991,179.60)</b>	<b>56,417,611.29</b>



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:	January 21, 2022
RE:	<b>OCHFA FISCAL YEAR 2022 OPERATING FUND – COMPARISON OF BUDGET VS. ACTUAL AS OF DECEMBER 31, 2021.</b> FEBRUARY 2, 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 December 31, 2021.

Attachments

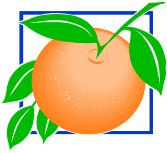
## Orange County Housing Finance

### Statement of Earnings

For The 3 Periods Ending December 31, 2021

	Fiscal Year 2022 Budget	Year To Date Revenue Received	Budget Remaining YTD	%age Budget Remaining YTD
<b>Revenue:</b>				
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	\$0	\$22,220	100%
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	\$0	\$22,710	100%
LAUREL OAKS II	\$20,970	\$0	\$20,970	100%
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	\$0	\$18,270	100%
LAKE SHERWOOD APARTMENTS	\$15,450	\$0	\$15,450	100%
OAK HARBOR APARTMENTS	\$21,210	\$10,605	\$10,605	50%
RIVER RIDGE APARTMENTS	\$27,720	\$0	\$27,720	100%
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	\$0	\$49,440	100%
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	\$583,000	(\$395,500)	-211%
TRANSFER IN	\$0	\$15,835	(\$15,835)	
GAIN ON SALE OF GNMA'S	\$50,000	\$2,075	\$47,925	96%
OTHER REVENUES	\$125,700	\$1,692	\$124,008	99%
OTHER REVENUE TBA	\$0	\$31,885	(\$31,885)	
INV INCOME	\$4,194	\$74	\$4,120	98%
FHLB HELD SECURITIES GNMA/FNMA INCOME	\$0	\$7,904	(\$7,904)	
MORTGAGE INCOME HFA OF WINTER PARK	\$9,000	\$653	\$8,347	93%
INTEREST INCOME ON WESTLAKES PHASE I	\$7,500	\$1,717	\$5,783	77%
MORTGAGE INCOME CITY VIEW LOAN PARTICIPATION	\$4,000	\$2,146	\$1,854	46%
GNMA/FNMA INCOME	\$839,494	\$69,608	\$769,886	92%
MASTER ACC FUND GNMA/FNMA INCOME	\$0	\$191,176	(\$191,176)	
2006 A DPA MORTGAGE INTEREST	\$600	\$30	\$570	95%
2006 A 1 DPA MORTGAGE INTEREST	\$2,100	\$25	\$2,075	99%
2007 A DPA MORTGAGE INTEREST	\$10,300	\$927	\$9,373	91%
2007 B DPA MORTGAGE INTEREST	\$10,300	(\$3,393)	\$13,693	133%

2009 A NIBP DPA MORTGAGE INTEREST	\$500	\$21	\$479	96%
	\$2,473,117	\$1,213,948	\$1,259,169	51%
	<b>Fiscal Year 2022 Budget</b>	<b>Year To Date Expenses Incurred</b>	<b>Budget Remaining YTD</b>	<b>%age Budget Remaining YTD</b>
Costs and expenses:				
SALARIES AND WAGES	\$946,932	\$220,700	\$726,232	77%
SHIPPING	\$2,500	\$385	\$2,115	85%
TRAVEL/CONFERENCE/ TRAINING	\$36,000	\$0	\$36,000	100%
CASUAL LABOR/STUDENT ASST.	\$3,000	\$0	\$3,000	100%
OFFICE MAINTENANCE	\$19,000	\$4,845	\$14,155	74%
BUILDING MAINTENANCE	\$16,000	\$2,140	\$13,860	87%
TELEPHONE	\$28,000	\$4,417	\$23,583	84%
POSTAGE	\$3,000	\$81	\$2,919	97%
OFFICE SUPPLIES	\$5,000	\$1,685	\$3,315	66%
OFFICE FURNITURE	\$1,000	\$0	\$1,000	100%
PUBLICATIONS	\$2,000	\$646	\$1,354	68%
PRINTING/ANNUAL REPORT	\$6,500	\$0	\$6,500	100%
EQUIPMENT / COMPUTER / PRINTER	\$9,000	\$6,468	\$2,532	28%
MARKETING	\$20,000	\$15,350	\$4,650	23%
WEB SITE DESIGN & DEV/MAINT	\$0	\$819	(\$819)	
CONTRACTOR SERVICES	\$22,000	\$3,410	\$18,590	85%
SEMINARS/EDUCATION	\$15,000	\$0	\$15,000	100%
EMPLOYEE BENEFITS HEALTH/LIFE	\$142,000	\$36,187	\$105,813	75%
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	\$1,478	\$2,523	63%
LEGAL FEES	\$10,000	\$0	\$10,000	100%
MEMBERSHIP	\$7,500	\$1,660	\$5,840	78%
PAYROLL TAXES	\$72,440	\$11,158	\$61,283	85%
MISCELLANEOUS EXPENSE	\$12,000	\$6,931	\$5,069	42%
LOSS ON DPA FORECLOSURES	\$30,000	\$0	\$30,000	100%
FLORIDA RETIREMENT SYSTEM	\$102,458	\$25,411	\$77,047	75%
457 DEFERRED COMP EMPLOYER CONTRIBUTION EXP	\$47,347	\$11,743	\$35,604	75%
LIMITED HRA	\$10,500	\$0	\$10,500	100%
TERM LEAVE	\$15,000	\$0	\$15,000	100%
FILE STORAGE	\$2,400	\$400	\$2,000	83%
LOCAL MILEAGE REIMBURSEMENT	\$2,000	\$41	\$1,959	98%
EQUIPMENT MAINTENANCE	\$5,000	\$510	\$4,490	90%
INSURANCE COVERAGES	\$70,000	\$36,743	\$33,258	48%
RESERVE FOR REPLACEMENT BLDG	\$5,000	\$0	\$5,000	100%
FHLB LOAN INTEREST COLLATERAL EXP	\$0	\$90	(\$90)	
FINANCIAL ADVISORY SERVICES	\$12,000	\$712	\$11,288	94%
PERFORMACE AWARD PROGRAM	\$96,753	\$0	\$96,753	100%
ADMINISTRATIVE EXP. TRUSTEE	\$0	\$1,935	(\$1,935)	
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	\$86	(\$86)	
1995 EXCESS GNMA INTEREST EXP	\$0	\$48	(\$48)	
LOSS ON SALE	\$0	\$28,987	(\$28,987)	
	\$1,870,030	\$445,464	\$1,424,565	76%



