ORANGE COUNTY HOUSING FINANCE AUTHORITY

AGENDA PACKAGE

BOARD OF DIRECTORS MEETING

Wednesday, August 5, 2026 | 8:30 A.M.

INTERNAL OPERATIONS CENTER I

450 South Street, Marco Room – Orlando, FL 32801

MEMORANDUM

TO:	Curtis Hunter, Board of Directors, OCHFA, Ray Colado, Board of Directors, OCHFA, Wil Stamper, Board of Directors, OCHFA, Mark Lewis, Board of Directors, OCHFA, Gary Siplin, Board of Directors, OCHFA, Mike Watkins, General Counsel, Greenberg Traurig, P.A., Rhonda Bond-Collins, Bond Counsel, Bryant Miller Olive P.A., 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, Stephanie Taub, Manager, Fiscal & Business Services – Orange County, James Audette, Trustee – US Bank
FROM:	Frantz Dutes, Executive Director
DATE:	July 17, 2026
RE:	**BOARD OF DIRECTORS MEETING AGENDA** AUGUST 5, 2026 BOARD OF DIRECTORS MEETING AGENDA

All, enclosed is the meeting agenda package for the upcoming Orange County Housing Finance Authority Board of Directors meeting scheduled as follows:

Date:	Wednesday, August 5, 2026
Time:	8:30 a.m.
Location:	**Internal Operations Center I** **450 South Street, Marco Room** **Orlando, Florida 32801**

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

BOARD OF DIRECTORS MEETING
August 5, 2026 ~ 8:30 A.M.
Internal Operations Center I
450 E. South Street, Marco Room
Orlando, FL 32801

AGENDA

PUBLIC COMMENT

CONSENT AGENDA

A. GENERAL ADMINISTRATION

1. Adoption of July 15, 2026 Ad Hoc Committee Meeting Minutes

B. EXECUTIVE DIRECTOR'S OFFICE

1. Multi-Family Housing Revenue Bonds Pipeline Report
2. Florida Live Local Act; 99-year Property Tax Exemption
3. Affordability Requirements

C. FINANCIAL MANAGEMENT

1. Acknowledgement of the following: Consolidated Balance Sheet for the Operating Fund; Combined Statement of Revenues/Expenses Changes in Retained Earnings; FY 2026 Operating Fund Comparison of Budget vs. Actual; FY 2026 Operating Fund Comparison of Actual Revenues and Expenses; Summary of OCHFA's Operating Fund Investments
2. Gap Loan Report

D. PROGRAM OPERATIONS

1. Acknowledgement of the Current Status of the Single-Family Homeowner Revenue Bond (HRB) Program and To Be Announced (TBA) Mortgage Loan Program
2. Acknowledgement of the Multi-Family Occupancy Report

DISCUSSION AGENDA

A. EXECUTIVE DIRECTOR

1. No discussion items

B. OTHER BUSINESS

1. None

ORANGE COUNTY
HOUSING FINANCE AUTHORITY

Official Meeting Minutes

Meeting: OCHFA Ad Hoc Committee
Date: July 15, 2026
Location: Internal Operations Center I, 450 South Street Orlando, FL 32801
Time: 8:30 AM

Board Members Present	Board Members Absent	OCHFA Staff	OCHFA Professionals	County Staff
Curtis Hunter Board Chair	Wil Stamper Board Member	Frantz Dutes Executive Director	Mike Watkins Greenberg Traurig, PA	
Ray Colado Vice Chair		Chaynae Price Chief Financial Officer	Rhonda Bond-Collins Brvant Miller Olive, PA	
Mark Lewis Board Member		Shawn Tan Director-Program Operations		
Gary Siplin Board Member		Jennie Mathes Executive Assistant		

Meeting Opened:
There being a quorum, Committee Chair Hunter called the meeting to order at 8:30 AM.

Mr. Dutes thanked the Board Members and staff who attended the 2026 Florida Association of Local Housing Finance Authority (FLALHFA) Conference, held July 8–11, 2026, in Clearwater Beach, Florida. He invited attendees to share any comments or suggestions for improving future conferences with him.

