




ORANGE COUNTY HOUSING FINANCE AUTHORITY

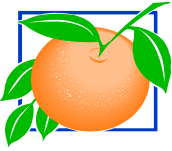
AGENDA PACKAGE

BOARD OF DIRECTORS' MEETING

WEDNESDAY, NOVEMBER 1, 2023

ORANGE COUNTY ADMINISTRATION BUILDING
201 South Rosalind Ave – Orlando, FL 32801 | Commissioners Chambers





W.D. MORRIS
EXECUTIVE DIRECTOR

MEMORANDUM

BOARD OF DIRECTORS

VERNICE ATKINS-BRADLEY
CHAIR

KENNETH HUGHES
VICE CHAIR

CURTIS HUNTER
BOARD MEMBER

MERCEDES MCCALL
BOARD MEMBER

RAY COLADO
BOARD MEMBER

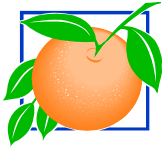
TO:	Vernice Atkins-Bradley, Chair, OCHFA Kenneth Hughes, Vice Chair, OCHFA Curtis Hunter, Board of Directors, OCHFA Mercedes McCall, Board of Directors, OCHFA Ray Colado, Board of Directors, OCHFA Warren S. Bloom, General Counsel, Greenberg Traurig Mike Watkins, General Counsel, Greenberg Traurig David 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 Whitney Evers, Senior Assistant County Attorney – Orange County James Audette, Trustee – USBank
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FROM:	W.D. Morris, Executive Director
DATE:	October 24, 2023
RE:	NOVEMBER 1, 2023 BOARD OF DIRECTORS' AGENDA

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

Date:	Wednesday, November 1, 2023
Time:	8:30 a.m.
Location:	Orange County Administration Center 1 st Floor – Commissioners Chambers 201 Rosalind Avenue - Orlando, Florida 32801

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



W.D. MORRIS
EXECUTIVE DIRECTOR

BOARD OF DIRECTORS

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RAY COLADO
BOARD MEMBER

OCHFA BOARD OF DIRECTORS' MEETING
November 1, 2023 ~ 8:30 A.M.

AGENDA

PUBLIC COMMENT

CONSENT AGENDA

A. GENERAL ADMINISTRATION

1. Adoption of October 4, 2023, 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 2023, operating fund comparison of budget vs. actual; acknowledgement of FY 2023, 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. 16-25*
2. Acknowledgement of the Multi-Family Audit Period. *Pg. 26-30*
-

DISCUSSION AGENDA

A. EXECUTIVE DIRECTOR

- No Discussion Items -

B. OTHER BUSINESS

ORANGE COUNTY HOUSING FINANCE AUTHORITY
BOARD OF DIRECTORS

V. ATKINS-BRADLEY | K. HUGHES | C. HUNTER | M. McCALL | R. COLADO

OFFICIAL MEETING MINUTES

Meeting: Board of Directors Meeting **Date:** Wednesday, October 4, 2023 **Time:** 8:30am
Location: Orange County Administration Center – Commissioners Chambers – 1st Fl., 201 S. Rosalind Ave., Orlando, FL.

<u>Members</u>	<u>Members</u>	<u>OCHFA Staff</u>	<u>OCHFA Professionals</u>	<u>BCC Staff</u>
PRESENT	ABSENT	PRESENT	PRESENT	NONE PRESENT
Vernice Atkins-Bradley Chair	Kenneth Hughes Vice Chair	W.D. Morris Executive Director	Dillon Perez Staff	Mike Watkins Bond Counsel, Greenberg Traurig
Curtis Hunter Board Member		Kayode Adetayo Chief Financial Officer	Chaynae Price Staff	Cameron Hill Managing Underwriter, RBC Capital Markets
Mercedes McCall Board Member		Frantz Dutes Staff	Olympia Roman Staff	
Ray Colado Board Member		Mildred Guzman Staff		

MEETING OPENED: There being a quorum, Chair, Vernice Atkins-Bradley, 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: M. McCall/ R. Colado **AYE BY VOICE VOTE:** All **NAY BY VOICE VOTE:** _____ **ABSTAINED:** _____

A. GENERAL ADMINISTRATION

1. Adoption of September 4, 2023, Regular Board of Directors Meeting minutes.
2. Ratification of September 4, 2023, Joint Committee – Board Work-session meeting minutes.

B. EXECUTIVE DIRECTOR'S OFFICE

1. Ratification and Adoption of OCHFA's Proposed Operating Budget for Fiscal Year 2023/2024.
2. Opportunity Zone Status.

C. FINANCIAL MANAGEMENT

1. Acknowledgement Summary of OCHFA's Operating Fund Investments. Acknowledgement of the consolidated balance sheet for the Operating Fund; acknowledgement of combined statement of rev(s)/ exp(s)/ changes in retained earnings; acknowledgement of FY 2023, operating fund comparison of budget vs. actual; acknowledgement of FY 2023, operating fund comparison of actual revenues & expenses; acknowledgement summary of OCHFA's operating fund investments.

D. PROGRAM OPERATIONS

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

DISCUSSION AGENDA

A. EXECUTIVE DIRECTOR

CONSIDER APPROVAL OF THE BOND RESOLUTION FOR 52 AT PARK APARTMENTS, IN AN AMOUNT NOT EXCEEDING \$55.5MM.

W.D. Morris, Executive Director, addressed the board regarding consideration of a Bond Resolution (#2023-06) for the Underwriting Report, Terms, and Financing of the proposed new construction of 52 at Park Apartments, not exceeding \$55.5MM, Multi-Family Housing Revenue Note (MHRN) Tax-Exempt. He stated that the proposed 300-units of multi-family housing is located in Orange County (Region-14); and consists of 18 (eighteen) 1-bd/1-ba; 162 (one hundred sixty-two) 2-bd/2-ba; 108 (one hundred eight) 3-bd/2ba; and 12 (twelve) 4-bd/2-ba; with rents ranging from \$931 – \$1,442. He then stated that the proposed developments Credit Underwriting Report was prepared by, Seltzer Management; and that Seltzer Management recommends issuance not-to-exceed \$55.5MM, of the MHRB. He further stated that the total development cost is estimated at \$102MM+.

Mr. Morris concluded by stating that the documents had been reviewed by the Authority's staff, financial advisor, bond counsel and general counsel, and recommends that the Authority approve the bond issuance, not-to-exceed \$55.5MM for 52 at Park. Board Member Ray Colado, inquired about the proposed communities parking amenities and other concerns regarding the financial structure. Mr. Morris asked the Placement Agent for the proposed development to address the boards concerns. Cameron Hill, RBC Capital Markets approached the board addressed the boards concerns. Extensive discussions ensued.

RESOLUTION NO. 2023-06

A RESOLUTION OF THE ORANGE COUNTY HOUSING FINANCE AUTHORITY (THE "AUTHORITY") AUTHORIZING THE ISSUANCE BY THE AUTHORITY OF NOT EXCEEDING \$55,500,000 AGGREGATE PRINCIPAL AMOUNT OF ITS ORANGE COUNTY HOUSING FINANCE AUTHORITY MULTIFAMILY HOUSING REVENUE NOTE, 2023 SERIES B (52 AT PARK) (the "GOVERNMENTAL Note"); ESTABLISHING CRITERIA FOR DETERMINING THE TERMS THEREOF, AUTHORIZING THE NEGOTIATED SALE OF THE GOVERNMENTAL NOTE; APPROVING IN CONNECTION WITH THE GOVERNMENTAL NOTE THE FORMS OF AND AUTHORIZING THE EXECUTION OF A FUNDING LOAN AGREEMENT, A BORROWER LOAN AGREEMENT, A LAND USE RESTRICTION AGREEMENT, AN ARBITRAGE REBATE AGREEMENT, AN ENVIRONMENTAL INDEMNITY, A GUARANTY OF RECOURSE OBLIGATIONS, A GOVERNMENTAL LENDER ASSIGNMENT, AND ALL EXHIBITS THERETO; AUTHORIZING THE APPOINTMENT OF A FISCAL AGENT; AUTHORIZING THE CHAIR OR VICE CHAIR AND ANY OTHER BOARD MEMBER TO TAKE ANY OTHER ACTIONS NECESSARY TO ISSUE THE GOVERNMENTAL NOTE AND MAKING OTHER PROVISIONS IN CONNECTION THEREWITH; AND PROVIDING AN EFFECTIVE DATE.

ACTION TAKEN

There being no further discussion, the Board approved Bond Resolution (#2023-06), Underwriting Report, Terms and financing in an amount, not-to-exceed \$55,500,000, of a Tax-Exempt Multi-Family Mortgage Revenue Bonds, for the construction of the proposed Development 52 at Park Apartments; and authorization for the Chair, Board Member and Executive Director to execute all associated documents subject to General Counsel's review.

MOTION / SECOND: R. Colado / M. McCall **AYE BY VOICE VOTE:** All Present **NAY BY VOICE VOTE:** **ABSTAINED:**

OTHER BUSINESS**UPCOMING BOARD WORK-SESSION**

Mr. Morris reminded the Board of its upcoming Board Work-session of the Authority's Joint Committee.

ADJOURNMENT

There being no further business, Vernice Atkins-Bradley – Chair, adjourned the meeting at 8:43 a.m.

