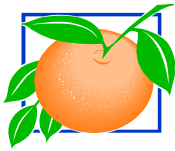


ORANGE COUNTY HOUSING FINANCE AUTHORITY
AGENDA PACKAGE

Board of Directors' Meeting

Wednesday, January 5, 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

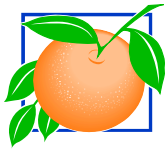
DATE: December 28, 2021

RE: **JANUARY 5, 2022 BOARD OF DIRECTORS' AGENDA**

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

Date: **Wednesday, January 5, 2022**
Time: **8:30 a.m.**
Location: Orange County Administration Center
Commissioner's Chambers
201 Rosalind Avenue - Orlando, Florida 32801

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



W.D. MORRIS
EXECUTIVE DIRECTOR

BOARD OF DIRECTORS

MERCEDES MCCALL
CHAIR

VERNICE ATKINS-BRADLEY
VICE CHAIR

SASCHA RIZZO
BOARD MEMBER

CURTIS HUNTER
BOARD MEMBER

OCHFA BOARD OF DIRECTORS' MEETING
January 5, 2022 ~ 8:30 A.M.

AGENDA

PUBLIC COMMENT

CONSENT AGENDA

A. GENERAL ADMINISTRATION

1. Adoption of December 1, 2021, Board of Directors Meeting minutes. *Pg. 2-3*
-

B. EXECUTIVE DIRECTOR'S OFFICE

1. Opportunity Zones Status – No Activity. *Pg. 4*
-

C. FINANCIAL MANAGEMENT

1. Acknowledgement of the consolidated balance sheet for the Operating Fund; acknowledgement of combined statement of rev(s)/ exp(s)/ changes in retained earnings; acknowledgement of FY 2021, operating fund comparison of budget vs. actual; acknowledgement of FY 2021, operating fund comparison of actual revenues & expenses; acknowledgement summary of OCHFA's operating fund investments. *Pg. 5-15*
-

D. PROGRAM OPERATIONS

1. Acknowledgement of the Current Status of the Single-Family HRB Program. *Pg. 16-23*
2. Acknowledgement of the Multi-Family Audit Period. *Pg. 24-28*
-

DISCUSSION AGENDA

A. EXECUTIVE DIRECTOR

1. Consider approval of Bond Counsel Contract Extension. *Pg. 29-32*
2. Consider approval of Financial Advisor Temporary Renewal of the current Contract. *Pg. 33-34*
-

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, December 1, 2021 **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

OCHFA Staff

PRESENT

W.D. Morris

Executive Director

Kayode Adetayo

Chief Financial Officer

Chaynae Price

Staff

Olympia Roman

Staff

OCHFA Professionals

PRESENT

Mike Watkins

General Counsel, Greenberg Traurig

BCC Staff

PRESENT

Danielle Philippe

Fiscal Business Services

MEETING OPENED: There being a quorum, Chair, Mercedes McCall, called the meeting to order at 8:31 a.m.

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

CONSENT AGENDA:

ACTION TAKEN

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

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

A. GENERAL ADMINISTRATION

1. Adoption of the November 3, 2021, Regular Board of Directors Meeting minutes.

B. EXECUTIVE DIRECTOR'S OFFICE

1. Opportunity Zones Status.

C. FINANCIAL MANAGEMENT

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

D. PROGRAM OPERATIONS

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

DISCUSSION AGENDA

A. EXECUTIVE DIRECTOR

NO ITEMS

OTHER BUSINESS

REQUEST FOR PROPOSAL – FINANCIAL ADVISOR - UPDATE

W.D. Morris, Executive Director, updated the Board regarding the Authority's Request for Proposal (RFP) for its Financial Advisory Services. He stated that on October 6, 2021, the Authority distributed RFPs to 8 (eight) firms, selected from Moody's Bond Buyers Municipal Marketplace "Red Book" edition. He then stated that out of the 8-firms, the Authority received 1 (one) response – CSG Advisors. Board Member Rizzo asked staff if the low response was due to the current economic state; and if it would behoove the Authority to go back out with a second distribution, in order to ensure a fair response is observed. After extensive discussion, the Board concurred to meet as a committee for further discussion.

ADJOURNMENT

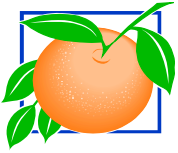
There being no further business, Mercedes McCall – Chair, adjourned the meeting at 8:45 a.m.

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

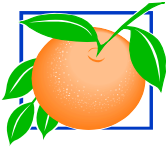
TO:	OCHFA Board of Directors
FROM:	W.D. Morris, Executive Director
DATE:	December 22, 2021
RE:	OPPORTUNITY ZONES STATUS JANUARY 05, 2022 REGULAR BOARD OF DIRECTORS' MEETING

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:	December 22, 2021
RE:	OCHFA CONSOLIDATED BALANCE SHEET FOR THE OPERATING FUND FOR THE PERIOD ENDING NOVEMBER 30, 2021. JANUARY 5, 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 1.719% interest income on all investments.

Orange County Housing Finance Authority

Operating Fund Balance Sheet

As of November 30, 2021

	GENERAL FUND	LOW INCOME HOUSING FUND	HOMEOWNERSHIP ASSISTANCE FUND	COMBINED TOTALS
Assets				
Cash	6,307,430.06	1,263,112.96	2,426,443.50	9,996,986.52
Investments	9,065,441.78	0.00	449,257.65	9,514,699.43
GNMA/FNMA Securities	11,232,905.02	0.00	0.00	11,232,905.02
Accounts Receivable	330,868.32	0.00	42,610.73	373,479.05
Loan Receivable	643,742.80	0.00	0.00	643,742.80
Notes Receivable	1,051,808.72	24,200.00	0.00	1,076,008.72
S/F 2014 A GNMA Collateral / Rcvbl	4,060,955.67	0.00	0.00	4,060,955.67
GF - FHILB GNMA Collateral / Rcvbl	1,117,503.47	0.00	0.00	1,117,503.47
Mortgage Receivable	0.00	348,034.98	4,619,520.04	4,967,555.02
Allowance for Doubtful Accounts	(57,832.37)	(313,526.89)	(1,324,413.79)	(1,695,773.05)
Mortgage & GNMA/FNMA Income Receivable	3,016,602.53	0.00	0.00	3,016,602.53
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	49,656.34	0.00	0.00	49,656.34
Fixed Assets	262,778.55	0.00	0.00	262,778.55
Total Assets	53,785,765.53	6,097,614.68	(1,987,160.22)	57,896,219.99
Current liabilities:				
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	322,385.43	0.00	0.00	322,385.43
Total liabilities	1,550,002.33	0.00	0.00	1,550,002.33
Retained Earnings Previous Period	51,493,600.11	6,097,486.50	(1,983,161.08)	55,607,925.53
Net Income (Loss)	742,163.09	128.18	(3,999.14)	738,292.13
Total Liabilities & Retained Earnings	53,785,765.53	6,097,614.68	(1,987,160.22)	57,896,219.99