I. Florida Live Local Act; 99-year Property Tax Exemption

Mr. Dutes reviewed the following highlights regarding the Florida Live Local Act

- The Florida Live Local Act utilizes tax incentives, land use policies, publicly owned land tools and other strategic initiatives to produce affordable housing
- In 1999 and 2019, the Act introduced two new property tax exemptions
- In 2025, the Act introduced an additional six new property tax exemptions

He also reviewed the following process for applicants to secure a ninety-nine (99)-year Property Tax Exemption:

- Land Use Restriction Agreement (LURA)
    - Penalty for non-compliance
    - Extended compliance period
- OCHFA amended annual administration fee

At the conclusion of the overview, Mr. Dutes recommended the approval and adoption of an annual compliance fee of ten thousand dollars ($10,000) with an annual increase of three percent (3%) during the ninety-nine (99)-year property tax exemption period. He also recommended a Land Use Restriction Agreement (LURA) amendment fee of one thousand-five hundred dollars ($1,500) for any projects pending that are seeking an amendment.

Committee Member Siplin suggested that, before the Board votes on any new multifamily mortgage revenue bond application, he be given the opportunity to meet with the full development team at the project site. Mr. Dutes stated that while this is not a customary process, Board Members are always encouraged to individually visit projects under consideration. Ms. Bond-Collins reminded the Board that any visit not conducted individually must comply with the Florida Sunshine Law.

Lengthy discussion ensued regarding encouraging small business development, access to applications for multi-family tax exempt bonds received and the Credit Underwriting Report.

Committee Member Siplin also requested a separate meeting with OCHFA's external auditors to better understand the Authority's finance and accounting practices. Mr. Dutes noted that a Finance Committee meeting was scheduled immediately after the August 5, 2026 Board of Directors meeting, during which the upcoming year's budget and finances will be reviewed in full. Committee Chair Hunter asked Committee Member Siplin whether that meeting would be sufficient or whether he preferred a meeting with OCHFA's Chief Financial Officer, Ms. Chaynae Price and Mr. Dutes to address his questions. Committee Member Siplin indicated that he preferred a meeting prior to the upcoming Finance Committee meeting. It was agreed that Ms. Mathes would coordinate the meeting based on the availability of all parties.

Action Requested:
The Ad Hoc Committee recommended approval and adoption of the amendments to the LURA and the updated annual administration fee assessed for multi-family developments that qualify for a 99-year exemption under the Florida Live Local Act at the August 5, 2026 Board of Directors meeting.

Motion:
Committee Chair Hunter asked if there was a motion to approve. Committee Member Colado made a motion to approve, seconded by Committee Member Siplin. Committee Chair Hunter asked if there was any further discussion, there being none, the motion passed.

Action Taken:

Motion/Second:	Aye by voice vote:	Nay by Voice Vote:
R. Colado/R. Siplin	All Present	None

II. OCHFA Affordability Requirements

Mr. Dutes summarized the following points related to OCHFA Affordability Requirements:

- OCHFA Set-Aside Affordability Requirements
- 2026 Income/Rent Limits
- At least twenty percent (20%) of the units must be occupied by tenants earning no more than fifty percent (50%) of the area median income (AMI); or
- At least forty percent (40%) of the units must be occupied by tenants earning no more than sixty percent (60%) of the AMI

The current affordability period required is approximately fifteen (15) years. After careful consideration, staff recommended a fifty (50)-year affordability period.

Action Requested:
The Ad Hoc Committee recommends approval and adoption of a fifty (50)-year affordability period for all new applications received for multi-family mortgage revenue bonds. Pending applications will comply with a thirty (30)-year affordability period or a waiver will be submitted to the Board for consideration.

Motion:
Committee Chair Hunter asked if there was a motion to approve. Committee Member Siplin made a motion to approve, seconded by Committee Member Lewis. Committee Chair Hunter asked if there was any further discussion, there being none, the motion passed.

Action Taken:

Motion/Second:	Aye by voice vote:	Nay by Voice Vote:
G. Siplin/M. Lewis	All Present	None

III. OCHFA Marketing Outreach/Initiatives

Mr. Dutes stated that in response to a request made by the Board at the April 29, 2026 Board of Directors meeting to learn more about the marketing efforts of OCHFA, he reviewed the following initiatives:

- OCHFA Marketing Plan
- First time homebuyer “ecosystem”
- Single family program accomplishments
- Marketing Initiatives
- Marketing vs. Public Relations
- Next steps:
    1. Develop a new website for OCHFA
    2. Prepare an annual newsletter
    3. Implement social media marketing initiatives

Discussion followed led by Committee Chair Hunter regarding the benefits of issuing a Request for Proposal (RFP) for a marketing firm to assist in planning the new website design and any social media campaigns.

There being no further business, Committee Chair Hunter adjourned the meeting at 11:15 AM.