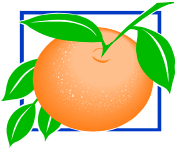
END OF MINUTES

Prepared by: Olympia Roman _____

ATTEST:

W.D. MORRIS
EXECUTIVE DIRECTOR

VERNICE ATKINS-BRADLEY
CHAIR



D. MORRIS
EXECUTIVE DIRECTOR

CONSENT



MEMORANDUM

BOARD OF DIRECTORS

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BOARD MEMBER

MERCEDES MCCALL
BOARD MEMBER

RAY COLADO
BOARD MEMBER

TO:	OCHFA Board of Directors
FROM:	W.D. Morris, Executive Director
DATE:	October 20, 2023
RE:	OPPORTUNITY ZONES STATUS NOVEMBER 1, 2023 REGULAR BOARD OF DIRECTORS' MEETING

CURRENT

- No Activity -

ACTION REQUESTED

-information only-



W.D. MORRIS
EXECUTIVE DIRECTOR

CONSENT ITEM

MEMORANDUM

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RAY COLADO
BOARD MEMBER

TO:	OCHFA Board of Directors
FROM:	W.D. Morris, Executive Director
CONTACT:	Olukayode Adetayo, Chief Financial Officer
DATE:	October 20, 2023
RE:	OCHFA CONSOLIDATED BALANCE SHEET FOR THE OPERATING FUND FOR THE PERIOD ENDING SEPTEMBER 30, 2023. NOVEMBER 1, 2023 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 3.484% interest income on all investments.

Orange County Housing Finance Authority

Operating Fund Balance Sheet

As of September 30, 2023

	GENERAL FUND	LOW INCOME HOUSING FUND	HOMEOWNERSHIP ASSISTANCE FUND	COMBINED <u>TOTALS</u>
Assets				
Cash	5,266,113.81	1,340,536.74	2,745,314.66	9,351,965.21
***** Investments	10,040,899.03	0.00	675,681.44	10,716,580.47
GNMA/FNMA Securities	10,607,469.85	0.00	0.00	10,607,469.85
Accounts Receivable	297,366.76	0.00	43,498.87	340,865.63
Loan Receivable	55,802.77	0.00	0.00	55,802.77
Notes Receivable	1,246,045.89	24,200.00	0.00	1,270,245.89
S/F 2014 A GNMA Collateral / Rcvbl	4,060,955.67	0.00	0.00	4,060,955.67
GF - FHLB GNMA Collateral / Rcvbl	757,922.33	0.00	0.00	757,922.33
Mortgage Receivable	0.00	311,829.60	3,772,167.38	4,083,996.98
**** Allowance for Doubtful Accounts	0.00	(286,126.89)	(1,360,394.78)	(1,646,521.67)
Mortgage & GNMA/FNMA Income Receivable	3,620,307.65	0.00	0.00	3,620,307.65
Deferred FRS Pension Contributions	283,878.00	0.00	0.00	283,878.00
Interfund Receivable/Payable	16,019,345.64	4,775,793.63	(7,755,578.35)	13,039,560.92
Prepaid Expenses	41,487.57	0.00	0.00	41,487.57
Fixed Assets	250,515.74	0.00	0.00	250,515.74
Total Assets	52,548,110.71	6,166,233.08	(1,879,310.78)	56,835,033.01
Current liabilities:				
Other Payables	186,652.15	0.00	0.00	186,652.15
FRS Net Pension Liability	994,239.00	0.00	0.00	994,239.00
Accounts Payables	489,692.63	0.00	0.00	489,692.63
Total liabilities	1,670,583.78	0.00	0.00	1,670,583.78
Retained Earnings Previous Period	51,958,353.59	6,132,539.79	(2,016,243.70)	56,074,649.68
Net Income (Loss)	(1,080,826.66)	33,693.29	136,932.92	(910,200.45)
Total Liabilities & Retained Earnings	52,548,110.71	6,166,233.08	(1,879,310.78)	56,835,033.01

**** 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 \$1,090,246.62 difference between the GNMA'S book value and market value recorded at 9/30/2022 (GASB 31).



W.D. MORRIS
EXECUTIVE DIRECTOR

CONSENT ITEM

MEMORANDUM

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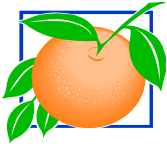
TO:	OCHFA Board of Directors
FROM:	W.D. Morris, Executive Director
CONTACT:	Olukayode Adetayo, Chief Financial Officer
DATE:	October 20, 2023
RE:	OCHFA COMBINED STATEMENT OF REVENUES, EXPENSES AND CHANGES IN RETAINED EARNINGS FOR THE PERIOD ENDING SEPTEMBER 30, 2023. NOVEMBER 1, 2023 REGULAR BOARD OF 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 Year Ending September 30, 2023

	Operating Fund			
	General Fund	Low Income Hsg Fund	Homeownership Assistance Fund	Current YTD
Revenue:				
Administrative Fees	1,111,847.35	0.00	0.00	1,111,847.35
Bond Financing Fees	344,497.00	0.00	0.00	344,497.00
Intra Fund Revenue	10,989,445.11	0.00	0.00	10,989,445.11
Gain on the Sale of GNMA's	27,846.29	0.00	0.00	27,846.29
Other Revenue	203,657.54	33,693.29	103,416.73	340,767.56
Investment Income	104,209.07	0.00	16,544.14	120,753.21
Income from Loans, GNMA's	1,059,252.01	0.00	18,952.05	1,078,204.06
Total Revenues	13,840,754.37	33,693.29	138,912.92	14,013,360.58
Expenses				
General and Administrative	1,813,483.67	0.00	1,980.00	1,815,463.67
Intra Fund Expense	12,954,989.45	0.00	0.00	12,954,989.45
Rebate Expense	900.00	0.00	0.00	900.00
Other Expenses	152,207.91	0.00	0.00	152,207.91
Total Expenses	14,921,581.03	0.00	1,980.00	14,923,561.03
Net Income (Loss)	-1,080,826.66	33,693.29	136,932.92	-910,200.45
Retained Earnings Beginning of Year	51,958,353.59	6,132,539.79	-2,016,243.70	56,074,649.68
Retained Earnings End of Year	50,877,526.93	6,166,233.08	(1,879,310.78)	55,164,449.23



W.D. MORRIS
EXECUTIVE DIRECTOR

CONSENT ITEM

MEMORANDUM

BOARD OF DIRECTORS

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RAY COLADO
BOARD MEMBER

TO:	OCHFPA Board of Directors
FROM:	W.D. Morris, Executive Director
CONTACT:	Olukayode Adetayo, Chief Financial Officer
DATE:	October 20, 2023
RE:	OCHFPA FISCAL YEAR 2023 OPERATING FUND – COMPARISON OF BUDGET VS. ACTUAL AS OF SEPTEMBER 30, 2023. NOVEMBER 1, 2023 REGULAR BOARD OF DIRECTORS' MEETING

Attached for your attention is the comparison of the Budgeted Revenues and Expenses for Fiscal Year 2023 vs. the Actual Revenues and Expenses for the period ending September 30, 2023.