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

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



W.D. MORRIS
EXECUTIVE DIRECTOR

CONSENT ITEM

MEMORANDUM

BOARD OF DIRECTORS

MERCEDES MCCALL
CHAIR

VERNICE ATKINS-BRADLEY
VICE CHAIR

SASCHA RIZZO
BOARD MEMBER

CURTIS HUNTER
BOARD MEMBER

TO:	OCHFA Board of Directors
FROM:	W.D. Morris, Executive Director
CONTACT:	Olukayode Adetayo, Chief Financial Officer
DATE:	December 22, 2021
RE:	OCHFA COMBINED STATEMENT OF REVENUES, EXPENSES AND CHANGES IN RETAINED EARNINGS FOR THE PERIOD ENDING NOVEMBER 30, 2021. JANUARY 5, 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

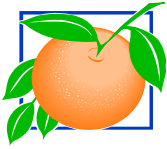
Orange County Housing Finance Authority

Combined Statement of Revenues, Expenses, and Changes in Retained Earnings

For The 2 Periods Ending November 30, 2021

Operating Fund

	General Fund	Low Income Hsg Fund	Homeownership Assistance Fund	Current YTD
Revenue:				
Administrative Fees	148,267.25	0.00	0.00	148,267.25
Bond Financing Fees	583,000.00	0.00	0.00	583,000.00
Intra Fund Revenue	10,590.16	0.00	0.00	10,590.16
Gain on the Sale of GNMA's	1,827.08	0.00	0.00	1,827.08
Other Revenue	24,734.94	128.18	1,500.00	26,363.12
Investment Income	42.12	0.00	3.35	45.47
Income from Loans, GNMA's	217,989.64	0.00	-3,502.95	214,486.69
Total Revenues	986,451.19	128.18	-1,999.60	984,579.77
Expenses				
General and Administrative	215,208.84	0.00	1,999.54	217,208.38
Other Expenses	29,079.26	0.00	0.00	29,079.26
Total Expenses	244,288.10	0.00	1,999.54	246,287.64
Net Income (Loss)	742,163.09	128.18	(3,999.14)	738,292.13
Retained Earnings Beginning of Year	51,493,600.11	6,097,486.50	-1,983,161.08	55,607,925.53
Retained Earnings End of Year	52,235,763.20	6,097,614.68	(1,987,160.22)	56,346,217.66



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:	December 22, 2021
RE:	OCHFA FISCAL YEAR 2022 OPERATING FUND – COMPARISON OF BUDGET VS. ACTUAL AS OF NOVEMBER 30, 2021. JANUARY 5, 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 November 30, 2021.

Attachments

Orange County Housing Finance

Statement of Earnings

For The 2 Periods Ending November 30, 2021

	Fiscal Year 2022	Year To Date	Budget	%age
	Budget	Revenue	Remaining	Budget
		Received	YTD	Remaining YTD
Revenue:				
2014 SERIES A	\$7,751	\$0	\$7,751	100%
2017 SERIES A	\$14,887	\$0	\$14,887	100%
2018 SERIES A	\$18,016	\$0	\$18,016	100%
2020 SERIES A	\$5,893	\$0	\$5,893	100%
2020 SERIES B	\$285,644	\$0	\$285,644	100%
CHARLESTON CLUB APTS	\$17,100	\$0	\$17,100	100%
HANDS 2001 F	\$8,120	\$4,715	\$3,405	42%
THE LANDINGS ON MILLENIA	\$22,220	\$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	\$0	\$68,040	100%
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	\$0	\$18,930	100%
NASSAU BAY APARTMENTS	\$106,108	\$0	\$106,108	100%
BUCHANAN BAY	\$38,719	\$0	\$38,719	100%
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	\$0	\$51,469	100%
CHAPEL TRACE APARTMENTS	\$38,415	\$0	\$38,415	100%
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	\$10,590	(\$10,590)	
GAIN ON SALE OF GNMA'S	\$50,000	\$1,827	\$48,173	96%
OTHER REVENUES	\$125,700	\$1,628	\$124,071	99%
OTHER REVENUE TBA	\$0	\$24,735	(\$24,735)	
INV INCOME	\$4,194	\$45	\$4,149	99%
FHLB HELD SECURITIES GNMA/FNMA INC	\$0	\$4,030	(\$4,030)	
MORTGAGE INCOME HFA OF WINTER PA	\$9,000	\$331	\$8,669	96%
INTEREST INCOME ON WESTLAKES PHA	\$7,500	\$1,146	\$6,354	85%
MORTGAGE INCOME CITY VIEW LOAN P/	\$4,000	\$1,076	\$2,924	73%