Frantz Dutes
Executive Director

Curtis Hunter
Committee Chair

Minutes prepared by
Jennie Mathes

CONSENT ITEM

MEMORANDUM

TO:	OCHFA BOARD OF DIRECTORS
FROM:	FRANTZ DUTES, EXECUTIVE DIRECTOR
DATE:	JULY 27, 2026
RE:	**MULTI-FAMILY HOUSING MORTGAGE REVENUE BONDS PIPELINE REPORT** AUGUST 5, 2026 REGULAR BOARD OF DIRECTORS MEETING

The Multi-Family Housing Mortgage Revenue Bonds Pipeline Report is attached. As of July 27, 2026, we have 2,407 units in process and a total of $442,718,650 in bonds issued/pending.

ACTION REQUESTED: Information Only

OCHFA MULTI-FAMILY HOUSING MORTGAGE REVENUE BONDS PIPELINE REPORT	July 27, 2026

	Developer	Location	Units	Bond Amount	Application Received	Inducement Approved	TEFRA BCC Approval	Bond Resolution Approved	Total Development Cost	Per Unit Cost	Status
1	Carver Park East, LP	Conley St., SE Intersection of Conley and Jernigan Avenue Orlando, Florida 32805	50	$ 7,845,000	04/16/26				$ 26,228,226	$524,564	Inducement Resolution pending
2	Spira Equity Partners	Stonebridge Landings 7503 Fort Desoto St. Orlando, FL 32822	272	$ 47,000,000	04/13/26	04/29/26	05/19/26		$ 100,490,400	$369,463	Applicant finalizing financial structure
3	Southport Development	Gale Vista 2020 Old Dixie Highway Apopka, FL 32703	100	$ 20,000,000	04/13/26	04/29/26	05/19/26		$ 41,418,696	$414,186	Applicant finalizing financial structure
4	Lincoln Avenue Communities	Clarcona Groves 5462 Clarcona Key Boulevard Orlando Florida 32810	264	$ 28,000,000	01/14/26	03/04/26	04/21/26		$ 101,633,048 *	$384,973 *	Applicant working on financial structure
5	Ulysses Dev. Group	Osprey Sound Phase 2 5453 South Rio Grande Avenue Orlando FL 32839	116	$ 30,000,000	05/28/25	08/06/25	08/26/25		$ 46,441,459 *	$400,357 *	Applicant working on financial structure
6	Standard Palm Grove Venture LP	Palm Grove Garden 3944 WD Judge Drive Orlando FL 32808	142	$ 30,000,000	05/14/25	06/04/25	—	02/04/24	$ 57,914,003	$407,845	Under rehabilitation
7	Crossroads Preservation LP	Crossroads Apartments 4381 Crossroads Court Orlando, FL. 32811	94	$ 25,000,000	05/21/25	06/04/25	—	02/04/24	$ 42,865,455	$456,015	Under rehabilitation
8	Valencia Trace (FL) Owner LP	Valencia Trace 101 Grande Valencia Trace Drive Orlando FL 32825	229	$ 47,000,000	11/12/24	01/08/24	—	11/05/25	$ 77,582,109	$338,787	Under rehabilitation
9	Dominium	The Waters 1255 Plymouth Sorrento Road Apopka FL 32712	180	$ 37,000,000	07/03/23	09/06/23	—	11/06/24	$ 62,938,003	$349,656	Under Construction
10	Lincoln Avenue Capital	52 at Park 3225 West Colonial Drive Orlando FL 32808	300	$ 55,500,000	08/12/21	10/06/21	—	10/04/23	$ 102,402,544	$341,342	Under Construction
11	Wendover Housing	Southwick Commons 461 East 7th Street Apopka FL 32703	192	$ 31,000,000	08/27/21	10/06/21	—	12/06/23	$ 64,786,980	$337,432	Under Construction
12	Lincoln Avenue Capital	Huntington Reserve 2000 Rosecliff Circle Sanford FL 32773	168	$ 34,373,650	07/21/23	09/06/23	—	08/07/24	$ 62,237,897	$370,464	Under rehabilitation
13	Wendover Housing	Catchlight Crossings-Phase III Destination Parkway/Adjacent to the Convention Center	150	$ 25,000,000	04/08/22	10/05/22	—		$ 47,459,974 *	$316,400 *	Applicant working on financial structure
14	Wendover Housing	Catchlight Crossings-Phase IV Destination Parkway/Adjacent to the Convention Center	150	$ 25,000,000	04/08/22	10/05/22	—		$ 47,459,974 *	$316,400 *	Applicant working on financial structure
	Totals:		2,407	$ 442,718,650					$ 881,858,768	$366,373	