Attachments

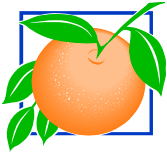
Orange County Housing Finance

Statement of Earnings

For The Year Ending September 30, 2023

	Fiscal Year 2023 Budget	Year To Date Revenue Received	Budget Remaining YTD	%age Budget Remaining YTD
Revenue:				
2014 SERIES A	\$4,292	\$3,935	\$357	8%
2017 SERIES A	\$11,518	\$8,979	\$2,539	22%
2018 SERIES A	\$10,165	\$9,636	\$529	5%
2020 SERIES A	\$2,875	\$5,710	(\$2,835)	-99%
2020 SERIES B	\$210,077	\$199,122	\$10,955	5%
HANDS 2001 F	\$7,600	\$8,810	(\$1,210)	-16%
THE LANDINGS ON MILLENIA	\$21,170	\$19,955	\$1,215	6%
LEE VISTA APARTMENTS	\$32,400	\$31,350	\$1,050	3%
COVE AT LADY LAKE	\$21,555	\$21,105	\$450	2%
LAKESIDE POINTE APARTMENTS	\$16,290	\$15,840	\$450	3%
OVIEDO TOWN CENTER PHASE I	\$15,090	\$14,595	\$495	3%
OVIEDO TOWN CENTER PHASE II	\$10,000	\$10,000	\$0	0%
OVIEDO TOWN CENTER PHASE III	\$10,000	\$10,000	\$0	0%
OVIEDO TOWN CENTER PHASE IV	\$10,000	\$10,000	\$0	0%
LAUREL OAKS I	\$22,380	\$22,050	\$330	1%
LAUREL OAKS II	\$20,670	\$20,370	\$300	1%
ROLLING ACRES I	\$9,919	\$20,000	(\$10,081)	-102%
ROLLING ACRES II	\$10,000	\$20,000	(\$10,000)	-100%
FOUNTAINS @ MILLENIA II	\$10,000	\$10,000	\$0	0%
FOUNTAINS @ MILLENIA III	\$10,000	\$10,000	\$0	0%
FOUNTAINS @ MILLENIA IV	\$10,938	\$10,781	\$156	1%
SOUTHWINDS	\$14,875	\$14,750	\$125	1%
POST VISTA POST FOUNTAINS	\$15,720	\$25,740	(\$10,020)	-64%
SPRING LAKE COVE I	\$10,000	\$20,000	(\$10,000)	-100%
SPRING LAKE COVE II	\$10,000	\$20,000	(\$10,000)	-100%
CHATHAM HARBOR APTS	\$68,040	\$68,040	\$0	0%
CRESTWOOD APARTMENTS	\$17,910	\$17,595	\$315	2%
LAKE SHERWOOD APARTMENTS	\$15,120	\$14,850	\$270	2%
OAK HARBOR APARTMENTS	\$20,820	\$20,715	\$105	1%
RIVER RIDGE APARTMENTS	\$27,150	\$26,700	\$450	2%
SEVILLE PLACE APARTMENTS	\$18,540	\$18,255	\$285	2%
NASSAU BAY APARTMENTS	\$105,482	\$105,016	\$466	0%
BUCHANAN BAY	\$38,142	\$37,693	\$450	1%
WESTWOOD PARK APTS	\$49,392	\$49,350	\$42	0%
VISTA PINES APTS	\$65,889	\$65,841	\$48	0%
LAKE WESTON POINT APTS	\$50,845	\$50,362	\$484	1%
CHAPEL TRACE APARTMENTS	\$38,017	\$37,646	\$371	1%
BAPTIST TERRACE APARTMENTS	\$32,167	\$31,878	\$289	1%
HANDS	\$3,570	\$3,345	\$225	6%
ALHAMBRA TRACE APTS	\$1,900	\$1,835	\$65	3%
BOND FINANCING FEES	\$187,500	\$344,497	(\$156,997)	-84%
TRANSFER IN	\$0	\$10,989,445	(\$10,989,445)	
GAIN ON SALE OF GNMA'S	\$25,000	\$27,846	(\$2,846)	-11%
OTHER REVENUES	\$358,476	\$340,768	\$17,708	5%
INV INCOME	\$151,667	\$128,383	\$23,283	15%
INV INCOME US TREASURIES	\$0	(\$7,630)	\$7,630	
FHLB HELD SECURITIES GNMA/FNMA INCOME	\$0	\$186,580	(\$186,580)	
MORTGAGE INCOME HFA OF WINTER PARK	\$9,000	\$1,905	\$7,095	79%
INTEREST INCOME ON WESTLAKES PHASE I	\$7,500	\$6,024	\$1,476	20%
INTEREST INCOME HANNIBAL SQUARE	\$0	\$4,500	(\$4,500)	
GNMA/FNMA INCOME	\$748,234	\$450,535	\$297,699	40%
MASTER ACC FUND GNMA/FNMA INCOME	\$0	\$409,707	(\$409,707)	
2006 A DPA MORTGAGE INTEREST	\$600	\$162	\$438	73%
2006 A 1 DPA MORTGAGE INTEREST	\$2,100	\$64	\$2,036	97%
2007 A DPA MORTGAGE INTEREST	\$10,300	\$10,411	(\$111)	-1%
2007 B DPA MORTGAGE INTEREST	\$10,300	\$8,200	\$2,100	20%
2009 A NIBP DPA MORTGAGE INTEREST	\$500	\$115	\$385	77%
	\$2,591,695	\$14,013,361	(\$11,421,666)	-441%

	Fiscal Year 2023	Year To Date	Budget	%age
	Budget	Expenses	Remaining	Budget
		Incurred	YTD	Remaining YTD
Costs and expenses:				
SALARIES AND WAGES	\$1,076,376	\$978,561	\$97,816	9%
SHIPPING	\$2,500	\$2,327	\$173	7%
TRAVEL/CONFERENCE/ TRAINING	\$36,000	\$30,963	\$5,037	14%
CASUAL LABOR/STUDENT ASST.	\$3,000	\$0	\$3,000	100%
OFFICE MAINTENANCE	\$19,000	\$22,606	(\$3,606)	-19%
BUILDING MAINTENANCE	\$16,000	\$14,851	\$1,149	7%
TELEPHONE	\$28,000	\$19,008	\$8,992	32%
POSTAGE	\$3,000	\$1,324	\$1,676	56%
OFFICE SUPPLIES	\$5,000	\$6,612	(\$1,612)	-32%
OFFICE FURNITURE	\$1,000	\$0	\$1,000	100%
PUBLICATIONS	\$2,000	\$1,748	\$252	13%
PRINTING/ANNUAL REPORT	\$6,500	\$4,750	\$1,750	27%
EQUIPMENT / COMPUTER / PRINTER	\$10,000	\$14,182	(\$4,182)	-42%
MARKETING	\$20,000	\$25,450	(\$5,450)	-27%
CONTRACTOR SERVICES	\$22,000	\$14,516	\$7,484	34%
SEMINARS/EDUCATION	\$15,000	\$160	\$14,840	99%
EMPLOYEE BENEFITS HEALTH/LIFE	\$160,000	\$163,586	(\$3,586)	-2%
UNEMPLOYMENT COMPENSATION	\$2,000	\$0	\$2,000	100%
OTHER INSURANCE & TAXES	\$1,200	\$0	\$1,200	100%
ANNUAL AUDIT	\$53,000	\$51,000	\$2,000	4%
LEGAL ADVERTISING	\$4,000	\$3,124	\$876	22%
LEGAL FEES	\$10,000	\$3,890	\$6,110	61%
MEMBERSHIP	\$7,500	\$7,550	(\$50)	-1%
PAYROLL TAXES	\$82,343	\$72,966	\$9,376	11%
MISCELLANEOUS EXPENSE	\$12,000	\$1,227	\$10,773	90%
LOSS ON DPA FORECLOSURES	\$30,000	\$0	\$30,000	100%
FLORIDA RETIREMENT SYSTEM	\$128,196	\$129,658	(\$1,462)	-1%
457 DEFERRED COMP EMPLOYER CONTRIBUTION EXP	\$53,819	\$47,813	\$6,006	11%
LIMITED HRA	\$10,500	\$9,427	\$1,073	10%
TERM LEAVE	\$20,000	\$0	\$20,000	100%
FILE STORAGE	\$2,400	\$2,026	\$374	16%
LOCAL MILEAGE REIMBURSEMENT	\$2,000	\$299	\$1,701	85%
EQUIPMENT MAINTENANCE	\$5,000	\$3,322	\$1,678	34%
INSURANCE COVERAGES	\$70,000	\$53,762	\$16,238	23%
RESERVE FOR REPLACEMENT BLDG	\$5,000	\$3,143	\$1,857	37%
FHLB LOAN INTEREST COLLATERAL EXP	\$0	\$360	(\$360)	
TRANSFER OUT	\$0	\$12,954,989	(\$12,954,989)	
FINANCIAL ADVISORY SERVICES	\$12,000	\$1,375	\$10,625	89%
PERFORMACE AWARD PROGRAM	\$107,606	\$118,499	(\$10,893)	-10%
ADMINISTRATIVE EXP. TRUSTEE	\$0	\$5,380	(\$5,380)	
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	\$50,000	\$0	\$50,000	100%
1994 EXCESS GNMA INTEREST EXP	\$0	\$183	(\$183)	
1995 EXCESS GNMA INTEREST EXP	\$0	\$88	(\$88)	
LOSS ON SALE	\$0	\$151,937	(\$151,937)	
	\$2,106,440	\$14,923,561	(\$12,817,121)	-608%



CONSENT ITEM

W.D. MORRIS
EXECUTIVE DIRECTOR

MEMORANDUM

BOARD OF DIRECTORS

VERNICE ATKINS-BRADLEY
CHAIR

KENNETH HUGHES
VICE CHAIR

CURTIS HUNTER
BOARD MEMBER

MERCEDES MCCALL
BOARD MEMBER

RAY COLADO
BOARD MEMBER

TO:	OCHFA Board of Directors
FROM:	W.D. Morris, Executive Director
CONTACT:	Olukayode Adetayo, Chief Financial Officer
DATE:	October 20, 2023
RE:	OCHFA FISCAL YEAR 2023, OPERATING FUND – COMPARISON OF ACTUAL REVENUES AND EXPENSES FOR THE PERIODS ENDING SEPTEMBER 30, 2022 AND SEPTEMBER 30, 2023. NOVEMBER 1, 2023 REGULAR BOARD OF DIRECTORS' MEETING

Attached for your review is the comparison of the Actual Revenues and Expenses for the periods ending September 30, 2022 and September 30, 2023.