	GNMA/FNMA INCOME	\$839,494	\$36,254	\$803,240	96%
	MASTER ACC FUND GNMA/FNMA INCOM	\$0	\$175,152	(\$175,152)	
	2006 A DPA MORTGAGE INTEREST	\$600	\$2	\$598	100%
	2006 A 1 DPA MORTGAGE INTEREST	\$2,100	\$6	\$2,094	100%
	2007 A DPA MORTGAGE INTEREST	\$10,300	\$432	\$9,868	96%
	2007 B DPA MORTGAGE INTEREST	\$10,300	(\$3,953)	\$14,253	138%
	2009 A NIBP DPA MORTGAGE INTEREST	\$500	\$11	\$489	98%
		\$2,473,117	\$984,580	\$1,488,537	60%
		Fiscal Year 2022	Year To Date	Budget	%age
		Budget	Expenses	Remaining	Budget
			Incurred	YTD	Remaining YTD
Costs and expenses:					
	SALARIES AND WAGES	\$946,932	\$130,373	\$816,559	86%
	SHIPPING	\$2,500	\$282	\$2,218	89%
	TRAVEL/CONFERENCE/ TRAINING	\$36,000	\$0	\$36,000	100%
	CASUAL LABOR/STUDENT ASST.	\$3,000	\$0	\$3,000	100%
	OFFICE MAINTENANCE	\$19,000	\$2,903	\$16,097	85%
	BUILDING MAINTENANCE	\$16,000	\$1,574	\$14,426	90%
	TELEPHONE	\$28,000	\$1,908	\$26,092	93%
	POSTAGE	\$3,000	\$0	\$3,000	100%
	OFFICE SUPPLIES	\$5,000	\$140	\$4,860	97%
	OFFICE FURNITURE	\$1,000	\$0	\$1,000	100%
	PUBLICATIONS	\$2,000	\$112	\$1,889	94%
	PRINTING/ANNUAL REPORT	\$6,500	\$0	\$6,500	100%
	EQUIPMENT / COMPUTER / PRINTER	\$9,000	\$0	\$9,000	100%
	MARKETING	\$20,000	\$15,350	\$4,650	23%
	CONTRACTOR SERVICES	\$22,000	\$2,723	\$19,278	88%
	SEMINARS/EDUCATION	\$15,000	\$0	\$15,000	100%
	EMPLOYEE BENEFITS HEALTH/LIFE	\$142,000	\$24,474	\$117,526	83%
	UNEMPLOYMENT COMPENSATION	\$2,000	\$0	\$2,000	100%
	OTHER INSURANCE & TAXES	\$1,200	\$0	\$1,200	100%
	ANNUAL AUDIT	\$53,000	\$0	\$53,000	100%
	LEGAL ADVERTISING	\$4,000	\$1,353	\$2,648	66%
	LEGAL FEES	\$10,000	\$0	\$10,000	100%
	MEMBERSHIP	\$7,500	\$1,660	\$5,840	78%
	PAYROLL TAXES	\$72,440	\$6,519	\$65,922	91%
	MISCELLANEOUS EXPENSE	\$12,000	\$1,769	\$10,231	85%
	LOSS ON DPA FORECLOSURES	\$30,000	\$0	\$30,000	100%
	FLORIDA RETIREMENT SYSTEM	\$102,458	\$15,637	\$86,821	85%
	457 DEFERRED COMP EMPLOYER CONT	\$47,347	\$7,226	\$40,120	85%
	LIMITED HRA	\$10,500	\$0	\$10,500	100%
	TERM LEAVE	\$15,000	\$0	\$15,000	100%
	FILE STORAGE	\$2,400	\$149	\$2,252	94%
	LOCAL MILEAGE REIMBURSEMENT	\$2,000	\$41	\$1,959	98%
	EQUIPMENT MAINTENANCE	\$5,000	\$312	\$4,688	94%
	INSURANCE COVERAGES	\$70,000	\$0	\$70,000	100%
	RESERVE FOR REPLACEMENT BLDG	\$5,000	\$0	\$5,000	100%
	FHLB LOAN INTEREST COLLATERAL EXP	\$0	\$60	(\$60)	
	FINANCIAL ADVISORY SERVICES	\$12,000	\$712	\$11,288	94%
	PERFORMANCE 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	\$0	\$6,000	100%
	OPERATING CONTINGENCY RESERVE	\$20,000	\$0	\$20,000	100%
	1994 EXCESS GNMA INTEREST EXP	\$0	\$58	(\$58)	
	1995 EXCESS GNMA INTEREST EXP	\$0	\$33	(\$33)	
	LOSS ON SALE	\$0	\$28,987	(\$28,987)	
		\$1,870,030	\$246,288	\$1,623,742	87%



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:	December 22, 2021
RE:	OCHFA FISCAL YEAR 2022, OPERATING FUND – COMPARISON OF ACTUAL REVENUES AND EXPENSES FOR THE PERIODS ENDING NOVEMBER 30, 2020 AND NOVEMBER 30, 2021. JANUARY 5, 2022 REGULAR BOARD OF DIRECTORS' MEETING

Attached for your review is the comparison of the Actual Revenues and Expenses for the periods ending November 30, 2020 and November 30, 2021.

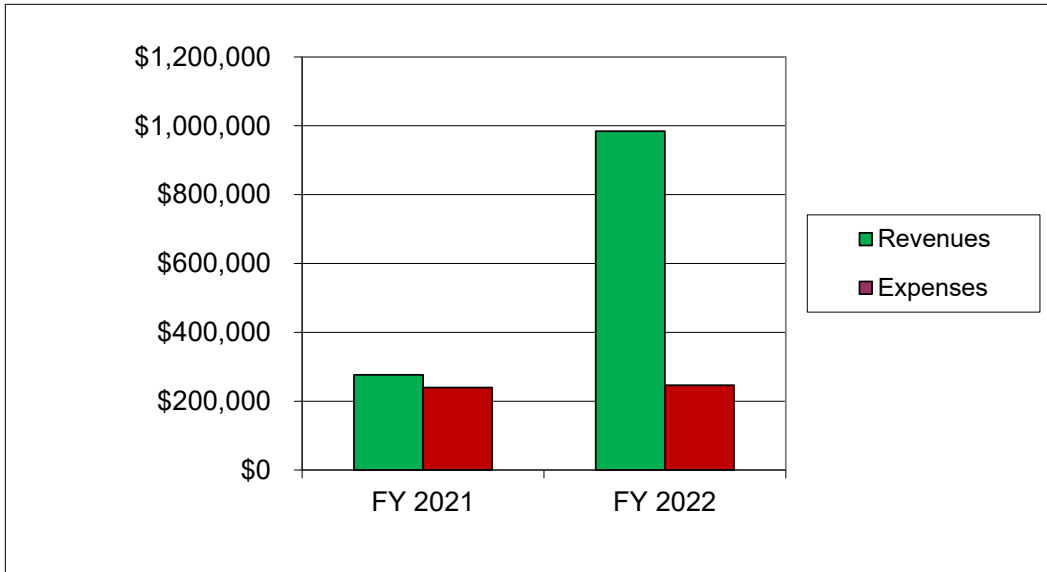
Attachments

Actual Revenues and Expenses Comparison
For the Period Ending November 30, 2021

	FY 2021	FY 2022	% Δ
Revenues	\$276,565	\$984,580	256%
Expenses	\$239,579	\$246,288	3%

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 256%.