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:	January 21, 2022
RE:	<b>OCHFA FISCAL YEAR 2022, OPERATING FUND – COMPARISON OF ACTUAL REVENUES AND EXPENSES FOR THE PERIODS ENDING DECEMBER 31, 2020 AND DECEMBER 31, 2021.</b> FEBRUARY 2, 2022 REGULAR BOARD OF DIRECTORS' MEETING

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

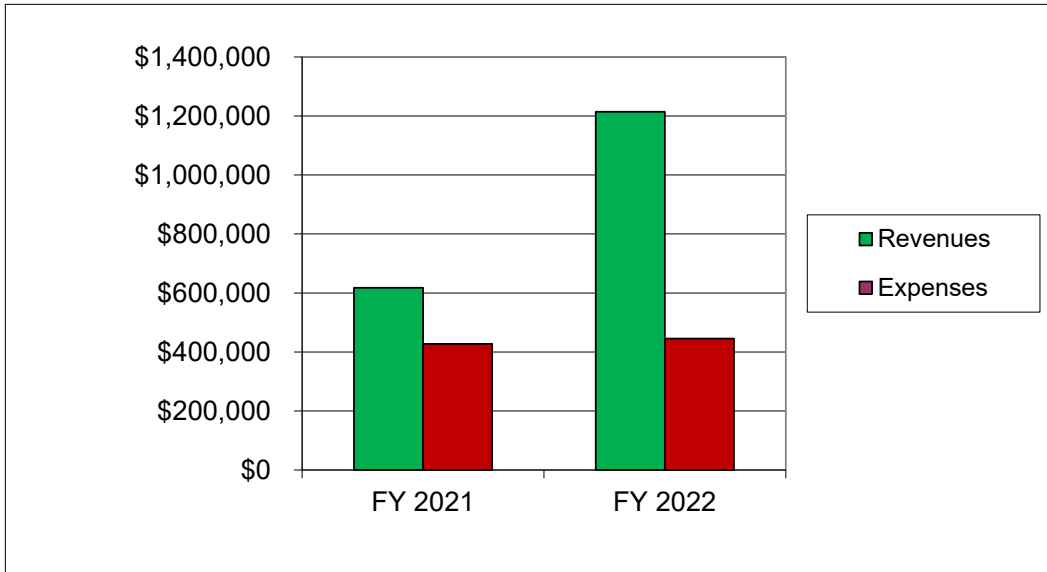
Attachments

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

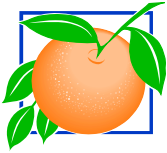
	FY 2021	FY 2022	% Δ
Revenues	\$617,515	\$1,213,948	97%
Expenses	\$427,514	\$445,464	4%

Revenues increased this year compared with last year. This is due to the receipt of financing fees for one multifamily project, which was not present in the prior year. The overall change in revenues is 97%.

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

MEMORANDUM

BOARD OF DIRECTORS

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BOARD MEMBER

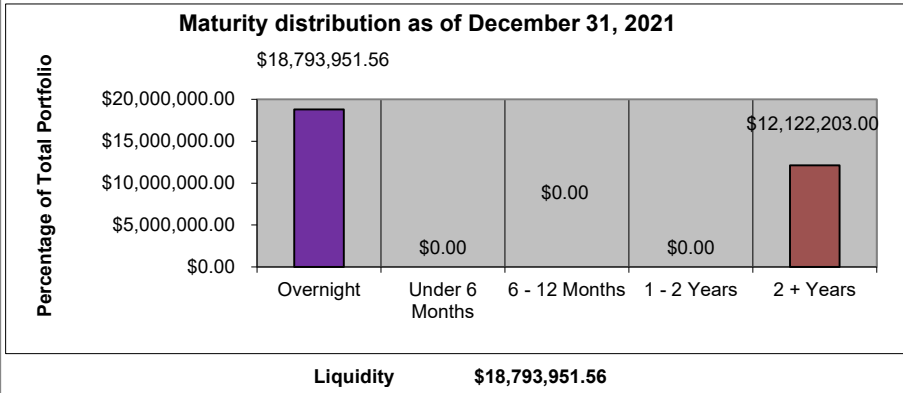
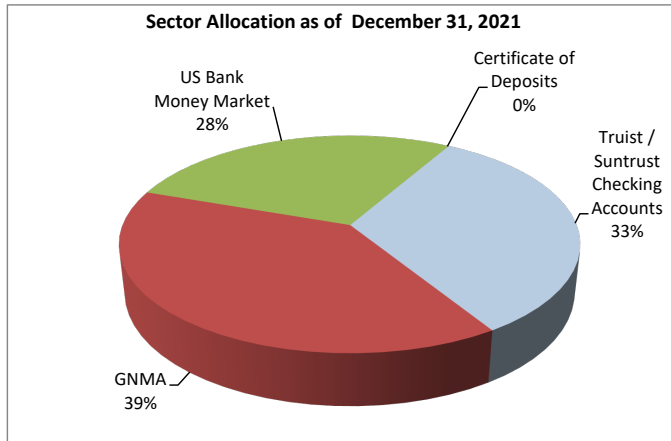
TO:	OCHFA Board of Directors
FROM:	W.D. Morris, Executive Director
CONTACT:	Olukayode Adetayo, Chief Financial Officer
DATE:	January 21, 2022
RE:	<b>SUMMARY OF OCHFA'S OPERATING FUND INVESTMENTS.</b> FEBRUARY 2, 2022 REGULAR BOARD OF DIRECTORS' MEETING

As of December 31, 2021 the total investments in the Operating Fund of the Orange County Housing Finance Authority was \$30,916,154.56 producing an average yield of 1.448% as shown in the Summary of Accounts. If you have any questions on this matter do not hesitate to ask me.