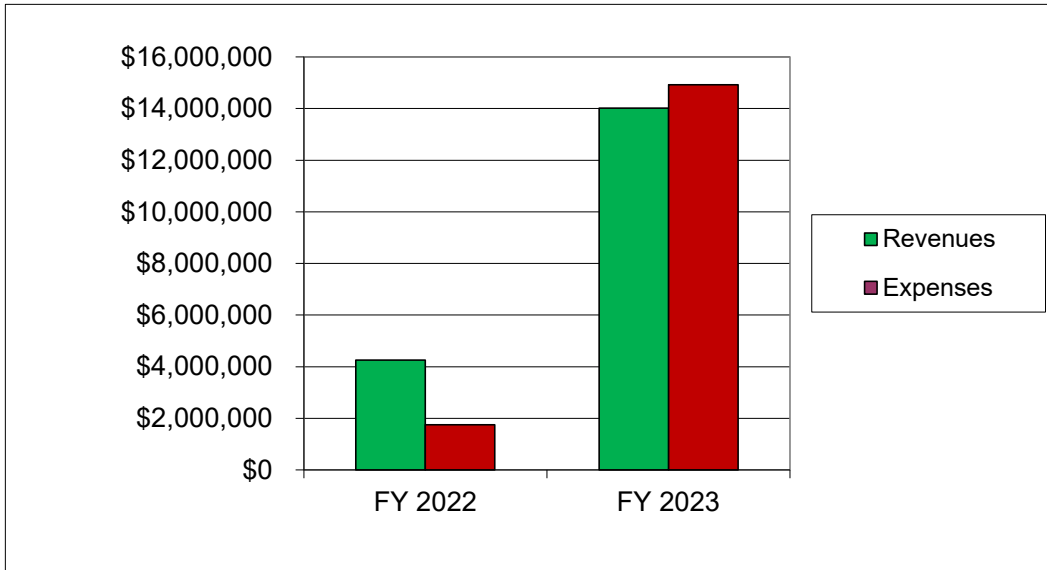
Attachments

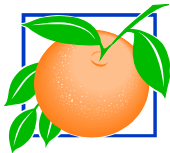
Actual Revenues and Expenses Comparison
For the Period Ending September 30, 2023

	FY 2022	FY 2023	% Δ
Revenues	\$4,256,485	\$14,013,361	229%
Expenses	\$1,746,762	\$14,923,561	754%

Revenues significantly increased this year compared with last year. This is due to the interfund transfers with the Single Family program for the 2023 A bond issuance, which was not present in the prior year. The overall change in revenues is 229%.

Overall, general operating expenses significantly increased this year compared to last year due to the interfund transfers with the Single Family program for the 2023 A bond issuance. The overall change in expenses is 754%.





CONSENT ITEM

W.D. MORRIS
EXECUTIVE DIRECTOR

MEMORANDUM

BOARD OF DIRECTORS

VERNICE ATKINS-BRADLEY
CHAIR

KENNETH HUGHES
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BOARD MEMBER

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RAY COLADO
BOARD MEMBER

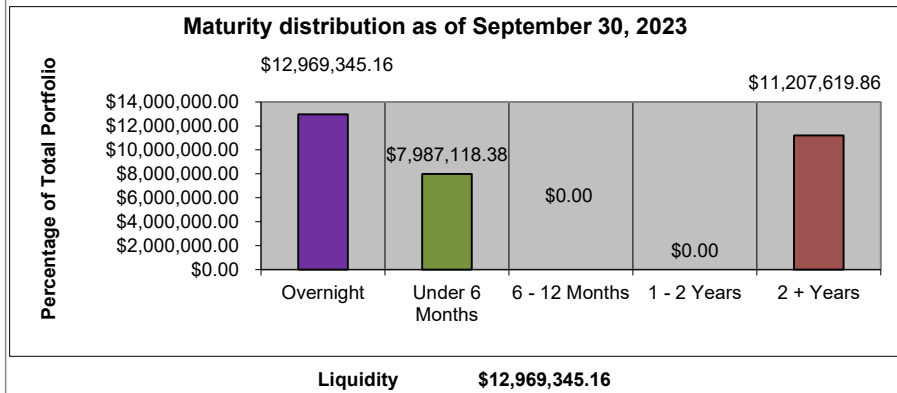
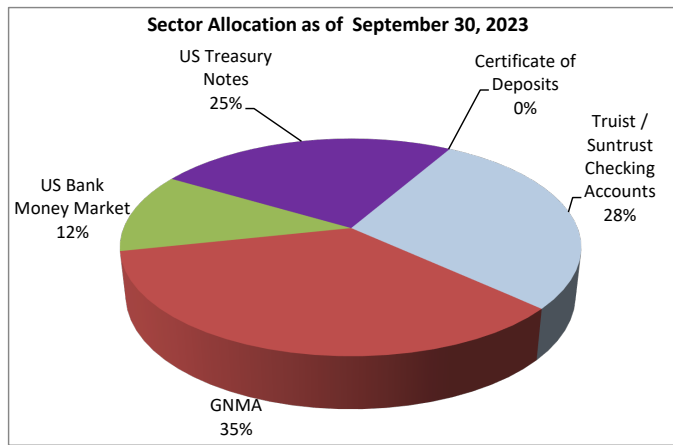
TO:	OCHFPA Board of Directors
FROM:	W.D. Morris, Executive Director
CONTACT:	Olukayode Adetayo, Chief Financial Officer
DATE:	October 20, 2023
RE:	SUMMARY OF OCHFPA'S OPERATING FUND INVESTMENTS. NOVEMBER 1, 2023 REGULAR BOARD OF DIRECTORS' MEETING

As of September 30, 2023 the total investments in the Operating Fund of the Orange County Housing Finance Authority was \$32,164,083.40 producing an average yield of 3.484% as shown in the Summary of Accounts. If you have any questions on this matter do not hesitate to ask me.

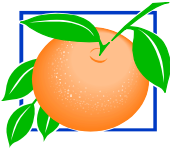
Attachments

**Orange County Housing Finance Authority
Summary of Accounts
as of September 30, 2023**

Account	Account #	Institution	Ending Balance ¹	Net Interest Earned ¹	Average Yield (Annualized) ¹
Operating Fund	215252054184-000	Truist / Suntrust Bank	\$5,063,785.05	\$19,356.46	4.4000%
Low Income Housing Fund	215252054192-000	Truist / Suntrust Bank	\$1,340,536.74	\$4,767.35	4.4000%
Homeownership Assistance Fund	1000042656834	Truist / Suntrust Bank	\$2,745,314.66	\$9,122.52	4.4000%
Custody Account	129142000	US Bank Money Market	\$2,589,340.63	\$2,430.65	4.9400%
Custody Account	129142000	US Treasury Notes	\$7,987,118.38	\$632.50	0.130%
Custody Account	129142000	GNMA - OCHFA Investment	\$10,607,469.86	\$37,050.06	5.0700%
Custody Account	141763000	US Bank Money Market /NIBP	\$675,681.44	\$2,944.33	4.9400%
Custody Account	261060000	US Bank Money Market /Turnkey	\$554,686.64	\$2,119.80	4.9400%
FHLB Collateral	38786	FHLBank Atlanta	\$600,150.00	\$14,954.78	4.5800%
Total			\$32,164,083.40	\$93,378.45	3.484%



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

VERNICE ATKINS-BRADLEY
CHAIR

KENNETH HUGHES
VICE CHAIR

CURTIS HUNTER
BOARD MEMBER

MERCEDES MCCALL
BOARD MEMBER

RAY COLADO
BOARD MEMBER

TO:	OCHFA Board of Directors
FROM:	W.D. Morris, Executive Director
CONTACT:	Frantz Dutes, Director Program Operations
DATE:	October 23, 2023
RE:	STATUS REPORT: 2023-A HOMEOWNER REVENUE BOND PROGRAM; TBA “TURNKEY” MORTGAGE LOAN PROGRAM NOVEMBER 1, 2023 REGULAR BOARD OF DIRECTORS' MEETING.

2023-A HOMEOWNER REVENUE BOND PROGRAM

The Authority’s **SERIES 2023-A Homeowner Revenue Bonds (HRB) Program** was authorized by the Board on May 3, 2023 for the aggregate principal amount not-to-exceed FIFTEEN MILLION DOLLARS (**\$15MM**) of Homeowner Revenue Bond Program proceeds. The Board authorized Staff to begin a pipeline of loans for future issuance. The 2023A (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.

<u>PRODUCTS</u>	<u>INTEREST RATES</u>	<u>ORIGINATION FEE</u>
Zero Point	6.750%	1%

Commencing from the initial reservation date there is an aggregate total of Twenty Seven Million Eight Hundred Thousand Four Hundred Two Dollars (**\$27,800,402**) 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 October 23, 2023:

- One Hundred Twelve (**112**) loans originated: **109-FHA; 3-VA; 0-USDA-RD.**
- The Authority’s 2023A DPA program has financed or committed an aggregate total of: Nine Hundred Eighty Two Thousand Five Dollars (**\$982,500**).

The Reservation Period start date was **September 24, 2020**, and Final Delivery end date is **March 24, 2024**.

TBA “TURNKEY” MORTGAGE LOAN PROGRAM

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 a total of Twenty One Million Seven Hundred Twenty Eight Thousand Fifty Two Dollars (\$21,728,052) has been financed. The Down Payment Assistance is currently at \$7,500, and is a 30 year deferred loan at 0% interest.