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 3%.





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

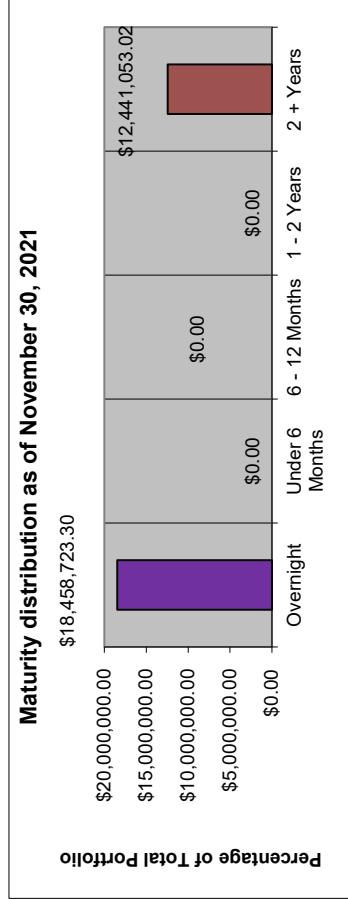
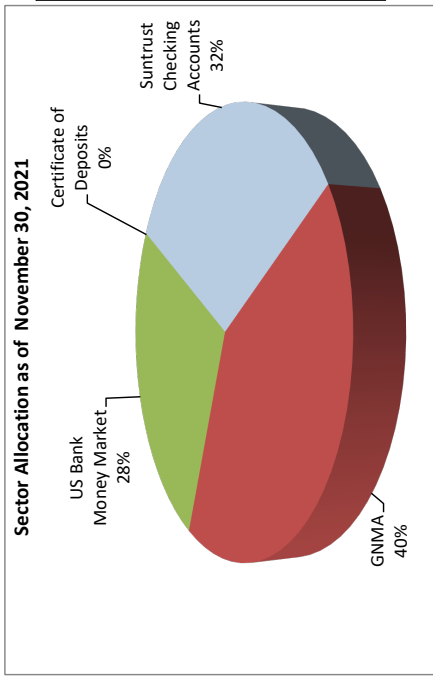
TO:	OCHFA Board of Directors
FROM:	W.D. Morris, Executive Director
CONTACT:	Olukayode Adetayo, Chief Financial Officer
DATE:	December 22, 2021
RE:	SUMMARY OF OCHFA'S OPERATING FUND INVESTMENTS. JANUARY 5, 2022 REGULAR BOARD OF DIRECTORS' MEETING

As of November 30, 2021 the total investments in the Operating Fund of the Orange County Housing Finance Authority was \$30,899,776.32 producing an average yield of 1.719% as shown in the Summary of Accounts. If you have any questions on this matter do not hesitate to ask me.

Attachments

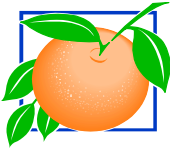
Orange County Housing Finance Authority
Summary of Accounts
as of November 30, 2021

Account	Account #	Institution	Ending Balance ¹	Net Interest Earned ¹	Average Yield (Annualized) ¹
Operating Fund	215252054184-000	Suntrust Bank	\$6,307,384.55	\$0.00	0.0000%
Low Income Housing Fund	215252054192-000	Suntrust Bank	\$1,263,112.96	\$59.34	1.0000%
Homeownership Assistance Fund	1000042656834	Suntrust Bank	\$2,426,443.50	\$0.00	0.0000%
Custody Account	129142000	US Bank Money Market	\$7,496,128.51	\$19.89	0.0000%
Custody Account	129142000	GNMA - OCHFA Investment	\$11,232,905.02	\$40,205.63	5.0700%
Custody Account	141763000	US Bank Money Market /NIBP	\$449,257.65	\$1.63	0.0000%
Custody Account	261060000	US Bank Money Market /Turnkey	\$516,396.13	\$2.13	0.0000%
FHLB Collateral	38786	FHLBank Atlanta	\$1,208,148.00	\$3,969.73	4.5800%
Total			\$30,899,776.32	\$44,258.35	1.719%



Liquidity \$18,458,723.30

Note:
1. Ending Bal., Net Int. Earned, Avg. Yields shown above are recorded directly from month-end accs 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:	December 27, 2021
RE:	STATUS REPORT: 2020-A HOMEOWNER REVENUE BOND PROGRAM; TBA "TURNKEY" MORTGAGE LOAN PROGRAM JANUARY 5., 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	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 December 27, 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 December 27, 2021:

- One Hundred Sixteen (**116**) loans originated
- Financed or committed an aggregate total of Eight Hundred Seventy Thousand Five Hundred Dollars (**\$870,000**) in Down Payment Assistance

ACTION REQUESTED: For information only.

Orange County HFA
Demographic Analysis Report
Orange 2020A SF Program

ORIGINATION SUMMARY REPORT

ORIGINATOR SUMMARY	LOANS	AMOUNT	% OF TOTAL
Centennial Bank	6	\$1,436,188.00	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%
TOTAL	60	\$12,513,979.00	100.00%

CITY SUMMARY

CITY	LOANS	AMOUNT	% OF TOTAL
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%
TOTAL	60	\$12,513,979.00	100.00%

COUNTY SUMMARY

COUNTY	LOANS	AMOUNT	% OF TOTAL
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%
TOTAL	60	\$12,513,979.00	100.00%

HOUSEHOLD ANNUAL INCOME REPORT

ANNUAL INCOME	LOANS	% OF TOTAL
\$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%
TOTAL	60	100.00%

HOUSEHOLD SIZE REPORT

HOUSEHOLD SIZE	LOANS	% OF TOTAL
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%
TOTAL	60	100.00%