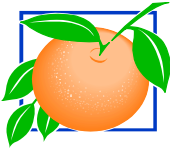
Attachments

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

Account	Account #	Institution	Ending Balance <sup>1</sup>	Net Interest Earned <sup>1</sup>	Average Yield (Annualized) <sup>1</sup>
Operating Fund	215252054184-000	Truist / Suntrust Bank	\$6,328,397.18	\$0.00	0.0000%
Low Income Housing Fund	215252054192-000	Truist / Suntrust Bank	\$1,263,176.36	\$63.40	1.0000%
Homeownership Assistance Fund	1000042656834	Truist / Suntrust Bank	\$2,541,442.90	\$0.00	0.0000%
Custody Account	129142000	US Bank Money Market	\$7,703,127.21	\$24.39	0.0000%
Custody Account	129142000	GNMA - OCHFA Investment	\$11,080,760.00	\$33,353.75	5.0700%
Custody Account	141763000	US Bank Money Market /NIBP	\$434,259.30	\$1.65	0.0000%
Custody Account	261060000	US Bank Money Market /Turnkey	\$523,548.61	\$2.11	0.0000%
FHLB Collateral	38786	FHLBank Atlanta	\$1,041,443.00	\$3,861.07	4.5800%
<b>Total</b>			<b>\$30,916,154.56</b>	<b>\$37,306.37</b>	<b>1.448%</b>



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:	January 24, 2022
RE:	<b>STATUS REPORT: 2020-A HOMEOWNER REVENUE BOND PROGRAM; TBA "TURNKEY" MORTGAGE LOAN PROGRAM</b> FEBRUARY 2, 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.

<b>PRODUCTS</b>	<b>INTEREST RATES</b>	<b>ORIGINATION FEE</b>
Zero Point	3.250%	1%

Commencing from the initial reservation date there is an aggregate total of Ten Million Three Hundred Ninety Eight Thousand Seventy Eight Dollars (**\$10,398,078**) 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 January 24,, 2022:**

- Fifty Nine (**60**) loans originated: **60-FHA; 0-VA; 0-USDA-RD.**
- The Authority's 2020A DPA program has financed or committed an aggregate total of: Four Hundred Sixty Thousand Dollars (**\$460,000**).
- 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 Twelve Million Five Hundred Thirteen Thousand Nine Hundred Seventy Nine Dollars (**\$12,513,979**).

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 Fifty Eight Thousand Four Hundred Eighty Six Dollars (**\$21,058,486**) has been financed. The Down Payment Assistance is currently at \$7,500, and is a 30 year deferred loan at 0% interest.

### **As of January 24,, 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**

<b>ORIGINATOR SUMMARY</b>	<b>LOANS</b>	<b>AMOUNT</b>	<b>% OF TOTAL</b>
Centennial Bank	6	\$1,436,188.00	10.00%
Christensen Financial, Inc.	5	\$996,386.00	8.33%
Envoy Mortgage, Ltd	1	\$265,109.00	1.67%
Equity Prime Mortgage, LLC	1	\$266,081.00	1.67%
Fairway Independent Mortgage Corporation	13	\$2,888,172.00	21.67%
FBC Mortgage, LLC	1	\$176,739.00	1.67%
Guaranteed Rate, Inc.	1	\$240,562.00	1.67%
Hamilton Group Funding, Inc.	2	\$354,460.00	3.33%
Land Home Financial Services, Inc.	2	\$363,796.00	3.33%
Synovus Bank	1	\$201,515.00	1.67%
Waterstone Mortgage Corporation	27	\$5,324,971.00	45.00%
<b>TOTAL</b>	<b>60</b>	<b>\$12,513,979.00</b>	<b>100.00%</b>

**CITY SUMMARY**

<b>CITY</b>	<b>LOANS</b>	<b>AMOUNT</b>	<b>% OF TOTAL</b>
Altamonte Springs	2	\$343,071.00	3.33%
Apopka	2	\$471,305.00	3.33%
Casselberry	4	\$773,724.00	6.67%
Clermont	1	\$246,355.00	1.67%
Grand Island	1	\$247,435.00	1.67%
Groveland	1	\$147,184.00	1.67%
Kissimmee	7	\$1,373,959.00	11.67%
Leesburg	2	\$336,237.00	3.33%
Longwood	2	\$473,269.00	3.33%
Orlando	23	\$5,020,884.00	38.33%
Saint Cloud	3	\$660,700.00	5.00%
Sanford	6	\$1,060,707.00	10.00%
Tavares	1	\$270,019.00	1.67%
Winter Garden	1	\$266,081.00	1.67%
Winter Park	1	\$240,562.00	1.67%
Winter Springs	3	\$582,487.00	5.00%
<b>TOTAL</b>	<b>60</b>	<b>\$12,513,979.00</b>	<b>100.00%</b>

**COUNTY SUMMARY**

<b>COUNTY</b>	<b>LOANS</b>	<b>AMOUNT</b>	<b>% OF TOTAL</b>
Lake	6	\$1,247,230.00	10.00%
Orange	27	\$5,937,954.00	45.00%
Osceola	10	\$2,034,659.00	16.67%
Seminole	17	\$3,294,136.00	28.33%
<b>TOTAL</b>	<b>60</b>	<b>\$12,513,979.00</b>	<b>100.00%</b>

**HOUSEHOLD ANNUAL INCOME REPORT**

<b>ANNUAL INCOME</b>	<b>LOANS</b>	<b>% OF TOTAL</b>
\$15,000-\$29,999	1	1.67%
\$30,000-\$44,999	13	21.67%
\$45,000-\$59,999	27	45.00%
\$60,000-\$74,999	12	20.00%
\$75,000-\$89,999	6	10.00%
\$90,000-\$104,999	1	1.67%
<b>TOTAL</b>	<b>60</b>	<b>100.00%</b>

**HOUSEHOLD SIZE REPORT**

<b>HOUSEHOLD SIZE</b>	<b>LOANS</b>	<b>% OF TOTAL</b>
1 - One person	18	30.00%
2 - Two persons	18	30.00%
3 - Three persons	15	25.00%
4 - Four persons	5	8.33%
5 - Five persons	3	5.00%
6 - Six persons	1	1.67%
<b>TOTAL</b>	<b>60</b>	<b>100.00%</b>

**LOAN AMOUNT REPORT**

<b>LOAN AMOUNT</b>	<b>LOANS</b>	<b>% OF TOTAL</b>
\$125,000-\$150,000	4	6.67%
\$150,000-\$175,000	9	15.00%
\$175,000-\$200,000	16	26.67%
\$200,000-\$225,000	12	20.00%
\$225,000-\$250,000	9	15.00%
\$250,000-\$275,000	6	10.00%
\$275,000-\$300,000	4	6.67%
<b>TOTAL</b>	<b>60</b>	<b>100.00%</b>