As of October 23, 2023:

- One Hundred Nineteen (119) loans Originated
- Financed or committed an aggregate total of Eight Hundred Ninety Two Thousand Five Hundred Dollars (\$892,500) in Down Payment Assistance

ACTION REQUESTED: For information only

**Orange County HFA
Demographic Analysis Report
2023A SF Program**

ORIGINATION SUMMARY REPORT

ORIGINATOR SUMMARY	LOANS	AMOUNT	% OF TOTAL
American Neighborhood Mortgage Acceptance Company, LLC	1	\$297,110.00	0.89%
Bank of England	4	\$1,124,683.00	3.57%
Caliber Home Loans, Inc.	1	\$263,145.00	0.89%
Centennial Bank	13	\$3,252,522.00	11.61%
Christensen Financial, Inc.	4	\$776,672.00	3.57%
Embrace Home Loans, Inc.	1	\$224,541.00	0.89%
Envoy Mortgage, Ltd	1	\$267,073.00	0.89%
Everett Financial, Inc.	7	\$1,994,433.00	6.25%
Fairway Independent Mortgage Corporation	15	\$3,487,982.00	13.39%
FBC Mortgage, LLC	3	\$738,270.00	2.68%
Guaranteed Rate, Inc.	3	\$883,938.00	2.68%
Land Home Financial Services, Inc.	1	\$270,008.00	0.89%
Nationwide Mortgage Bankers, Inc.	1	\$290,638.00	0.89%
NewRez LLC	4	\$1,117,468.00	3.57%
Novus Home Mortgage is a division of Ixonia Bank	1	\$283,765.00	0.89%
Paramount Residential Mortgage Group, Inc.	2	\$445,665.00	1.79%
Stockton Mortgage Corporation	1	\$309,284.00	0.89%
Synovus Bank	2	\$475,461.00	1.79%
Waterstone Mortgage Corporation	47	\$11,297,744.00	41.96%
TOTAL	112	\$27,800,402.00	100.00%

CITY SUMMARY

CITY	LOANS	AMOUNT	% OF TOTAL
Altamonte Springs	4	\$1,037,193.00	3.57%
Apopka	4	\$1,165,498.00	3.57%
Casselberry	3	\$584,221.00	2.68%
Clermont	3	\$745,928.00	2.68%
Eustis	1	\$179,843.00	0.89%
Fruitland Park	1	\$161,884.00	0.89%
Grand Island	3	\$784,526.00	2.68%
Howey in the Hills	1	\$296,525.00	0.89%
Kissimmee	10	\$2,526,155.00	8.93%
Leesburg	4	\$896,252.00	3.57%
Longwood	2	\$542,001.00	1.79%
Maitland	1	\$188,034.00	0.89%
Mascotte	2	\$536,109.00	1.79%
Mount Plymouth	1	\$234,025.00	0.89%
Oakland	1	\$250,381.00	0.89%
Ocoee	1	\$342,678.00	0.89%
Orlando	46	\$11,151,021.00	41.07%
Saint Cloud	6	\$1,548,433.00	5.36%
Sanford	8	\$2,136,104.00	7.14%
Tavares	2	\$553,784.00	1.79%
Umatilla	2	\$547,364.00	1.79%
Winter Garden	1	\$186,459.00	0.89%
Winter Park	1	\$240,562.00	0.89%
Winter Springs	4	\$965,422.00	3.57%
TOTAL	112	\$27,800,402.00	100.00%

COUNTY SUMMARY

COUNTY	LOANS	AMOUNT	% OF TOTAL
Lake	19	\$4,639,130.00	16.96%
Orange	57	\$14,041,650.00	50.89%
Osceola	15	\$3,809,479.00	13.39%
Seminole	21	\$5,310,143.00	18.75%
TOTAL	112	\$27,800,402.00	100.00%

HOUSEHOLD ANNUAL INCOME REPORT

ANNUAL INCOME	LOANS	% OF TOTAL
\$30,000-\$44,999	15	13.39%
\$45,000-\$59,999	32	28.57%
\$60,000-\$74,999	32	28.57%
\$75,000-\$89,999	27	24.11%
\$90,000-\$104,999	6	5.36%
TOTAL	112	100.00%

HOUSEHOLD SIZE REPORT

HOUSEHOLD SIZE	LOANS	% OF TOTAL
1 - One person	44	39.29%
2 - Two persons	21	18.75%
3 - Three persons	30	26.79%
4 - Four persons	7	6.25%
5 - Five persons	8	7.14%
6 - Six persons	1	0.89%
7 - Seven persons	1	0.89%
TOTAL	112	100.00%

LOAN AMOUNT REPORT

LOAN AMOUNT	LOANS	% OF TOTAL
\$125,000-\$150,000	3	2.68%
\$150,000-\$175,000	13	11.61%
\$175,000-\$200,000	12	10.71%
\$200,000-\$225,000	14	12.50%
\$225,000-\$250,000	13	11.61%
\$250,000-\$275,000	19	16.96%
\$275,000-\$300,000	20	17.86%
\$300,000-\$325,000	6	5.36%
\$325,000-\$350,000	9	8.04%
\$375,000-\$400,000	1	0.89%
\$400,000+	2	1.79%
TOTAL	112	100.00%

PURCHASE PRICE REPORT

PURCHASE PRICE	LOANS	% OF TOTAL
\$125,000-\$150,000	1	0.89%
\$150,000-\$175,000	4	3.57%
\$175,000-\$200,000	8	7.14%
\$200,000-\$225,000	18	16.07%
\$225,000-\$250,000	13	11.61%
\$250,000-\$275,000	20	17.86%
\$275,000-\$300,000	18	16.07%
\$300,000-\$325,000	11	9.82%
\$325,000-\$350,000	9	8.04%
\$350,000-\$375,000	5	4.46%
\$375,000-\$400,000	1	0.89%
\$400,000+	4	3.57%
TOTAL	112	100.00%

LOAN TYPE REPORT

LOAN TYPE	LOANS	% OF TOTAL
FHA	109	97.32%
VA	3	2.68%
TOTAL	112	100.00%

PROPERTY TYPE REPORT

PROPERTY TYPE	LOANS	% OF TOTAL
1 Unit Single Family Detached	102	91.07%
Townhouse	10	8.93%
TOTAL	112	100.00%

CATEGORY TYPE REPORT

TYPE	LOANS	% OF TOTAL
Existing	97	86.61%
New	15	13.39%
Unspecified	0	0.00%
TOTAL	112	100.00%

TARGET/NON TARGET REPORT

TYPE	LOANS	AMOUNT	% OF TOTAL
TARGET	3	\$569,639.00	2.68%
NON TARGET	109	\$27,230,763.00	97.32%
TOTAL	112	\$27,800,402.00	100.00%

INTEREST RATE RANGES REPORT

RATE	LOANS	% OF TOTAL
3.2500% - 3.4900%	29	25.89%
3.5000% - 3.7400%	5	4.46%
4.5000% - 4.7400%	2	1.79%
4.7500% - 4.9900%	6	5.36%
5.0000% - 5.2400%	8	7.14%
5.2500% - 5.4900%	28	25.00%
5.5000% - 5.7400%	3	2.68%
5.7500% - 5.9900%	3	2.68%
6.2500% - 6.4900%	17	15.18%
6.5000% - 6.7400%	11	9.82%
TOTAL	112	100.00%

FIRST TIME HOMEBUYER REPORT

FIRST TIME HOMEBUYER	LOANS	% OF TOTAL
No	0	0.00%
Yes	112	100.00%
TOTAL	112	100.00%

ADDITIONAL / ASSISTANCE

ADDTL MTG PROGRAM \ PRIMARY MTG PROGRAM	LOANS	LOAN AMOUNT	AVERAGE LOAN
OCHFA DPA \ 2023A SF Program	104	982,500.00	9,447.12
	ASSISTANCE PERCENT	LOANS W/ ASSISTANCE	AVERAGE ASSISTANCE

GENDER REPORT

GENDER	LOANS	% OF TOTAL
MALE	51	45.54%
FEMALE	61	54.46%
NONBINARY	0	0.00%
UNDISCLOSED	0	0.00%
TOTAL	112	100.00%

RACE REPORT

DESCRIPTION	LOANS	% OF TOTAL
American Indian/ Alaskan Native	1	0.89%
American Indian/ Alaskan Native & Black/ Africa	1	0.89%
Black/ African American	19	16.96%
Black/African American & White	2	1.79%
Declined to Respond	13	11.61%
Other	3	2.68%
White	73	65.18%
TOTAL	112	100.00%

ETHNICITY REPORT

ETHNICITY	LOANS	AMOUNT	% OF TOTAL
HISPANIC	43	\$11,361,894.00	38.39%
NON HISPANIC	52	\$12,870,970.00	46.43%
Declined to Respond	17	\$3,567,538.00	15.18%
TOTAL	112	\$27,800,402.00	100.00%

HISPANIC NON HISPANIC Declined to Repond

RACE BY ETHNICITY REPORT

RACE	HISPANIC	NONHISPANIC	Declined to	LOANS	% OF TOTAL
American Indian/ Alaskan Native	0	1	0	1	0.89%
American Indian/ Alaskan Native & Black/ African America	0	1	0	1	0.89%
Black/ African American	1	16	2	19	16.96%
Black/African American & White	1	1	0	2	1.79%
Declined to Respond	0	0	13	13	11.61%
Other	0	1	2	3	2.68%
White	41	32	0	73	65.18%
TOTAL	43	52	17	112	100.00%

PIPELINE REPORT

PROGRAM PIPELINE	LOANS	AMOUNT	% OF TOTAL
Reservation	9	\$2,552,145.00	8.04%
UW Certification	13	\$2,974,127.00	11.61%
eHP Compliance	5	\$1,703,981.00	4.46%
Purchased/Servicer	12	\$2,997,042.00	10.71%
Investor/Trustee	73	\$17,573,107.00	65.18%
TOTAL	112	\$27,800,402.00	100.00%