NOTES:
*Preliminary-subject to change

ORANGE COUNTY
HOUSING FINANCE AUTHORITY

CONSENT ITEM

TO:	OCHFA BOARD OF DIRECTORS
FROM:	FRANTZ DUTES, EXECUTIVE DIRECTOR
DATE:	JULY 17, 2026
RE:	**FLORIDA LIVE LOCAL ACT; 99 YEAR PROPERTY TAX EXEMPTION** AUGUST 5, 2026 BOARD OF DIRECTORS MEETING

BACKGROUND:

The Florida Live Local Act adopted in 2023 is a Florida law designed to expand affordable housing by pre-empting local zoning, density, and height restrictions for qualifying multi- family and mixed-use developments. The act addresses Florida's housing affordability crisis by enabling developers to construct multi-family and mixed-use projects in commercial, industrial or mixed-use zones without requiring rezoning, special exceptions, or public hearings provided at least forty percent (40%) of the units are affordable for thirty (30) years for households earning up to one hundred twenty percent (120%) of the area median income (AMI). The Act also provides property tax incentives, access to state funding programs and land use pre-emptions to encourage development of workforce housing.

In 2025, the act was amended to include a one hundred percent (100%) property tax exemption for portions of eligible properties used to provide affordable housing, beginning with the January 1 assessment immediately succeeding the date the property was placed in service. To be eligible for this property tax exemption, a multi-family project must previously qualify as new construction, which was substantially completed within two (2) years before the first submission of an application for exemption. The property must contain more than seventy (70) units that are affordable to households below eighty percent (80%) of the AMI.

In addition to these requirements, the property must also be subject to a Land Use Restriction Agreement (LURA) with the Florida Housing Finance Corporation (FHFC) or a Local Housing Finance Authority (HFA) and recorded in the official records of the county in which the property is located that requires that the property be used for ninety-nine (99) years to provide affordable housing to low income households. The LURA must also include a provision for a penalty for ceasing to provide affordable housing under the agreement before the end of the agreement term that is equal to one hundred percent (100%) of the total amount financed by FHFC or local HFA, multiplied by each year remaining in the agreement.

The inclusion of a local HFA in the application process will guarantee changes to the annual administration fee assessed and other related changes to our LURA. To that end, we are recommending an annual compliance fee of ten thousand dollars ($10,000) with an annual increase of three percent (3%) during the property exemption period for all projects that qualify for a ninety-nine (99)-year property tax exemption under the Florida Live Local Act. Additionally, we are recommending the assessment of a LURA amendment fee in the amount of one thousand five hundred dollars ($1,500) for all developers seeking an amendment.

This recommendation was developed in consultation with our Financial Advisor and Bond Counsel. The Ad Hoc Committee recommends approval and adoption of the following item at the August 5, 2026 Board of Directors meeting.

ACTION REQUESTED:

The Ad Hoc Committee recommends approval of the LURA amendments and the updated annual administration fee assessed for multi-family developments that qualify for a ninety-nine (99)-year exemption under the Florda Live Local Act at the August 5, 2026 Board of Directors meeting.

ORANGE COUNTY
HOUSING FINANCE AUTHORITY

CONSENT ITEM

TO:	OCHFA BOARD OF DIRECTORS
FROM:	FRANTZ DUTES, EXECUTIVE DIRECTOR
DATE:	JULY 17, 2026
RE:	**OCHFA AFFORDABILITY REQUIREMENTS** AUGUST 5, 2026 BOARD OF DIRECTORS MEETING

BACKGROUND:

In accordance with Section 142 (d) of the Internal Revenue Code, a residential project financed with tax-exempt bonds must comply with the following minimum affordability requirements:

- At least twenty percent (20%) of the units in the project must be rented to individuals whose income is 50% or less of the area median income (AMI); or
- At least forty percent (40%) of the units in the project must be rented to individuals whose income is sixty percent (60%) or less of the AMI

Area Median Incomes (AMIs) are determined annually for each "Metropolitan Statistical Area" by the U.S. Department of Housing and Urban Development (HUD).

A Land Use Restriction Agreement (LURA) is executed at closing and recorded to ensure compliance with the set-aside requirements for the agreed affordability period. The LURA provided for our Florida Live Local Act agenda item can be used to familiarize yourself with the affordability requirements for each development financed. The current affordability period adopted by the Authority is the latter of fifteen (15) years or when the bonds are paid off. Essentially a rental project financed by the Authority is required to comply with one of the affordability requirements noted above for approximately fifteen (15) years. It is important to note that the Authority generates approximately eighteen percent (18%) of our annual revenues from Issuer Fees assessed to projects during the affordability period.