LOAN AMOUNT REPORT

LOAN AMOUNT	LOANS	% OF TOTAL
\$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%
TOTAL	60	100.00%

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%
TOTAL	60	100.00%

LOAN TYPE REPORT

LOAN TYPE	LOANS	% OF TOTAL
FHA	60	100.00%
TOTAL	60	100.00%

PROPERTY TYPE REPORT

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

CATEGORY TYPE REPORT

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

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%
TOTAL	60	\$12,513,979.00	100.00%

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%
TOTAL	60	\$12,513,979.00	100.00%

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%
TOTAL	60	100.00%

FIRST TIME HOMEBUYER REPORT

FIRST TIME HOMEBUYER	LOANS	% OF TOTAL
No	0	0.00%
Yes	60	100.00%
TOTAL	60	100.00%

ADDITIONAL MORTGAGE REPORT

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

GENDER REPORT

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

RACE REPORT

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

ETHNICITY REPORT

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

RACE BY ETHNICITY REPORT

RACE	HISPANIC	NONHISPANIC	OTHER	LOANS	% OF TOTAL
Undisclosed	0	0	0	0	0.00%
American Indian/ Alaskan Native & Black/ African Americar	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%
TOTAL	27	29	3	59	100.00%

PIPELINE REPORT

PROGRAM PIPELINE	LOANS	AMOUNT	% OF TOTAL
UW Certification	2	\$437,168.00	3.33%
Purchased/Service	2	\$424,174.00	3.33%
Investor/Trustee	56	\$11,652,637.00	93.33%
TOTAL	60	\$12,513,979.00	100.00%

PROGRAM SUMMARY

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

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

ORIGINATION SUMMARY REPORT

ORIGINATOR SUMMARY	LOANS	AMOUNT	% OF TOTAL
Atlantic Bay Mortgage Group, LLC.	2	\$335,620.00	1.72%
Bank of England	3	\$597,475.00	2.59%
Broker Solutions Inc, DBA New American Funding	11	\$2,098,607.00	9.48%
Centennial Bank	2	\$357,100.00	1.72%
Christensen Financial, Inc.	6	\$1,030,755.00	5.17%
Columbus Capital Lending LLC	1	\$124,925.00	0.86%
Envoy Mortgage, Ltd	3	\$491,810.00	2.59%
Equity Prime Mortgage, LLC	1	\$150,350.00	0.86%
Fairway Independent Mortgage Corporation	13	\$2,268,561.00	11.21%
FBC Mortgage, LLC	5	\$1,042,905.00	4.31%
Guaranteed Rate, Inc.	1	\$116,850.00	0.86%
Hamilton Group Funding, Inc.	1	\$142,590.00	0.86%
Land Home Financial Services, Inc.	8	\$1,538,224.00	6.90%
Movement Mortgage, LLC	1	\$135,800.00	0.86%
Waterstone Mortgage Corporation	58	\$10,626,914.00	50.00%
TOTAL	116	\$21,058,486.00	100.00%

CITY SUMMARY

CITY	LOANS	AMOUNT	% OF TOTAL
Altamonte Springs	4	\$534,850.00	3.45%
Apopka	9	\$1,606,556.00	7.76%
Casselberry	3	\$480,650.00	2.59%
Clermont	1	\$106,400.00	0.86%
Eustis	2	\$345,303.00	1.72%
Fern Park	1	\$256,080.00	0.86%
Fruitland Park	3	\$579,963.00	2.59%
Kissimmee	16	\$3,049,090.00	13.79%
Leesburg	1	\$189,150.00	0.86%
Longwood	1	\$189,053.00	0.86%
Mascotte	1	\$204,188.00	0.86%
Mount Dora	1	\$169,750.00	0.86%
Ocoee	3	\$657,810.00	2.59%
Orlando	48	\$8,284,935.00	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%
TOTAL	116	\$21,058,486.00	100.00%

COUNTY SUMMARY

COUNTY	LOANS	AMOUNT	% OF TOTAL
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%
TOTAL	116	\$21,058,486.00	100.00%

HOUSEHOLD ANNUAL INCOME REPORT

ANNUAL INCOME	LOANS	% OF TOTAL
\$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%
TOTAL	116	100.00%

HOUSEHOLD SIZE REPORT

HOUSEHOLD SIZE	LOANS	% OF TOTAL
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%
TOTAL	116	100.00%

LOAN AMOUNT REPORT

LOAN AMOUNT	LOANS	% OF TOTAL
\$50,000-\$75,000	1	0.86%
\$75,000-\$100,000	2	1.72%
\$100,000-\$125,000	11	9.48%
\$125,000-\$150,000	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%
TOTAL	116	100.00%

PURCHASE PRICE REPORT

PURCHASE PRICE	LOANS	% OF TOTAL
\$50,000-\$75,000	1	0.86%
\$75,000-\$100,000	2	1.72%
\$100,000-\$125,000	7	6.03%
\$125,000-\$150,000	11	9.48%
\$150,000-\$175,000	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%
TOTAL	116	100.00%

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%
TOTAL	116	100.00%

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%
TOTAL	116	100.00%

CATEGORY TYPE REPORT

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

TARGET/NON TARGET REPORT

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

INTEREST RATE LISTING REPORT

RATE	COUNT	AMOUNT	% OF TOTAL
2.8750%	4	\$569,795.00	3.45%
3.0000%	1	\$191,000.00	0.86%
3.1250%	4	\$726,006.00	3.45%
3.2500%	10	\$1,873,515.00	8.62%
3.3750%	9	\$1,522,510.00	7.76%
3.5000%	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%
TOTAL	116	\$21,058,486.00	100.00%

INTEREST RATE RANGES REPORT

RATE	LOANS	% OF TOTAL
2.7500% - 2.9900%	4	3.45%
3.0000% - 3.2400%	5	4.31%
3.2500% - 3.4900%	19	16.38%
3.5000% - 3.7400%	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%
TOTAL	116	100.00%

FIRST TIME HOMEBUYER REPORT

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

ADDITIONAL MORTGAGE REPORT

ADDTL MTG PROGRAM \ PRIMARY MTG PROGRAM	LOANS	AMOUNT	AVERAGE LOAN 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%
TOTAL	115	100.00%