PROGRAM SUMMARY

AVERAGE PRINCIPAL MORTGAGE:	\$248,217.88
AVERAGE PURCHASE PRICE:	\$266,574.21
AVERAGE DPA AMOUNT:	\$9,447.12
AVERAGE AGE OF PRIMARY BORROWER:	39
AVERAGE HOUSEHOLD SIZE:	2
AVERAGE EMPLOYED IN HOUSEHOLD:	1
AVERAGE HOUSEHOLD ANNUAL INCOME:	\$64,398.57

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

ORIGINATION SUMMARY REPORT

ORIGINATOR SUMMARY	LOANS	AMOUNT	% OF TOTAL
Atlantic Bay Mortgage Group, LLC.	2	\$335,620.00	1.68%
Bank of England	3	\$597,475.00	2.52%
Centennial Bank	2	\$357,100.00	1.68%
Christensen Financial, Inc.	6	\$1,030,755.00	5.04%
Columbus Capital Lending LLC	1	\$124,925.00	0.84%
Envoy Mortgage, Ltd	3	\$491,810.00	2.52%
Equity Prime Mortgage, LLC	1	\$150,350.00	0.84%
Fairway Independent Mortgage Corporation	13	\$2,268,561.00	10.92%
FBC Mortgage, LLC	5	\$1,042,905.00	4.20%
Guaranteed Rate, Inc.	1	\$116,850.00	0.84%
Hamilton Group Fundino. Inc.	1	\$142,590.00	0.84%
Land Home Financial Services, Inc.	8	\$1,538,224.00	6.72%
Movement Mortgage, LLC	1	\$135,800.00	0.84%
New American Funding, LLC	11	\$2,098,607.00	9.24%
Waterstone Mortgage Corporation	61	\$11,296,480.00	51.26%
TOTAL	119	\$21,728,052.00	100.00%

CITY SUMMARY

CITY	LOANS	AMOUNT	% OF TOTAL
Altamonte Springs	4	\$534,850.00	3.36%
Apopka	9	\$1,606,556.00	7.56%
Casselberry	3	\$480,650.00	2.52%
Clermont	1	\$106,400.00	0.84%
Eustis	2	\$345,303.00	1.68%
Fern Park	1	\$256,080.00	0.84%
Fruitland Park	3	\$579,963.00	2.52%
Kissimmee	16	\$3,049,090.00	13.45%
Leesburg	1	\$189,150.00	0.84%
Longwood	1	\$189,053.00	0.84%
Mascotte	1	\$204,188.00	0.84%
Mount Dora	1	\$169,750.00	0.84%
Ocoee	3	\$657,810.00	2.52%
Orlando	50	\$8,800,975.00	42.02%
Oviedo	2	\$474,650.00	1.68%
Saint Cloud	7	\$1,614,250.00	5.88%
Sanford	4	\$719,720.00	3.36%
Sorrento	2	\$469,828.00	1.68%
Tavares	3	\$570,750.00	2.52%
Winter Park	2	\$226,195.00	1.68%
Winter Springs	3	\$482,841.00	2.52%
TOTAL	119	\$21,728,052.00	100.00%

COUNTY SUMMARY

COUNTY	LOANS	AMOUNT	% OF TOTAL
Lake	14	\$2,635,332.00	11.76%
Orange	67	\$11,889,912.00	56.30%
Osceola	21	\$4,218,490.00	17.65%
Seminole	17	\$2,984,318.00	14.29%
TOTAL	119	\$21,728,052.00	100.00%

HOUSEHOLD ANNUAL INCOME REPORT

ANNUAL INCOME	LOANS	% OF TOTAL
\$15,000-\$29,999	2	1.68%
\$30,000-\$44,999	38	31.93%
\$45,000-\$59,999	47	39.50%
\$60,000-\$74,999	23	19.33%
\$75,000-\$89,999	8	6.72%
\$90,000-\$104,999	1	0.84%
TOTAL	119	100.00%

HOUSEHOLD SIZE REPORT

HOUSEHOLD SIZE	LOANS	% OF TOTAL
1 - One person	46	38.66%
2 - Two persons	34	28.57%
3 - Three persons	19	15.97%
4 - Four persons	14	11.76%
5 - Five persons	4	3.36%
6 - Six persons	2	1.68%
TOTAL	119	100.00%

LOAN AMOUNT REPORT

LOAN AMOUNT	LOANS	% OF TOTAL
\$50,000-\$75,000	1	0.84%
\$75,000-\$100,000	2	1.68%
\$100,000-\$125,000	11	9.24%
\$125,000-\$150,000	16	13.45%
\$150,000-\$175,000	25	21.01%
\$175,000-\$200,000	20	16.81%
\$200,000-\$225,000	23	19.33%
\$225,000-\$250,000	12	10.08%
\$250,000-\$275,000	7	5.88%
\$275,000-\$300,000	1	0.84%
\$300,000-\$325,000	1	0.84%
TOTAL	119	100.00%

PURCHASE PRICE REPORT

PURCHASE PRICE	LOANS	% OF TOTAL
\$50,000-\$75,000	1	0.84%
\$75,000-\$100,000	2	1.68%
\$100,000-\$125,000	7	5.88%
\$125,000-\$150,000	12	10.08%
\$150,000-\$175,000	21	17.65%
\$175,000-\$200,000	22	18.49%
\$200,000-\$225,000	24	20.17%
\$225,000-\$250,000	21	17.65%
\$250,000-\$275,000	5	4.20%
\$275,000-\$300,000	2	1.68%
\$300,000-\$325,000	2	1.68%
TOTAL	119	100.00%

LOAN TYPE REPORT

LOAN TYPE	LOANS	% OF TOTAL
FreddieMac 80% AMI	34	28.57%
FreddieMac HFA Advantage	70	58.82%
FreddieMac OVER 80% AMI	15	12.61%
TOTAL	119	100.00%

PROPERTY TYPE REPORT

PROPERTY TYPE	LOANS	% OF TOTAL
1 Unit Single Family Detached	87	73.11%
Condominium	24	20.17%
Duplex w/approval	4	3.36%
Rowhouse	1	0.84%
Townhouse	3	2.52%
TOTAL	119	100.00%

CATEGORY TYPE REPORT

TYPE	LOANS	% OF TOTAL
Existing	116	97.48%
New	3	2.52%
Unspecified	0	0.00%
TOTAL	119	100.00%

TARGET/NON TARGET REPORT

TYPE	LOANS	AMOUNT	% OF TOTAL
TARGET	4	\$609,580.00	3.36%
NON TARGET	115	\$21,118,472.00	96.64%
TOTAL	119	\$21,728,052.00	100.00%

INTEREST RATE RANGES REPORT

RATE	LOANS	% OF TOTAL
2.7500% - 2.9900%	4	3.36%
3.0000% - 3.2400%	5	4.20%
3.2500% - 3.4900%	19	15.97%
3.5000% - 3.7400%	5	4.20%
3.7500% - 3.9900%	6	5.04%
4.0000% - 4.2400%	2	1.68%
4.2500% - 4.4900%	2	1.68%
4.5000% - 4.7400%	14	11.76%
4.7500% - 4.9900%	11	9.24%
5.0000% - 5.2400%	3	2.52%
5.2500% - 5.4900%	38	31.93%
5.5000% - 5.7400%	7	5.88%
7.5000% - 7.7400%	3	2.52%
TOTAL	119	100.00%

FIRST TIME HOMEBUYER REPORT

FIRST TIME HOMEBUYER	LOANS	% OF TOTAL
No	2	1.68%
Yes	117	98.32%
TOTAL	119	100.00%

ADDITIONAL / ASSISTANCE

ADDTL MTG PROGRAM \ PRIMARY MTG PROGRAM		LOANS	LOAN AMOUNT	AVERAGE LOAN
AIS \ Freddie Mac Program		21	33,500.00	1,595.24
	ASSISTANCE PERCENT	LOANS W/	ASSISTANCE AMOUNT	AVERAGE ASSISTANCE
DPA 2017 \ Freddie Mac Program		28	210,000.00	7,500.00
	ASSISTANCE PERCENT	LOANS W/	ASSISTANCE AMOUNT	AVERAGE ASSISTANCE
OCHFA DPA \ Freddie Mac Program		92	697,500.00	7,581.52
	ASSISTANCE PERCENT	LOANS W/	ASSISTANCE AMOUNT	AVERAGE ASSISTANCE

GENDER REPORT

GENDER	LOANS	% OF TOTAL
MALE	66	55.93%
FEMALE	52	44.07%
NONBINARY	1	0.85%
UNDISCLOSED	0	0.00%
TOTAL	118	100.00%

RACE REPORT

DESCRIPTION	LOANS	% OF TOTAL
American Indian/ Alaskan Native & Black/ Africar	1	0.84%
Asian Indian	1	0.84%
Black/ African American	23	19.33%
Black/African American & White	2	1.68%
Chinese	1	0.84%
Declined to Respond	4	3.36%
Other	10	8.40%
White	77	64.71%
TOTAL	119	100.00%