We recently initiated a review of our current affordability period in consultation with our Financial Advisor and Bond Counsel and concluded that it would be beneficial for the Authority to adopt a fifty (50)-year affordability period. In our opinion this recommendation is aligned with our mission and is consistent with the following objectives:

- Ensures a longer affordability period for our lower income families
- Ensures long term revenue for the Authority
- Ensures consistency with the program objectives of Florida Housing Finance Corporation (HFC) and Local Housing Finance Authorities (HFAs)
- Will not diminish the Authority's competitive advantage within the industry.

The Ad Hoc Committee recommends approval and adoption of the following item at the August 5, 2026 Board of Directors meeting.

ACTION REQUESTED:

The Ad Hoc Committee recommends approval and adoption of a fifty (50)-year affordability period for all new applications received for multi-family mortgage revenue bonds. Pending applications will comply with a thirty (30)-year affordability period or a waiver will be submitted to the Board for consideration.

ORANGE COUNTY
HOUSING FINANCE AUTHORITY

CONSENT ITEM

MEMORANDUM

TO:	OCHFA Board of Directors
FROM:	Frantz Dutes, Executive Director
CONTACT:	Chaynae Price, Chief Financial Officer
DATE:	July 17, 2026
RE:	**OCHFA CONSOLIDATED BALANCE SHEET FOR THE OPERATING FUND FOR THE PERIOD ENDING JUNE 30, 2026** AUGUST 5, 2026 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 4.579% interest income on all investments.

Orange County Housing Finance Authority

Operating Fund Balance Sheet

As of June 30, 2026

		GENERAL FUND	LOW INCOME HOUSING FUND	HOMEOWNERSHIP ASSISTANCE FUND	COMBINED TOTALS
Assets					
	Cash	8,258,310.44	1,544,723.62	1,154,652.57	10,957,686.63
* * * * *	Investments	18,167,693.71	0.00	371,798.17	18,539,491.88
	GNMA/FNMA Securities	14,337,260.66	0.00	0.00	14,337,260.66
	Accounts Receivable	385,364.74	0.00	38,444.00	423,808.74
	Notes Receivable	1,181,645.92	21,700.00	0.00	1,203,345.92
	GF - FHLB GNMA Collateral / Rcvbl	545,378.16	0.00	0.00	545,378.16
	Mortgage Receivable	0.00	249,628.94	3,651,985.50	3,901,614.44
* * * *	Allowance for Doubtful Accounts	0.00	(248,561.89)	(1,370,830.14)	(1,619,392.03)
	Mortgage & GNMA/FNMA Income Receivable	4,486,720.67	0.00	0.00	4,486,720.67
	Deferred FRS Pension Contributions	170,144.00	0.00	0.00	170,144.00
	Interfund Receivable/Payable	9,235,397.11	4,775,793.63	(5,585,578.35)	8,425,612.39
	Prepaid Expenses	7,457.59	0.00	0.00	7,457.59
	Fixed Assets	220,279.97	0.00	0.00	220,279.97
	Total Assets	56,995,652.97	6,343,284.30	(1,739,528.25)	61,599,409.02
Current liabilities:					
	Other Payables	124,345.72	0.00	0.00	124,345.72
	FRS Net Pension Liability	905,370.00	0.00	0.00	905,370.00
	Accounts Payables	392,753.29	0.00	0.00	392,753.29
	Total liabilities	1,422,469.01	0.00	0.00	1,422,469.01
	Retained Earnings Previous Period	53,413,317.78	6,311,064.41	(1,771,662.08)	57,952,720.11
	Net Income (Loss)	2,159,866.18	32,219.89	32,133.83	2,224,219.90
	Total Liabilities & Retained Earnings	56,995,652.97	6,343,284.30	(1,739,528.25)	61,599,409.02

* * * * 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 $158,571.27 difference between the GNMA'S book value and market value recorded at 9/30/2025 (GASB 31).