RACE REPORT

DESCRIPTION	LOANS	% OF TOTAL
American Indian/ Alaskan Native & Black/ Afric	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%
TOTAL	116	100.00%

ETHNICITY REPORT

ETHNICITY	LOANS	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%
TOTAL	116	\$21,058,486.00	100.00%

RACE BY ETHNICITY REPORT

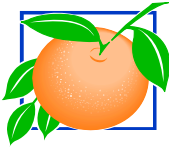
RACE	HISPANIC	NONHISPANIC	OTHER	LOANS	% OF TOTAL
American Indian/ Alaskan Native & Black/ African Ar	1	0	0	1	0.86%
Asian Indian	0	1	0	1	0.86%
Black/ African American	0	23	1	24	20.69%
Black/African American & White	1	1	0	2	1.72%
Chinese	0	1	0	1	0.86%
Other	6	2	1	9	7.76%
Tenant Declined to Respond	1	0	3	4	3.45%
White	32	42	0	74	63.79%
TOTAL	41	70	5	116	100.00%

PIPELINE REPORT

PROGRAM PIPELINE	LOAN	AMOUNT	% OF TOTAL
UW Certification	1	\$148,825.00	0.86%
eHP Compliance	1	\$148,410.00	0.86%
Purchased/Service	1	\$274,025.00	0.86%
Investor/Trustee	113	\$20,487,226.00	97.41%
TOTAL	116	\$21,058,486.00	100.00%

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



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:	December 21, 2021
RE:	MULTI-FAMILY OCCUPANCY/ INSPECTION REPORT JANUARY 5, 2022 - REGULAR BOARD OF DIRECTORS' MEETING

OCCUPANCY REPORT

The Occupancy Report rates for the period of October 28, to November 30, 2021 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: 10/28/2021

EndReportingPeriod: 11/30/2021

Property: (Status, Address)	Total Occupied Units	Occupied Units	Occup. %	Prior Month Occu.%	Occupied Unit	Occup. %	Prior Month Occup.%	Flag%	Comments
Anderson Oaks, Active 708 Anderson St, Orlando	12	12	100%	100%	12	100%	100%	100%	
Boca Vista (Chantham Harbor Refu 545 Nantucket Court, Altamonte Springs	324	303	94%	94%	64	20%	20%	20%	
Chapel Trace Apartments, Active 556 N. Goldenrod Road, Orlando	312	309	99%	99%	309	99%	99%	40%	
Citrus Square Apartments, Active 5625 Hickey Dr, Orlando	87	87	100%	100%	87	100%	100%	40%	
Club at Eustis, Active 2750 David Walker Dr, Eustis	96	96	100%	100%	96	100%	100%	40%	
Cove at Lady Lake, Active 735 S. Hwy 27/441, Lady Lake	176	173	98%	98%	173	98%	98%	40%	
Crestwood Apartments, Active 3121 Crestwood Circle, St. Cloud	216	216	100%	99%	216	100%	99%	40%	
Dean Woods Place, Active 9808 Dean Woods Place, Orlando	48	48	100%	100%	48	100%	100%	100%	
Delaney Apartments, Active 507 Delaney Avenue, Orlando	8	8	100%	100%	8	100%	100%	100%	
Emerald Villas (Seville Place), Acti 5450 Cholla Way, Orlando	264	256	97%	97%	256	97%	97%	40%	
Fountains at Lee Vista, Active 5743 Bent Pine Dr, Orlando	508	483	95%	96%	301	59%	60%	31%	
Fountains at Millenia Phase II, Acti 5316 Millenia Blvd., Orlando	32	32	100%	100%	32	100%	100%	40%	
Fountains at Millenia Phase III, Acti 5316 Millenia Blvd., Orlando	82	79	96%	100%	79	96%	100%	40%	

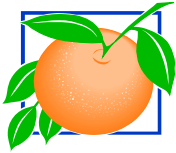
Tuesday, December 21, 2021

Page 1 of 4

Property: (Status, Address)	Total Occupied Units		Occup. %		Prior Month Occu.%		Low Income:			Comments
	Units	Occupied Units	%	Occup. %	Units	Occup. %	Occupied Unit	Occup. %	Flag%	
Fountains at Millenia Phase IV, Act 5316 Millenia Blvd, Orlando	100	99	99%	99%	99%	99%	99	99%	40%	
Goldenrod Pointe Apartments, Acti 3500 N Goldenrod Road, Orlando	70	70	100%	100%	100%	100%	70	100%	60%	
Green Gables (Alhambra Trace), A 5201 Via Alizar Dr, Orlando	95	94	99%	100%	100%	100%	94	99%	100%	
Kensington Oaks, Active 440 S. Mellonville Ave, Sanford	20	20	100%	95%	95%	95%	20	100%	75%	
Lake Davis Apartments, Active 1301 Catherine Street, Orlando	36	36	100%	100%	100%	100%	36	100%	75%	
Lake Harris Cove Apartments, Act 32511 Lake Harris Cove Avenue, Leesburg	152	152	100%	99%	99%	99%	116	76%	40%	
Lake Jennie Phase I, Active 1301 Santa Barbara Dr, Sanford	25	24	96%	96%	96%	96%	24	96%	75%	
Lake Jennie Phase II, Active 1312 Santa Barbara Dr, Sanford	40	37	93%	95%	95%	95%	37	93%	75%	
Lake Sherwood Apartments, Activ 1826 London Crest Drive, Orlando	90	90	100%	100%	100%	100%	90	100%	40%	
Lake Weston Pointe Apartments, A 2201 Weston Point Dr, Orlando	240	237	99%	100%	100%	100%	237	99%	100%	
Lakeside Retreat at 27, Active 1403 Old Harbor Blvd., Leesburg	128	126	98%	99%	99%	99%	126	98%	40%	
Lancaster Villas, Active 800 W. Lancaster Rd, Orlando	145	145	100%	99%	99%	99%	145	100%	100%	
Landings at Carver Park, Active 1150 Conley Street, Orlando	56	56	100%	95%	95%	95%	56	100%	40%	
Landings on Millenia, Active 5150 Millenia Boulevard, Orlando	336	333	99%	99%	99%	99%	251	75%	40%	
Landon Pointe Apartments, Active 1705 Grande Pointe Avenue, Orlando	276	272	99%	99%	99%	99%	272	99%	40%	