ETHNICITY REPORT

ETHNICITY	LOANS	AMOUNT	% OF TOTAL
HISPANIC	43	\$7,924,493.00	36.13%
NON HISPANIC	71	\$12,839,014.00	59.66%
Declined to Respond	5	\$964,545.00	4.20%
TOTAL	119	\$21,728,052.00	100.00%

HISPANIC NON HISPANIC Declined to Repond

RACE BY ETHNICITY REPORT

RACE	HISPANIC	NONHISPANIC	Declined to	LOANS	% OF TOTAL
American Indian/ Alaskan Native & Black/ African American	1	0	0	1	0.84%
Asian Indian	0	1	0	1	0.84%
Black/ African American	0	22	1	23	19.33%
Black/African American & White	1	1	0	2	1.68%
Chinese	0	1	0	1	0.84%
Declined to Respond	1	0	3	4	3.36%
Other	7	2	1	10	8.40%
White	33	44	0	77	64.71%
TOTAL	43	71	5	119	100.00%

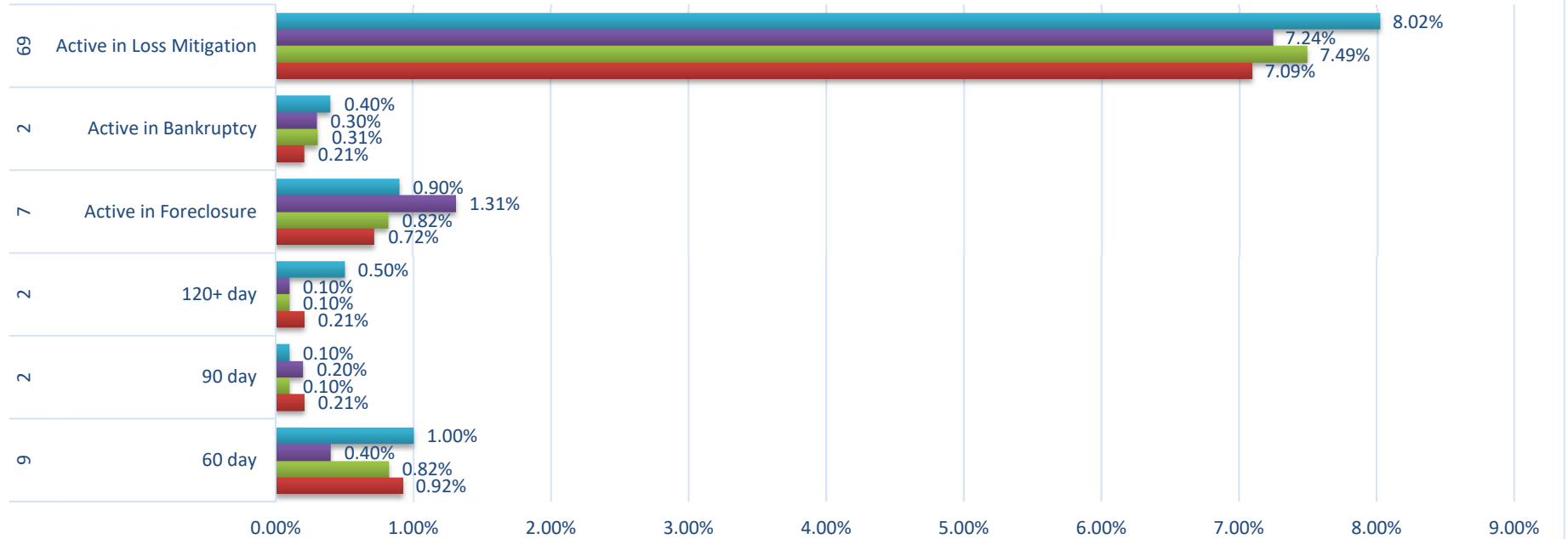
PIPELINE REPORT

PROGRAM PIPELINE	LOANS	AMOUNT	% OF TOTAL
UW Certification	1	\$153,526.00	0.84%
eHP Compliance	1	\$310,400.00	0.84%
Purchased/Servicer	1	\$130,950.00	0.84%
Investor/Trustee	116	\$21,133,176.00	97.48%
TOTAL	119	\$21,728,052.00	100.00%

PROGRAM SUMMARY

AVERAGE PRINCIPAL MORTGAGE:	\$182,588.67
AVERAGE PURCHASE PRICE:	\$190,474.33
AVERAGE DPA AMOUNT:	\$6,673.76
AVERAGE AGE OF PRIMARY BORROWER:	38
AVERAGE HOUSEHOLD SIZE:	2
AVERAGE EMPLOYED IN HOUSEHOLD:	1
AVERAGE HOUSEHOLD ANNUAL INCOME:	\$52,020.75

Delinquency Statistics - Government (FHA)

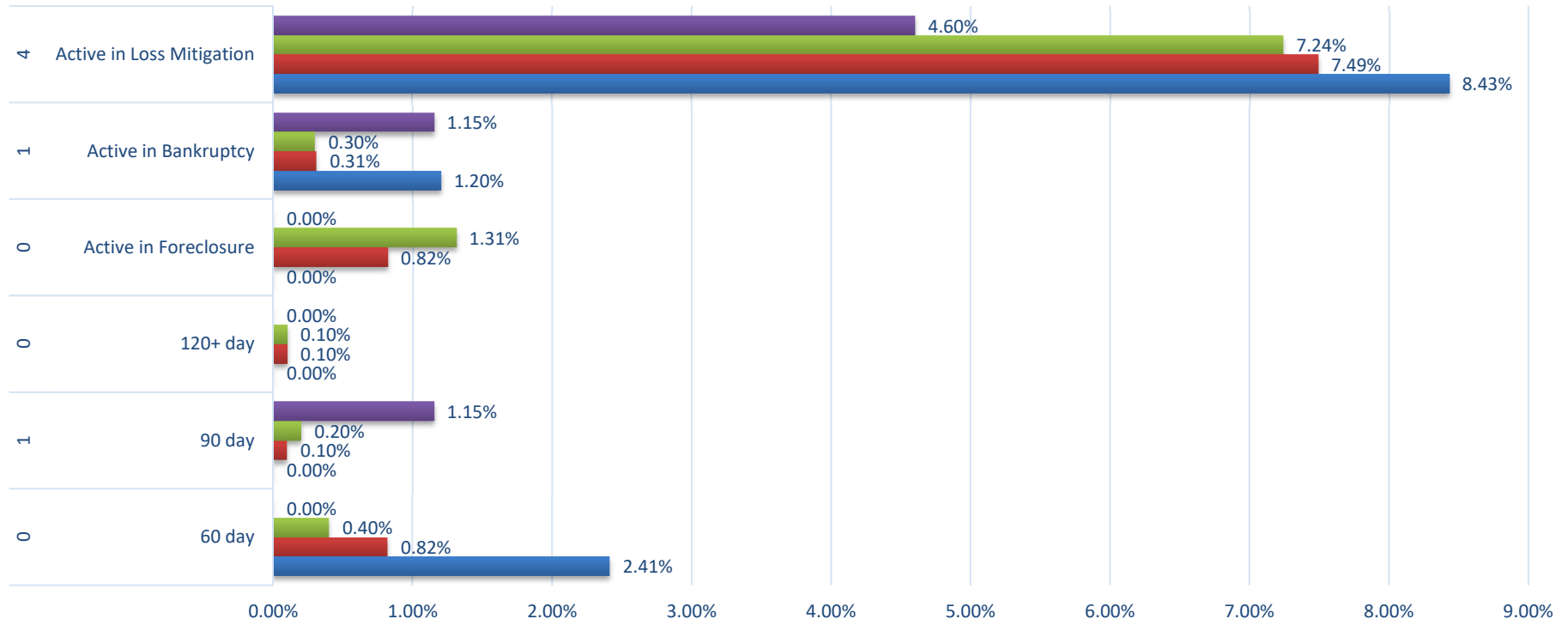


	9	2	2	7	2	69
	60 day	90 day	120+ day	Active in Foreclosure	Active in Bankruptcy	Active in Loss Mitigation
12/31/2022	1.00%	0.10%	0.50%	0.90%	0.40%	8.02%
3/31/2023	0.40%	0.20%	0.10%	1.31%	0.30%	7.24%
6/30/2023	0.82%	0.10%	0.10%	0.82%	0.31%	7.49%
9/30/2023	0.92%	0.21%	0.21%	0.72%	0.21%	7.09%

As of September 30, 2023, the Authority's Government (FHA) - total loan portfolio reflects 973-loans. Month end statistics reflects the following:

- Decrease in Foreclosures, Bankruptcies and Loss Mitigation | ➤ Increase in 60-day, 90-Day, and 120-Day

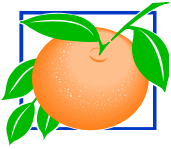
Delinquency Statistics - Conventional (Freddie Mac)



	0	1	0	0	1	4
	60 day	90 day	120+ day	Active in Foreclosure	Active in Bankruptcy	Active in Loss Mitigation
12/31/2022	0.00%	1.15%	0.00%	0.00%	1.15%	4.60%
3/31/2023	0.40%	0.20%	0.10%	1.31%	0.30%	7.24%
6/30/2023	0.82%	0.10%	0.10%	0.82%	0.31%	7.49%
9/30/2023	2.41%	0.00%	0.00%	0.00%	1.20%	8.43%