CONSENT ITEM

MEMORANDUM

TO:	OCHFA Board of Directors
FROM:	Frantz Dutes, Executive Director
CONTACT:	Chaynae Price, Chief Financial Officer
DATE:	July 17, 2026
RE:	**OCHFA COMBINED STATEMENT OF REVENUES, EXPENSES AND CHANGES IN RETAINED EARNINGS FOR THE PERIOD ENDING JUNE 30, 2026** AUGUST 5, 2026 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 9 Periods Ending June 30, 2026

	Operating Fund			
	General Fund	Low Income Hsg Fund	Homeownership Assistance Fund	Current YTD
Revenue:				
Administrative Fees	879,289.87	0.00	0.00	879,289.87
Bond Financing Fees	1,667,791.50	0.00	0.00	1,667,791.50
Gain on the Sale of GNMA's	178,938.15	0.00	0.00	178,938.15
Other Revenue	111,307.73	32,219.89	20,306.09	163,833.71
Investment Income	371,709.98	0.00	8,667.25	380,377.23
Income from Loans, GNMAs	1,058,214.71	0.00	4,717.99	1,062,932.70
Total Revenues	4,267,251.94	32,219.89	33,691.33	4,333,163.16
Expenses				
General and Administrative	1,356,788.80	0.00	1,557.50	1,358,346.30
Intra Fund Expense	716,075.00	0.00	0.00	716,075.00
Other Expenses	34,521.96	0.00	0.00	34,521.96
Total Expenses	2,107,385.76	0.00	1,557.50	2,108,943.26
Net Income (Loss)	2,159,866.18	32,219.89	32,133.83	2,224,219.90
Retained Earnings Beginning of Year	53,413,317.78	6,311,064.41	-1,771,662.08	57,952,720.11
Retained Earnings End of Year	**55,573,183.96**	**6,343,284.30**	**(1,739,528.25)**	**60,176,940.01**

CONSENT ITEM

MEMORANDUM

TO:	OCHFA Board of Directors
FROM:	Frantz Dutes, Executive Director
CONTACT:	Chaynae Price, Chief Financial Officer
DATE:	July 17, 2026
RE:	**OCHFA FISCAL YEAR 2026 OPERATING FUND – COMPARISON OF BUDGET VS. ACTUAL AS OF JUNE 30, 2026** AUGUST 5, 2026 REGULAR BOARD OF DIRECTORS MEETING

Attached for your attention is the comparison of the Budgeted Revenues and Expenses for Fiscal Year 2026 vs. the Actual Revenues and Expenses for the period ending June 30, 2026.

Orange County Housing Finance Authority

Statement of Earnings
For The 9 Periods Ending June 30, 2026

	Fiscal Year 2026 Budget	Year To Date Revenue Received	Budget Remaining YTD	%age Budget Remaining YTD
Revenue:				
2017 SERIES A	$6,890	$3,625	$3,265	47%
2018 SERIES A	$6,655	$3,929	$2,726	41%
2020 SERIES A	$1,116	$4,581	($3,465)	-311%
2020 SERIES B	$151,411	$83,465	$67,946	45%
2023 SERIES A	$22,541	$11,500	$11,041	49%
2024 SERIES A	$22,061	$17,668	$4,393	20%
LEE VISTA APARTMENTS	$27,765	$26,265	$1,500	5%
COVE AT LADY LAKE	$18,540	$18,090	$450	2%
LAKESIDE POINTE APARTMENTS	$13,995	$13,800	$195	1%
LAUREL OAKS I	$21,330	$3,490	$17,840	84%
LAUREL OAKS II	$19,710	$3,225	$16,485	84%
FOUNTAINS @ MILLENIA II	$10,000	$10,000	$0	0%
FOUNTAINS @ MILLENIA III	$10,000	$10,000	$0	0%
FOUNTAINS @ MILLENIA IV	$10,275	$10,063	$213	2%
SOUTHWINDS	$13,625	$12,750	$875	6%
CHATHAM HARBOR APTS	$68,040	$68,040	$0	0%
LAKE SHERWOOD APARTMENTS	$14,010	$6,915	$7,095	51%
OAK HARBOR APARTMENTS	$19,380	$19,260	$120	1%
RIVER RIDGE APARTMENTS	$25,260	$12,465	$12,795	51%
SEVILLE PLACE APARTMENTS	$17,340	$16,905	$435	3%
NASSAU BAY APARTMENTS	$62,100	$76,580	($14,480)	-23%
BUCHANAN BAY	$36,256	$17,959	$18,298	50%
WESTWOOD PARK APTS	$49,200	$24,581	$24,620	50%
VISTA PINES APTS	$65,649	$65,582	$68	0%
LAKE WESTON POINT APTS	$48,789	$24,212	$24,577	50%
CHAPEL TRACE APARTMENTS	$36,459	$18,090	$18,369	50%
BAPTIST TERRACE APARTMENTS	$31,213	$15,495	$15,718	50%
SOMERSET LANDINGS	$31,800	$15,818	$15,982	50%
LAKE COUNTY	$55,500	$55,500	$0	0%
52 AT PARK	$83,250	$41,625	$41,625	50%
SOUTHWICK COMMONS	$93,000	$46,500	$46,500	50%
SILVER LAKES VILLAGE	$39,300	$26,200	$13,100	33%
SANDPIPER GLEN	$0	$69,620	($69,620)	
VALENCIA TRACE APARTMENTS	$0	$25,494	($25,494)	
BOND FINANCING FEES	$337,500	$1,667,792	($1,330,292)	-394%
GAIN ON SALE OF GNMA'S	$10,000	$178,938	($168,938)	-1689%
OTHER REVENUES	$548,515	$163,834	$384,682	70%
INV INCOME	$308,635	$120,061	$188,574	61%
INV INCOME US TREASURIES	$74,771	$260,316	($185,545)	-248%
FHLB HELD SECURITIES GNMA/FNMA INCOME	$20,508	$131,809	($111,301)	-543%
INTEREST INCOME ON WESTLAKES PHASE I	$7,500	$4,434	$3,066	41%
INTEREST INCOME HANNIBAL SQUARE	$9,000	$27,000	($18,000)	-200%
GNMA/FNMA INCOME	$757,893	$464,368	$293,525	39%
MASTER ACC FUND GNMA/FNMA INCOME	$0	$430,603	($430,603)	
2006 A DPA MORTGAGE INTEREST	$600	$13	$587	98%
2006 A 1 DPA MORTGAGE INTEREST	$2,100	$2	$2,098	100%
2007 A DPA MORTGAGE INTEREST	$10,000	$2,394	$7,606	76%
2007 B DPA MORTGAGE INTEREST	$10,000	$2,276	$7,724	77%
2009 A NIBP DPA MORTGAGE INTEREST	$1,800	$32	$1,768	98%
	$3,231,283	$4,333,163	($1,101,880)	-34%