## PURCHASE PRICE REPORT

PURCHASE PRICE	LOANS	% OF TOTAL
\$125,000-\$150,000	4	6.67%
\$150,000-\$175,000	5	8.33%
\$175,000-\$200,000	19	31.67%
\$200,000-\$225,000	6	10.00%
\$225,000-\$250,000	12	20.00%
\$250,000-\$275,000	9	15.00%
\$275,000-\$300,000	5	8.33%
<b>TOTAL</b>	<b>60</b>	<b>100.00%</b>

## LOAN TYPE REPORT

LOAN TYPE	LOANS	% OF TOTAL
FHA	60	100.00%
<b>TOTAL</b>	<b>60</b>	<b>100.00%</b>

## PROPERTY TYPE REPORT

PROPERTY TYPE	LOANS	% OF TOTAL
1 Unit Single Family Detached	53	88.33%
Townhouse	7	11.67%
<b>TOTAL</b>	<b>60</b>	<b>100.00%</b>

## CATEGORY TYPE REPORT

TYPE	LOANS	% OF TOTAL
Existing	58	96.67%
New	2	3.33%
Unspecified	0	0.00%
<b>TOTAL</b>	<b>60</b>	<b>100.00%</b>

## TARGET/NON TARGET REPORT

TYPE	LOANS	AMOUNT	% OF TOTAL
TARGET	2	\$333,841.00	3.33%
NON TARGET	58	\$12,180,138.00	96.67%
<b>TOTAL</b>	<b>60</b>	<b>\$12,513,979.00</b>	<b>100.00%</b>

## INTEREST RATE LISTING REPORT

RATE	COUNT	AMOUNT	% OF TOTAL
3.2500%	23	\$4,935,855.00	38.33%
3.3750%	18	\$3,813,174.00	30.00%
3.5000%	1	\$223,870.00	1.67%
3.6250%	6	\$1,189,829.00	10.00%
3.8750%	11	\$2,194,149.00	18.33%
4.0000%	1	\$157,102.00	1.67%
<b>TOTAL</b>	<b>60</b>	<b>\$12,513,979.00</b>	<b>100.00%</b>

## INTEREST RATE RANGES REPORT

RATE	LOANS	% OF TOTAL
3.2500% - 3.4900%	41	68.33%
3.5000% - 3.7400%	7	11.67%
3.7500% - 3.9900%	11	18.33%
4.0000% - 4.2400%	1	1.67%
<b>TOTAL</b>	<b>60</b>	<b>100.00%</b>

## FIRST TIME HOMEBUYER REPORT

FIRST TIME HOMEBUYER	LOANS	% OF TOTAL
No	0	0.00%
Yes	60	100.00%
<b>TOTAL</b>	<b>60</b>	<b>100.00%</b>

## ADDITIONAL MORTGAGE REPORT

ADDTL MTG PROGRAM \ PRIMARY MTG PROGRAM	LOANS	AMOUNT	AVERAGE LOAN AMOUNT
Orange DPA 2018 \ Orange 2020A SF Program	60	\$460,000.00	\$7,666.67

**GENDER REPORT**

<b>GENDER</b>	<b>LOANS</b>	<b>% OF TOTAL</b>
MALE	24	40.00%
FEMALE	35	58.33%
NONBINARY	0	0.00%
UNDISCLOSED	1	1.67%
<b>TOTAL</b>	<b>60</b>	<b>100.00%</b>

**RACE REPORT**

<b>DESCRIPTION</b>	<b>LOANS</b>	<b>% OF TOTAL</b>
Undisclosed	1	1.67%
American Indian/ Alaskan Native & Black/ A	1	1.67%
Black/ African American	12	20.00%
Other	7	11.67%
White	39	65.00%
<b>TOTAL</b>	<b>60</b>	<b>100.00%</b>

**ETHNICITY REPORT**

<b>ETHNICITY</b>	<b>LOANS</b>	<b>AMOUNT</b>	<b>% OF TOTAL</b>
HISPANIC	27	\$5,652,916.00	45.76%
NON	29	\$6,117,875.00	49.15%
OTHER	3	\$596,004.00	5.08%
<b>TOTAL</b>	<b>59</b>	<b>\$12,366,795.00</b>	<b>100.00%</b>

**RACE BY ETHNICITY REPORT**

<b>RACE</b>	<b>HISPANIC</b>	<b>NONHISPANIC</b>	<b>OTHER</b>	<b>LOANS</b>	<b>% OF TOTAL</b>
Undisclosed	0	0	0	0	0.00%
American Indian/ Alaskan Native & Black/ African America	0	1	0	1	1.69%
Black/ African American	1	10	1	12	20.34%
Other	5	1	1	7	11.86%
White	21	17	1	39	66.10%
<b>TOTAL</b>	<b>27</b>	<b>29</b>	<b>3</b>	<b>59</b>	<b>100.00%</b>

**PIPELINE REPORT**

<b>PROGRAM PIPELINE</b>	<b>LOANS</b>	<b>AMOUNT</b>	<b>% OF TOTAL</b>
eHP Compliance	1	\$201,515.00	1.67%
Purchased/Servicer	1	\$235,653.00	1.67%
Investor/Trustee	58	\$12,076,811.00	96.67%
<b>TOTAL</b>	<b>60</b>	<b>\$12,513,979.00</b>	<b>100.00%</b>

**PROGRAM SUMMARY**

<b>AVERAGE PRINCIPAL MORTGAGE:</b>	\$208,566.32
<b>AVERAGE PURCHASE PRICE:</b>	\$213,754.65
<b>AVERAGE DPA AMOUNT:</b>	\$7,666.67
<b>AVERAGE AGE OF PRIMARY BORROWER:</b>	37
<b>AVERAGE HOUSEHOLD SIZE:</b>	2
<b>AVERAGE EMPLOYED IN HOUSEHOLD:</b>	1
<b>AVERAGE HOUSEHOLD ANNUAL INCOME:</b>	\$55,127.50

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

**ORIGINATION SUMMARY REPORT**

<b>ORIGINATOR SUMMARY</b>	<b>LOANS</b>	<b>AMOUNT</b>	<b>% OF TOTAL</b>
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	\$10,626,914.00	50.00%
<b>TOTAL</b>	<b>116</b>	<b>\$21,058,486.00</b>	<b>100.00%</b>