Property: (Status, Address)	Total Occupied			Prior Month			Low Income:			Comments
	Units	Occupied Units	Occup. %	Occup. %	Prior Month Occup. %	Occupied Unit	Occup. %	Prior Month Occup. %	Flag%	
Landon Trace Townhomes (Buchanan Bay Circle, Orlando)	228	226	99%	99%	98%	226	99%	98%	100%	
Landstar Park Apartments, Active	156	153	98%	98%	99%	153	98%	99%	40%	
Laurel Oaks Phase I (Sleepy Hollow)	144	137	95%	95%	98%	137	95%	98%	40%	
Laurel Oaks Phase II (Sleepy Hollow)	108	105	97%	97%	99%	105	97%	99%	40%	
Lee Vista Club Apartments, Active	312	311	100%	100%	100%	311	100%	100%	40%	
Marbella Cove, Active	104	104	100%	100%	99%	104	100%	99%	0%	
Marbella Pointe, Active	120	119	99%	99%	99%	119	99%	99%	40%	
Mendel Villas, Active	32	32	100%	100%	94%	32	100%	94%	100%	
Nassau Bay Apartments, Active	492	487	99%	99%	99%	487	99%	99%	100%	
Oak Harbor Apartments, Active	176	174	99%	99%	99%	174	99%	99%	20%	
Oviedo Town Center Phase I, Active	106	106	100%	100%	100%	106	100%	100%	40%	
Oviedo Town Center Phase II, Active	34	34	100%	100%	100%	34	100%	100%	40%	
Oviedo Town Center Phase III, Active	72	70	97%	97%	100%	70	97%	100%	40%	
Oviedo Town Center Phase IV, Active	24	23	96%	96%	100%	23	96%	100%	40%	
Palm Grove Gardens, Active	142	142	100%	100%	100%	142	100%	100%	75%	

Property: (Status, Address)	Total Occupied Units	Occupied Units %	Prior Month Occu% %	Occupied Unit %	Occup. %	Prior Month Occup.%	Flag%	Comments
Pebble Creek, Active 1317 Boulder Dr, Kissimmee	72	72	100%	100%	100%	100%	100%	
River Ridge Apartment Homes, Act 9957 Hidden River Drive #106, Orlando	160	160	100%	100%	100%	99%	40%	
Rolling Acres Phase I, Active 824 CrR 466, Lady Lake	104	104	100%	100%	100%	100%	40%	
Rolling Acres Phase II, Active 824 CR 466, Lady Lake	35	35	100%	100%	100%	100%	40%	
SouthWinds Cove, Active 3400 Southwinds Cove Way, Leesburg	112	112	100%	100%	81%	81%	40%	
Spring Lake Cove Phase I, Active 1508 Spring Lake Cove Lane, Fruitland Park	96	93	97%	98%	78%	79%	40%	
Spring Lake Cove Phase II, Active 1508 Spring Lake Cove Lane, Fruitland Park	48	48	100%	100%	100%	98%	40%	
Vista Pines Apartments, Active 401 N Chickasaw Trail, Orlando	238	236	99%	100%	99%	100%	40%	
Westgate Apartments (Alta Westga 6872 Alta West Drive, Orlando	240	236	98%	98%	98%	98%	40%	
Westwood Park Apartments, Activ 11037 Laguna Bay Dr, Orlando	178	178	100%	100%	100%	100%	40%	
Willow Key Apartments, Active 5590 Arnold Palmer Dr, Orlando	384	384	100%	100%	100%	100%	40%	
Total Units:	7,891							
Current Period Summary:	7,774	99%	99%	7,196	95%			
Prior Period Summary:	7,784	99%	95%	7,206	95%			
Total Number of Properties:	54							



W.D. MORRIS
EXECUTIVE DIRECTOR

DISCUSSION ITEM

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:	December 20, 2021
RE:	CONSIDER APPROVAL OF BOND COUNSEL CONTRACT EXTENSION JANUARY 5, 2022 REGULAR BOARD OF DIRECTORS' MEETING

BACKGROUND

On January 1, 2019, the Authority entered into an agreement with Greenberg Traurig, P.A. (GTLaw), for Bond Counsel Services, for the Authority. 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. Bond Counsel services are provided by Warren Bloom, Esq., Mike Watkins, Esq. and Vanessa Lowry, Esq. of GTLaw. Staff continues to be pleased with the services provided by Bond Counsels and recommends approval of the contract extension through December 31, 2023, covering the 1st contract extension renewal period of the agreement.

Enclosed for your review is a black-lined copy of the contract, as revised by Counsel.

ACTION REQUESTED

Board approval to Extend Bond Counsel Contract to cover the 1st contract renewal period through December 31, 2023.

CONTRACT FOR BOND COUNSEL REPRESENTATION

This **CONTRACT FOR BOND COUNSEL REPRESENTATION** (this "Agreement"), between the **ORANGE COUNTY HOUSING FINANCE AUTHORITY** (the "Authority") and **GREENBERG TRAUIG, P.A.** ("GT"), is dated as of January 1, ~~2019~~2022.

WITNESSETH

WHEREAS, the Authority had previously circulated a request for proposal for bond counsel services on or about August 1, 2018 (the "RFP");

WHEREAS, following review of all responses to the RFP, and a deliberate decision-making process by the Authority, the Authority, at its regular meeting held on January 2, 2019, selected GT as its Bond Counsel subject to the negotiation of a definitive contract describing such representation and the fees associated with such representation;

WHEREAS, this Agreement embodies terms which are satisfactory to both the Authority and GT, regarding GT's services as Bond Counsel to the Authority;

NOW, THEREFORE, each of the Authority and GT agree as follows:

I. Scope of Representation:

GT, as Bond Counsel, will:

(1) Provide specialized legal advice regarding the IRS Code as it applies to the Authority's bond financing activities and to the programs or projects funded with the proceeds of bonds (particularly with respect to the structure of proposed new issues of bonds, the integration of bond proceeds with Authority funds or other external funds (e.g., HOMES, SHIP, CDBG, etc.), and the structure and operation of new programs relating to such bonds.