	Fiscal Year 2026 Budget	Year To Date Expenses Incurred	Budget Remaining YTD	%age Budget Remaining YTD
Costs and expenses:				
SALARIES AND WAGES	$975,614	$666,791	$308,823	32%
SHIPPING	$3,000	$1,404	$1,596	53%
TRAVEL/CONFERENCE/ TRAINING	$60,000	$45,903	$14,097	23%
CASUAL LABOR/STUDENT ASST.	$2,500	$0	$2,500	100%

	OFFICE MAINTENANCE	$20,000	$12,722	$7,278	36%
	BUILDING MAINTENANCE	$17,600	$17,926	($326)	-2%
	TELEPHONE	$20,000	$11,897	$8,103	41%
	POSTAGE	$2,000	$1,224	$776	39%
	OFFICE SUPPLIES	$4,500	$3,186	$1,314	29%
	OFFICE FURNITURE	$1,000	$940	$60	6%
	PUBLICATIONS	$3,500	$871	$2,629	75%
	PRINTING/ANNUAL REPORT	$4,500	$0	$4,500	100%
	EQUIPMENT / COMPUTER / PRINTER	$6,500	$9,930	($3,430)	-53%
	MARKETING	$37,000	$27,500	$9,500	26%
	CONTRACTOR SERVICES	$25,000	$12,437	$12,563	50%
	SEMINARS/EDUCATION	$10,000	$2,294	$7,706	77%
	EMPLOYEE BENEFITS HEALTH/LIFE	$185,000	$134,683	$50,317	27%
	UNEMPLOYMENT COMPENSATION	$2,000	$0	$2,000	100%
	OTHER INSURANCE & TAXES	$1,200	$1,262	($62)	-5%
	ANNUAL AUDIT	$54,000	$54,000	$0	0%
	LEGAL ADVERTISING	$6,000	$3,897	$2,103	35%
	LEGAL FEES	$12,500	$0	$12,500	100%
	MEMBERSHIP	$9,000	$7,275	$1,725	19%
	PAYROLL TAXES	$74,634	$55,969	$18,665	25%
	MISCELLANEOUS EXPENSE	$6,000	$3,140	$2,860	48%
	LOSS ON DPA FORECLOSURES	$6,000	$0	$6,000	100%
	FLORIDA RETIREMENT SYSTEM	$136,879	$120,319	$16,559	12%
	457 DEFERRED COMP EMPLOYER CONTRIBUTION EXP	$48,781	$46,312	$2,469	5%
	LIMITED HRA	$10,500	$10,223	$277	3%
	TERM LEAVE	$20,000	$0	$20,000	100%
	FILE STORAGE	$3,000	$2,525	$475	16%
	LOCAL MILEAGE REIMBURSEMENT	$2,000	$63	$1,937	97%
	EQUIPMENT MAINTENANCE	$5,000	$3,865	$1,135	23%
	INSURANCE COVERAGES	$77,000	$60,364	$16,636	22%
	RESERVE FOR REPLACEMENT BLDG	$5,000	$0	$5,000	100%
	FHLB LOAN INTEREST COLLATERAL EXP	$0	$225	($225)	
	TRANSFER OUT	$0	$716,075	($716,075)	
	FINANCIAL ADVISORY SERVICES	$6,000	$2,100	$3,900	65%
	PERFORMACE AWARD PROGRAM	$100,207	$33,743	$66,464	66%
	ADMINISTRATIVE EXP. TRUSTEE	$0	$3,358	($3,358)	
	CUSTODY FEE	$4,000	$0	$4,000	100%
	ADMIN EXPENSE BANK/TRUSTEE	$4,000	$0	$4,000	100%
	REBATE FEE EXPENSE	$4,000	$0	$4,000	100%
	OPERATING CONTINGENCY RESERVE	$25,000	$0	$25,000	100%
	LOSS ON SALE	$0	$34,522	($34,522)	
		$2,000,414	$2,108,943	($108,529)	-5%