**CITY SUMMARY**

<b>CITY</b>	<b>LOANS</b>	<b>AMOUNT</b>	<b>% OF TOTAL</b>
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	\$8,284,935.00	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%
<b>TOTAL</b>	<b>116</b>	<b>\$21,058,486.00</b>	<b>100.00%</b>

**COUNTY SUMMARY**

<b>COUNTY</b>	<b>LOANS</b>	<b>AMOUNT</b>	<b>% OF TOTAL</b>
Lake	14	\$2,635,332.00	12.07%
Orange	64	\$11,220,346.00	55.17%
Osceola	21	\$4,218,490.00	18.10%
Seminole	17	\$2,984,318.00	14.66%
<b>TOTAL</b>	<b>116</b>	<b>\$21,058,486.00</b>	<b>100.00%</b>

**HOUSEHOLD ANNUAL INCOME REPORT**

<b>ANNUAL INCOME</b>	<b>LOANS</b>	<b>% OF TOTAL</b>
\$15,000-\$29,999	2	1.72%
\$30,000-\$44,999	38	32.76%
\$45,000-\$59,999	47	40.52%
\$60,000-\$74,999	23	19.83%
\$75,000-\$89,999	6	5.17%
<b>TOTAL</b>	<b>116</b>	<b>100.00%</b>

**HOUSEHOLD SIZE REPORT**

<b>HOUSEHOLD SIZE</b>	<b>LOANS</b>	<b>% OF TOTAL</b>
1 - One person	44	37.93%
2 - Two persons	32	27.59%
3 - Three persons	20	17.24%
4 - Four persons	14	12.07%
5 - Five persons	4	3.45%
6 - Six persons	2	1.72%
<b>TOTAL</b>	<b>116</b>	<b>100.00%</b>

**LOAN AMOUNT REPORT**

<b>LOAN AMOUNT</b>	<b>LOANS</b>	<b>% OF TOTAL</b>
\$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	16	13.79%
\$150,000-\$175,000	24	20.69%
\$175,000-\$200,000	20	17.24%
\$200,000-\$225,000	22	18.97%
\$225,000-\$250,000	12	10.34%
\$250,000-\$275,000	7	6.03%
\$275,000-\$300,000	1	0.86%
<b>TOTAL</b>	<b>116</b>	<b>100.00%</b>



## 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	21	18.10%
\$175,000-\$200,000	22	18.97%
\$200,000-\$225,000	24	20.69%
\$225,000-\$250,000	20	17.24%
\$250,000-\$275,000	5	4.31%
\$275,000-\$300,000	2	1.72%
\$300,000-\$325,000	1	0.86%
<b>TOTAL</b>	<b>116</b>	<b>100.00%</b>

## LOAN TYPE REPORT

LOAN TYPE	LOANS	% OF TOTAL
FreddieMac 80% AMI	32	27.59%
FreddieMac HFA Advantage	70	60.34%
FreddieMac OVER 80% AMI	14	12.07%
<b>TOTAL</b>	<b>116</b>	<b>100.00%</b>

## PROPERTY TYPE REPORT

PROPERTY TYPE	LOANS	% OF TOTAL
1 Unit Single Family Detached	85	73.28%
Condominium	23	19.83%
Duplex w/approval	4	3.45%
Rowhouse	1	0.86%
Townhouse	3	2.59%
<b>TOTAL</b>	<b>116</b>	<b>100.00%</b>

## CATEGORY TYPE REPORT

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

## TARGET/NON TARGET REPORT

TYPE	LOANS	AMOUNT	% OF TOTAL
TARGET	4	\$609,580.00	3.45%
NON TARGET	112	\$20,448,906.00	96.55%
<b>TOTAL</b>	<b>116</b>	<b>\$21,058,486.00</b>	<b>100.00%</b>

## 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%	5	\$1,095,635.00	4.31%
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%	3	\$543,103.00	2.59%
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%
<b>TOTAL</b>	<b>116</b>	<b>\$21,058,486.00</b>	<b>100.00%</b>

## 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%	6	5.17%
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%	13	11.21%
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%
<b>TOTAL</b>	<b>116</b>	<b>100.00%</b>

## FIRST TIME HOMEBUYER REPORT

FIRST TIME HOMEBUYER	LOANS	% OF TOTAL
No	2	1.72%
Yes	114	98.28%
<b>TOTAL</b>	<b>116</b>	<b>100.00%</b>

**ADDITIONAL MORTGAGE REPORT**

**ADDTL MTG PROGRAM \ PRIMARY MTG PROGRAM**

	LOANS	AMOUNT	AVERAGE LOAN AMOUNT
Orange AIS \ Orange Freddie Mac Program	21	\$33,500.00	\$1,595.24
Orange DPA 2017 \ Orange Freddie Mac Program	28	\$210,000.00	\$7,500.00
Orange DPA 2018 \ Orange Freddie Mac Program	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%
<b>TOTAL</b>	<b>115</b>	<b>100.00%</b>

**RACE REPORT**

DESCRIPTION	LOANS	% OF TOTAL
American Indian/ Alaskan Native & Black/ A	1	0.86%
Asian Indian	1	0.86%
Black/ African American	24	20.69%
Black/African American & White	2	1.72%
Chinese	1	0.86%
Other	9	7.76%
Tenant Declined to Respond	4	3.45%
White	74	63.79%
<b>TOTAL</b>	<b>116</b>	<b>100.00%</b>

**ETHNICITY REPORT**

ETHNICITY	LOAN	AMOUNT	% OF TOTAL
HISPANIC	41	\$7,460,567.00	35.34%
NON HISPANIC	70	\$12,633,374.00	60.34%
OTHER	5	\$964,545.00	4.31%
<b>TOTAL</b>	<b>116</b>	<b>\$21,058,486.00</b>	<b>100.00%</b>

**RACE BY ETHNICITY REPORT**

RACE	HISPANIC	NONHISPANIC	OTHER	LOANS	% OF TOTAL
American Indian/ Alaskan Native & Black/ Africar	1	0	0	1	0.86%
Asian Indian	0	1	0	1	0.86%
Black/ African American	0	23	1	24	20.69%
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	42	0	74	63.79%
<b>TOTAL</b>	<b>41</b>	<b>70</b>	<b>5</b>	<b>116</b>	<b>100.00%</b>