As of September 30, 2023, the Authority's Conventional (Freddie Mac) - total loan portfolio reflects 83-loans. Month end statistics reflects the following:

- Decrease in 90-Day, 120-Day, Foreclosures, and Loss Mitigation | ➤ Increase in 60-day, and Bankruptcies



W.D. MORRIS
EXECUTIVE DIRECTOR

CONSENT ITEM

BOARD OF DIRECTORS

MEMORANDUM

VERNICE ATKINS-BRADLEY
CHAIR

KENNETH HUGHES
VICE CHAIR

CURTIS HUNTER
BOARD MEMBER

MERCEDES MCCALL
BOARD MEMBER

RAY COLADO
BOARD MEMBER

TO:	OCHFHA Board of Directors
FROM:	W.D. Morris, Executive Director
CONTACT:	Mildred Guzman, Program Operations Administrator
DATE:	October 23, 2023
RE:	MULTI-FAMILY OCCUPANCY REPORT NOVEMBER 1, 2023 - REGULAR BOARD OF DIRECTORS' MEETING

OCCUPANCY REPORT

The Occupancy Report rate for the period of September 23, to October 20, 2023, was 97% for all units, and 94% 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: **9 /23/2023**

EndReportingPeriod: **10/20/2023**

Property: (Status, Address)	Total Units	Occupied Units	Occup. %	Prior Month Occu%	Low Income:			Flag%	Comments
					Occupied Unit	Occup. %	Prior Month Occup.%		
Anderson Oaks, Active 708 Anderson St, Orlando	12	12	100%	100%	12	100%	100%	100%	
Baptist Terrace, Active 414 East Pine Street, Orlando	197	196	99%	99%	145	74%	74%	40%	
Boca Vista (Chantham Harbor Refu 545 Nantucket Court, Altamonte Springs	324	302	93%	89%	66	20%	20%	20%	
Chapel Trace, Active 556 N. Goldenrod Road, Orlando	312	310	99%	100%	310	99%	100%	40%	
Citrus Square, Active 5625 Hickey Dr, Orlando	87	87	100%	99%	87	100%	99%	40%	
Cove at Lady Lake, Active 735 S. Hwy 27/441, Lady Lake	176	159	90%	90%	159	90%	90%	40%	
Dean Woods Place, Active 9808 Dean Woods Place, Orlando	48	47	98%	100%	47	98%	100%	100%	
Delaney, Active 507 Delaney Avenue, Orlando	8	8	100%	100%	8	100%	100%	100%	
Dunwoodie, Active 4213 Dunwoodie Blvd, Orlando	172	170	99%	99%	170	99%	99%	40%	
Emerald Villas (Seville Place), Acti 5450 Cholla Way, Orlando	264	250	95%	93%	250	95%	93%	40%	
Fountains at Millenia Phase II, Acti 5316 Millenia Blvd., Orlando	32	31	97%	97%	31	97%	97%	40%	
Fountains at Millenia Phase III, Acti 5316 Millenia Blvd., Orlando	82	81	99%	100%	81	99%	100%	40%	
Fountains at Millenia Phase IV, Act 5316 Millenia Blvd, Orlando	100	100	100%	100%	100	100%	100%	40%	

Monday, October 23, 2023

Page 1 of 4

Property: (Status, Address)	Total Units	Occupied Units	Occup. %	Prior Month Occu%	Low Income:			Flag%	Comments
					Occupied Unit	Occup. %	Prior Month Occup.%		
Goldenrod Pointe, Active 3500 N Goldenrod Road, Orlando	70	69	99%	97%	69	99%	97%	60%	
Governors Manor, Active 2861 LB McLeod Rd, Orlando	120	120	100%	100%	120	100%	100%	75%	
Green Gables (Alhambra Trace), A 5201 Via Alizar Dr, Orlando	95	91	96%	97%	91	96%	97%	100%	
Kensington Oaks, Active 440 S. Mellonville Ave, Sanford	20	18	90%	95%	18	90%	95%	75%	
Lake Davis, Active 1301 Catherine Street, Orlando	36	34	94%	97%	34	94%	97%	75%	
Lake Jennie Phase I, Active 1301 Santa Barbara Dr, Sanford	25	23	92%	92%	23	92%	92%	75%	
Lake Jennie Phase II, Active 1312 Santa Barbara Dr, Sanford	40	37	93%	98%	37	93%	98%	75%	
Lake Sherwood, Active 1826 London Crest Drive, Orlando	90	89	99%	99%	89	99%	99%	40%	
Lake Weston Pointe, Active 2201 Weston Point Dr, Orlando	240	237	99%	99%	237	99%	99%	100%	
Lakeside Retreat at 27, Active 1403 Old Harbor Blvd., Leesburg	128	120	94%	98%	120	94%	98%	40%	
Lancaster Villas, Active 800 W. Lancaster Rd, Orlando	145	141	97%	95%	141	97%	95%	100%	
Landings at Carver Park, Active 1150 Conley Street, Orlando	56	54	96%	96%	54	96%	96%	40%	
Landings on Millenia, Active 5150 Millenia Boulevard, Orlando	336	330	98%	97%	251	75%	74%	40%	
Landon Pointe, Active 1705 Grande Pointe Avenue, Orlando	276	269	97%	96%	269	97%	96%	40%	
Landon Trace Townhomes (Bucha 1813 Buchanan Bay Circle, Orlando	228	228	100%	100%	228	100%	100%	100%	

Property: (Status, Address)	Total Units	Occupied Units	Occup. %	Prior Month Occu%	Low Income:			Flag%	Comments
					Occupied Unit	Occup. %	Prior Month Occup.%		
Landstar Park, Active 1001 Landstar Drive, Orlando	156	156	100%	100%	156	100%	100%	40%	
Laurel Oaks Phase I (Sleepy Hollo 2700 Laurel Hollow Dr., Leesburg	144	138	96%	95%	138	96%	95%	40%	
Laurel Oaks Phase II (Sleepy Hollo 2700 Laurel Hollow Dr., Leesburg	108	103	95%	97%	103	95%	97%	40%	
Lee Vista Club, Active 5903 Lee Vista Blvd, Orlando	312	312	100%	98%	312	100%	98%	40%	
Mendel Villas, Active 3538 Aristotle Ave, Orlando	32	31	97%	97%	31	97%	97%	100%	
Mill Creek, Active 5087 Commander Drive, Orlando	312	306	98%	99%	306	98%	99%	40%	
Nassau Bay, Active 5200 North Orange Blossom Trail, Orlando	492	489	99%	99%	489	99%	99%	100%	
Oak Harbor, Active 5770 Harbor Chase Circle, Orlando,	176	172	98%	99%	172	98%	99%	20%	
Oviedo Town Center Phase I, Activ 450 Fontana Circle #105, Oviedo	106	106	100%	102%	106	100%	102%	40%	
Oviedo Town Center Phase II, Activ 450 Fontana circle #105, Oviedo	34	34	100%	100%	34	100%	100%	40%	
Oviedo Town Center Phase III, Acti 450 Fontana circle #105, Oviedo	72	70	97%	99%	70	97%	99%	40%	
Oviedo Town Center Phase IV, Acti 450 Fontana Circle #105, Oviedo	24	24	100%	100%	24	100%	100%	40%	
Palm Grove Gardens, Active 3944 W.D. Judge Drive, Orlando	142	135	95%	97%	135	95%	97%	75%	
Pebble Creek, Active 1317 Boulder Dr, Kissimmee	72	72	100%	100%	72	100%	100%	100%	
River Ridge, Active 9957 Hidden River Drive #106, Orlando	160	160	100%	99%	160	100%	99%	40%	

Property: (Status, Address)	Total Units	Occupied Units	Occup. %	Prior Month Occu%	Low Income:			Flag%	Comments
					Occupied Unit	Occup. %	Prior Month Occup. %		
Rolling Acres Phase I, Active 824 CrR 466, Lady Lake	104	97	93%	94%	97	93%	94%	40%	
Rolling Acres Phase II, Active 824 CR 466, Lady Lake	35	34	97%	100%	34	97%	100%	40%	
SouthWinds Cove, Active 3400 Southwinds Cove Way, Leesburg	112	111	99%	97%	90	80%	79%	40%	
Spring Lake Cove Phase I, Active 1508 Spring Lake Cove Lane, Fruitland Park	96	88	92%	93%	73	76%	76%	40%	
Spring Lake Cove Phase II, Active 1508 Spring Lake Cove Lane, Fruitland Park	48	47	98%	94%	47	98%	94%	40%	
Stratford Point, Active 1700 Old England Loop, Sanford	384	382	99%	99%	356	93%	93%	60%	
Summit Crestwood, Active 3121 Crestwood Circle, St. Cloud	216	214	99%	99%	214	99%	99%	40%	
Vista Pines, Active 401 N Chickasaw Trail, Orlando	238	235	99%	100%	235	99%	100%	40%	
Westwood Park, Active 11037 Laguna Bay Dr, Orlando	178	177	99%	99%	177	99%	99%	40%	
Willow Key, Active 5590 Arnold Palmer Dr, Orlando	384	379	99%	99%	379	99%	99%	40%	
Total Units:	7,856								
Current Period Summary:		7,685	97%		7,257	94%			
Prior Period Summary:		7,673	98%		7,258	95%			

Total Number of Properties: 53