(2) Prepare and submit the application to the Division of Bond Finance of the State Board of Administration for approval of volume cap allocation for each Authority private activity bond issue.

(3) Advise the Authority on the procedures, required approvals, filings and other legal issues relative to the issuance of bonds.

(4) Prepare the Trust Indenture and associated documents relating to each series of bonds, which document may be in the form of a Series Supplement for bonds issued on a parity basis under a master indenture or in the form of a separate, stand-alone "closed" indenture.

(5) Prepare all applicable "Authorizing Resolutions" for consideration and adoption by the Authority Board and the Orange County Board of Commissioners to authorize the financing, team to go forward with the implementation of a particular

proposed bond transaction by taking such actions as, among others, (i) reviewing and commenting on, and opining on the applicable provisions of the related Disclosure Document, (ii) preparing and distributing program documents to prospective program participants, (iii) approving certain legal program parameters, and (iv) approving program participants, etc.

(6) Prepare the final Bond Resolution for consideration and adoption by the Authority Board and the Orange County Board of County Commissioners to (i) authorize the execution of the bond purchase agreement relating to each series of bonds to be issued, (ii) authorize the execution of other documents required for closing, (iii) approve the final form of the related disclosure document, and (iv) generally authorize actions which must be taken incident to issuing the bonds.

(7) Review and comment on any documents prepared by other members of the Authority's bond financing team relating to each bond issue, including, among others, the bond purchase agreement, program agreements, loan documents, disclosure document, continuing disclosure agreement, investment agreement bid specifications and bid procedures, investment agreements, etc.

(8) Provide required Bond Counsel opinions relating to the tax -exempt status of the Authority bonds under applicable State and Federal Law, as well as, legal opinions attesting to the valid issuance of bonds under applicable State Law. Provide required tax opinions evidencing compliance of each new issue of bonds with applicable provisions of the IRS Code, as well as, the adequacy of program documents and operating procedures/policies of the Authority to reasonably assure compliance with such Code provisions.

(9) Assemble all closing transcript items and arrange for preparation of bound transcripts for distribution to each member of the Authority's bond financing team within ninety (90) days following the applicable closing date.

(10) Prescribe the detailed procedures to be followed by the Authority's Financial Advisor or Senior Managing Underwriter in calculating the Bond Yield and Mortgage Yield associated with each issue of bonds and each new bond-financed loan program.

(11) Review Bond/Mortgage Yield calculations for each new issue of bonds for the purpose of determining the extent to which calculations may be relied upon in preparing the Arbitrage Certificate for such bonds.

(12) Prepare the Arbitrage Certificate relating to each new issue of bonds and deliver such Certificate prior to closing.

(13) Review all financial feasibility studies and contracts for legal issues relating to bonds for any proposed bond issue and participate with Authority staff, the

(b) Expenses. Bond Counsel shall be reimbursed for its reasonable disbursements which include federal express or other courier charges, long distance telephone, fax, copying costs, computer research, and travel. Wherever possible these reimbursements shall be made from bond proceeds. There shall be no word processing charges. The costs of bound transcripts will be billed directly from the bindery but are expected to be paid from costs of issuance.

III. Term of Agreement:

This Agreement shall be in effect from January 1, ~~2019~~2022 through December 31, ~~2021~~2023 subject to either party's right to terminate the Agreement in writing at any time. The Authority, in its sole discretion, may extend the term of this Agreement for ~~two~~one (~~2~~1) additional two-year ~~term~~term.

"AUTHORITY"

"GT"

**ORANGE COUNTY HOUSING
FINANCE AUTHORITY**

GREENBERG TRAURIG, P.A.

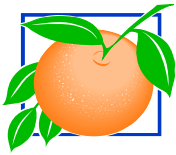
By: _____
Mercedes McCall
Chair

By: _____
Shareholder

Attest: _____
W.D. Morris
Executive Director

Approved as to Legal Sufficiency only
and not substance:

By: _____
Warren S. Bloom
General Counsel



W.D. MORRIS
EXECUTIVE DIRECTOR

DISCUSSION ITEM

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:	December 22, 2021
RE:	CONSIDER APPROVAL OF A TEMPORARY RENEWAL OF THE CONTRACT FOR FINANCIAL ADVISORY SERVICES. JANUARY 5, 2022 REGULAR BOARD OF DIRECTORS' MEETING

BACKGROUND

Due to the limited responses to the Authority's Request For Proposal (RFP) for financial advisory services, the Board has not yet made a decision regarding the selection of a firm to provide Financial Advisory Services for OCHFA. The Authority's existing firm, CSG Advisors, Inc. contract expires on December 31, 2021. In the interim, staff is requesting approval of a Temporary Renewal of its current contract for Financial Advisory Services with CSG Advisors, Inc.

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.

ACTION REQUESTED

Board approval of 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.

TEMPORARY RENEWAL CONTRACT FOR FINANCIAL ADVISORY SERVICES

This **TEMPORARY RENEWAL CONTRACT FOR FINANCIAL ADVISORY SERVICES** is made and entered into as of January 1, 2022, by and between the **ORANGE COUNTY HOUSING FINANCE AUTHORITY** (the “Authority”) and **CSG ADVISORS INCORPORATED** (“CSG”) and amends that certain Renewal Contract for Financial Advisory Services between the Authority and CSG, dated as of January 1, 2020 (the Original Contract”).

Notwithstanding the existing language of Section X of the Original Contract, Section X of the Original Contract is hereby amended to provide that the Original Contract remains in effect until a successor financial advisor has contracted with the Authority upon the completion of the Authority’s formal financial advisor selection process. CSG, by its execution below, agrees that the fees and rates of the Original Contract will not increase during the term of this extension.

IN WITNESS WHEREOF, the parties hereto have affixed their signatures.

**ORANGE COUNTY HOUSING FINANCE
AUTHORITY**

By: _____
Chair/Vice-Chair

Attest: _____
W.D. Morris
Executive Director

Approved as to Legal Sufficiency:

By: _____
General Counsel

CSG ADVISORS INCORPORATED

By: _____
David Jones
Principal