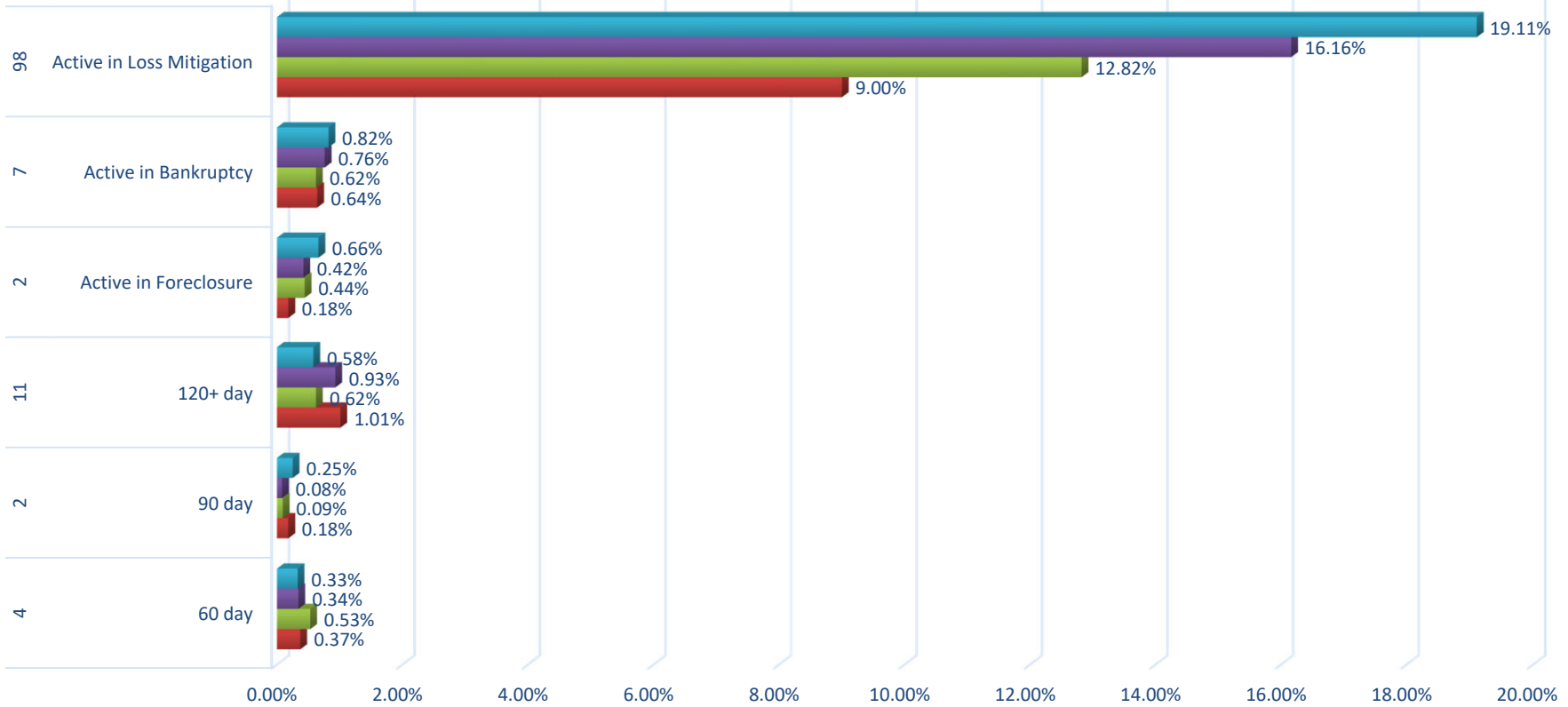
**PIPELINE REPORT**

PROGRAM PIPELINE	LOANS	AMOUNT	% OF TOTAL
eHP Compliance	1	\$148,410.00	0.86%
Purchased/Servicer	1	\$148,825.00	0.86%
Investor/Trustee	114	\$20,761,251.00	98.28%
<b>TOTAL</b>	<b>116</b>	<b>\$21,058,486.00</b>	<b>100.00%</b>

**PROGRAM SUMMARY**

AVERAGE PRINCIPAL MORTGAGE:	\$181,538.67
AVERAGE PURCHASE PRICE:	\$189,426.25
AVERAGE DPA AMOUNT:	\$6,601.45
AVERAGE AGE OF PRIMARY BORROWER:	38
AVERAGE HOUSEHOLD SIZE:	2
AVERAGE EMPLOYED IN HOUSEHOLD:	1
AVERAGE HOUSEHOLD ANNUAL INCOME:	\$51,127.35

## Delinquency Statistics - Government (FHA) December 31, 2021

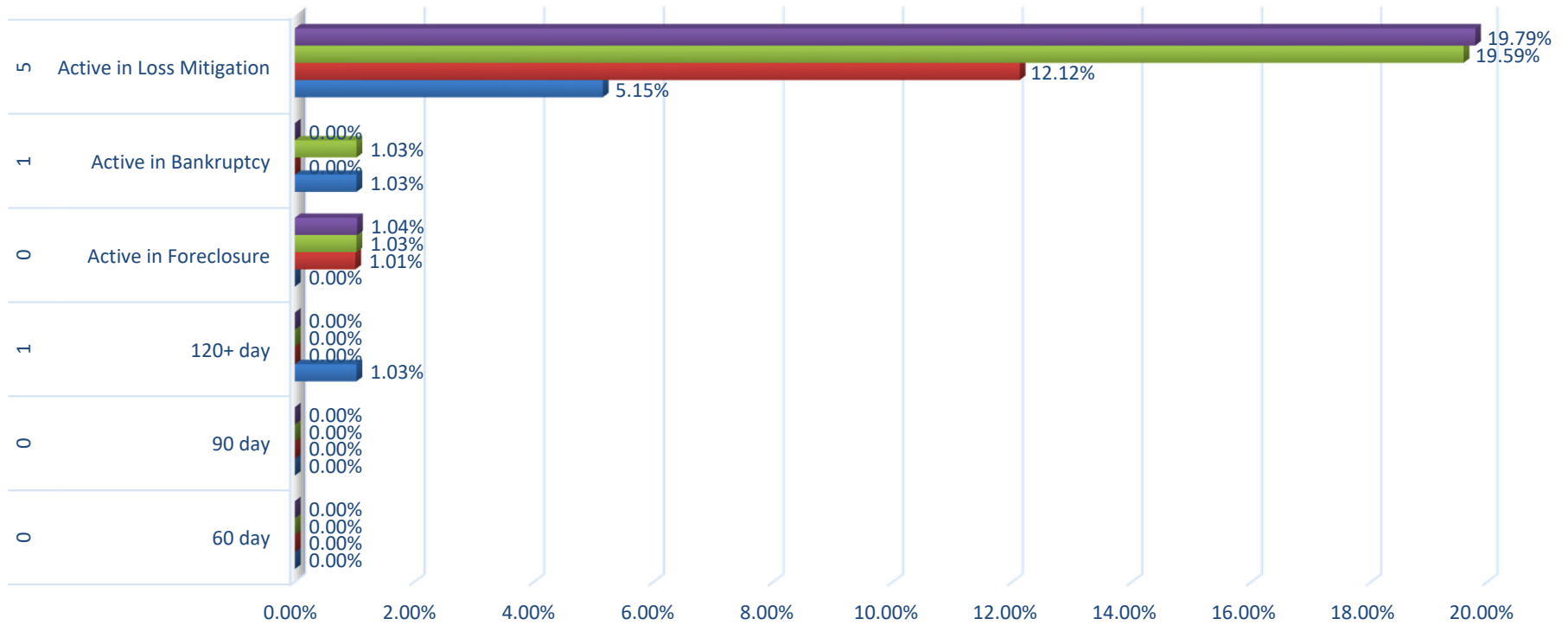


	4	2	11	2	7	98
	60 day	90 day	120+ day	Active in Foreclosure	Active in Bankruptcy	Active in Loss Mitigation
■ 3/31/2021	0.33%	0.25%	0.58%	0.66%	0.82%	19.11%
■ 6/30/2021	0.34%	0.08%	0.93%	0.42%	0.76%	16.16%
■ 9/30/2021	0.53%	0.09%	0.62%	0.44%	0.62%	12.82%
■ 12/31/2021	0.37%	0.18%	1.01%	0.18%	0.64%	9.00%

As of December 31, 2021, the Authority's FHA total loan portfolio reflects 1,089-loans. Month end statistics reflects the following:

- Increase in 90 & 120-Day Delinquencies and Bankruptcies
- Decrease in 60-Day Delinquencies, Foreclosures and Loss Mitigations.

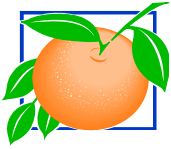
## Delinquency Statistics - Conventional (Freddie Mac) December 31, 2021



	0	0	1	0	1	5
	60 day	90 day	120+ day	Active in Foreclosure	Active in Bankruptcy	Active in Loss Mitigation
■ 3/31/2021	0.00%	0.00%	0.00%	1.04%	0.00%	19.79%
■ 6/30/2021	0.00%	0.00%	0.00%	1.03%	1.03%	19.59%
■ 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%

As of December 31, 2021, the Authority's Conventional - Freddie Mac - total loan portfolio reflects 97-loans. Month end statistics reflects the following:

- Decrease in Loss Mitigations and Foreclosures.
- No change in 60 and 90 Day Delinquencies.
- Increase in 120-Day Delinquencies and Bankruptcies.



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:	January 26, 2022
RE:	<b>MULTI-FAMILY OCCUPANCY/ INSPECTION REPORT</b> FEBRUARY 2, 2022 - REGULAR BOARD OF DIRECTORS' MEETING

### OCCUPANCY REPORT

The Occupancy Report rates for the period of December 30, 2021 to January 24, 2022 was 99% 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: **12/30/2021**

EndReportingPeriod: **1 /24/2022**

Property: (Status, Address)	Total Units	Occupied Units	Occup. %	Prior Month Occu%	Low Income:			Flag%	Comments
					Occupied Unit	Occup. %	Prior Month Occup.%		
<b>Anderson Oaks, Active</b> 708 Anderson St, Orlando	12	12	100%	100%	12	100%	100%	100%	
<b>Boca Vista (Chantham Harbor Refu</b> 545 Nantucket Court, Altamonte Springs	324	307	95%	94%	65	20%	20%	20%	
<b>Chapel Trace Apartments, Active</b> 556 N. Goldenrod Road, Orlando	312	311	100%	99%	311	100%	99%	40%	
<b>Citrus Square Apartments, Active</b> 5625 Hickey Dr, Orlando	87	87	100%	100%	87	100%	100%	40%	
<b>Club at Eustis, Active</b> 2750 David Walker Dr, Eustis	96	96	100%	100%	96	100%	100%	40%	
<b>Cove at Lady Lake, Active</b> 735 S. Hwy 27/441, Lady Lake	176	173	98%	98%	173	98%	98%	40%	
<b>Crestwood Apartments, Active</b> 3121 Crestwood Circle, St. Cloud	216	216	100%	100%	216	100%	100%	40%	
<b>Dean Woods Place, Active</b> 9808 Dean Woods Place, Orlando	48	48	100%	100%	48	100%	100%	100%	
<b>Delaney Apartments, Active</b> 507 Delaney Avenue, Orlando	8	8	100%	100%	8	100%	100%	100%	
<b>Emerald Villas (Seville Place), Acti</b> 5450 Cholla Way, Orlando	264	256	97%	97%	256	97%	97%	40%	
<b>Fountains at Lee Vista, Active</b> 5743 Bent Pine Dr, Orlando	508	490	96%	95%	304	60%	59%	31%	
<b>Fountains at Millenia Phase II, Acti</b> 5316 Millenia Blvd., Orlando	32	32	100%	100%	32	100%	100%	40%	
<b>Fountains at Millenia Phase III, Acti</b> 5316 Millenia Blvd., Orlando	82	82	100%	96%	82	100%	96%	40%	

Wednesday, January 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. %		
<b>Fountains at Millenia Phase IV, Act</b> 5316 Millenia Blvd, Orlando	100	100	100%	99%	100	100%	99%	40%	
<b>Goldenrod Pointe Apartments, Acti</b> 3500 N Goldenrod Road, Orlando	70	70	100%	100%	70	100%	100%	60%	
<b>Governors Manor, Active</b> 2861 LB McLeod Rd, Orlando	120	118	98%		118	98%		75%	
<b>Green Gables (Alhambra Trace), A</b> 5201 Via Alizar Dr, Orlando	95	94	99%	99%	94	99%	99%	100%	
<b>Kensington Oaks, Active</b> 440 S. Mellonville Ave, Sanford	20	18	90%	100%	18	90%	100%	75%	
<b>Lake Davis Apartments, Active</b> 1301 Catherine Street, Orlando	36	35	97%	100%	35	97%	100%	75%	
<b>Lake Harris Cove Appartments, Act</b> 32511 Lake Harris Cove Avenue, Leesburg	152	150	99%	100%	114	75%	76%	40%	
<b>Lake Jennie Phase I, Active</b> 1301 Santa Barbara Dr, Sanford	25	24	96%	96%	24	96%	96%	75%	
<b>Lake Jennie Phase II, Active</b> 1312 Santa Barbara Dr, Sanford	40	37	93%	93%	37	93%	93%	75%	
<b>Lake Weston Pointe Apartments, A</b> 2201 Weston Point Dr, Orlando	240	237	99%	99%	237	99%	99%	100%	
<b>Lakeside Retreat at 27, Active</b> 1403 Old Harbor Blvd., Leesburg	128	125	98%	98%	125	98%	98%	40%	
<b>Lancaster Villas, Active</b> 800 W. Lancaster Rd, Orlando	145	145	100%	100%	145	100%	100%	100%	
<b>Landings at Carver Park, Active</b> 1150 Conley Street, Orlando	56	56	100%	100%	56	100%	100%	40%	
<b>Landings on Millenia, Active</b> 5150 Millenia Boulevard, Orlando	336	333	99%	99%	250	74%	75%	40%	
<b>Landon Pointe Apartments, Active</b> 1705 Grande Pointe Avenue, Orlando	276	269	97%	99%	269	97%	99%	40%	

Property: (Status, Address)	Total Units	Occupied Units	Occup. %	Prior Month Occu%	Low Income:			Flag%	Comments
					Occupied Unit	Occup. %	Prior Month Occup. %		
<b>Landon Trace Townhomes (Bucha)</b> 1813 Buchanan Bay Circle, Orlando	228	224	98%	99%	224	98%	99%	100%	
<b>Landstar Park Apartments, Active</b> 1001 Landstar Drive, Orlando	156	156	100%	98%	156	100%	98%	40%	
<b>Laurel Oaks Phase I (Sleepy Hollo</b> 2700 Laurel Hollow Dr., Leesburg	144	137	95%	95%	137	95%	95%	40%	
<b>Laurel Oaks Phase II (Sleepy Hollo</b> 2700 Laurel Hollow Dr., Leesburg	108	105	97%	97%	105	97%	97%	40%	
<b>Lee Vista Club Apartments, Active</b> 5903 Lee Vista Blvd, Orlando	312	312	100%	100%	312	100%	100%	40%	
<b>Marbella Cove, Active</b> 7528 Marbella Pt. Drive, Orlando	104	104	100%	100%	104	100%	100%	0%	
<b>Marbella Pointe, Active</b> 7528 Marbella Pt. Drive, Orlando	120	120	100%	99%	120	100%	99%	40%	
<b>Mendel Villas, Active</b> 3538 Aristotle Ave, Orlando	32	32	100%	100%	32	100%	100%	100%	
<b>Nassau Bay Apartments, Active</b> 5200 North Orange Blossom Trail, Orlando	492	484	98%	99%	484	98%	99%	100%	
<b>Oak Harbor Apartments, Active</b> 5770 Harbor Chase Circle, Orlando,	176	176	100%	99%	176	100%	99%	20%	
<b>Oviedo Town Center Phase I, Activ</b> 450 Fontana Circle #105, Oviedo	106	106	100%	100%	106	100%	100%	40%	
<b>Oviedo Town Center Phase II, Activ</b> 450 Fontana circle #105, Oviedo	34	34	100%	100%	34	100%	100%	40%	
<b>Oviedo Town Center Phase III, Acti</b> 450 Fontana circle #105, Oviedo	72	72	100%	97%	72	100%	97%	40%	
<b>Oviedo Town Center Phase IV, Acti</b> 450 Fontana Circle #105, Oviedo	24	24	100%	96%	24	100%	96%	40%	
<b>Palm Grove Gardens, Active</b> 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.%		
<b>Pebble Creek, Active</b> 1317 Boulder Dr, Kissimmee	72	72	100%	100%	72	100%	100%	100%	
<b>River Ridge Apartment Homes, Act</b> 9957 Hidden River Drive #106, Orlando	160	160	100%	100%	160	100%	100%	40%	
<b>Rolling Acres Phase I, Active</b> 824 CrR 466, Lady Lake	104	104	100%	100%	104	100%	100%	40%	
<b>Rolling Acres Phase II, Active</b> 824 CR 466, Lady Lake	35	34	97%	100%	34	97%	100%	40%	
<b>SouthWinds Cove, Active</b> 3400 Southwinds Cove Way, Leesburg	112	111	99%	100%	93	83%	81%	40%	
<b>Spring Lake Cove Phase I, Active</b> 1508 Spring Lake Cove Lane, Fruitland Park	96	95	99%	97%	76	79%	78%	40%	
<b>Spring Lake Cove Phase II, Active</b> 1508 Spring Lake Cove Lane, Fruitland Park	48	47	98%	100%	47	98%	100%	40%	
<b>Vista Pines Apartments, Active</b> 401 N Chickasaw Trail, Orlando	238	238	100%	99%	238	100%	99%	40%	
<b>Westgate Apartments (Alta Westga</b> 6872 Alta West Drive, Orlando	240	237	99%	98%	237	99%	98%	40%	
<b>Westwood Park Apartments, Activ</b> 11037 Laguna Bay Dr, Orlando	178	178	100%	100%	178	100%	100%	40%	
<b>Willow Key Apartments, Active</b> 5590 Arnold Palmer Dr, Orlando	384	380	99%	100%	380	99%	100%	40%	
<b>Total Units:</b>	<b>7,921</b>								
<b>Current Period Summary:</b>		<b>7,813</b>	<b>99%</b>		<b>7,229</b>	<b>95%</b>			
<b>Prior Period Summary:</b>		<b>7,684</b>	<b>99%</b>		<b>7,106</b>	<b>95%</b>			

**Total Number of Properties: 54**