ORANGE COUNTY
HOUSING FINANCE AUTHORITY

CONSENT ITEM

MEMORANDUM

TO:	OCHFA Board of Directors
FROM:	Frantz Dutes, Executive Director
CONTACT:	Chaynae Price, Chief Financial Officer
DATE:	July 17, 2026
RE:	**OCHFA FISCAL YEAR 2026, OPERATING FUND – COMPARISON OF ACTUAL REVENUES AND EXPENSES FOR THE PERIODS ENDING JUNE 30, 2025 AND JUNE 30, 2026** AUGUST 5, 2026 REGULAR BOARD OF DIRECTORS MEETING

Attached for your review is the comparison of the Actual Revenues and Expenses for the periods ending June 30, 2025 and June 30, 2026.

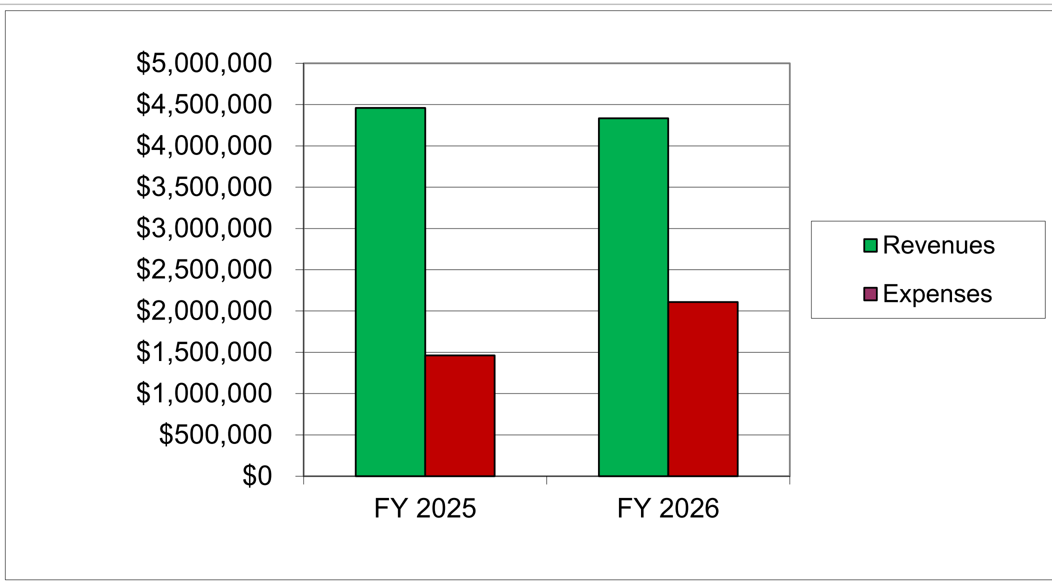
Attachments

Actual Revenues and Expenses Comparison
For the Period Ending June 30, 2026

	FY 2025	FY 2026	% Δ
Revenues	$4,459,078	$4,333,163	-3%
Expenses	$1,462,851	$2,108,943	44%

Revenues slightly decreased this year compared with last year. This is driven by less bond financing fees in FY 2026 vs FY 2025. The overall change in revenues is -3%.

Overall, general operating expenses increased this year compared to last year due to a transfer to single family for cost of issuance for 2025-A bonds. The overall change in expenses is 44%.



ORANGE COUNTY
HOUSING FINANCE AUTHORITY

CONSENT ITEM

MEMORANDUM

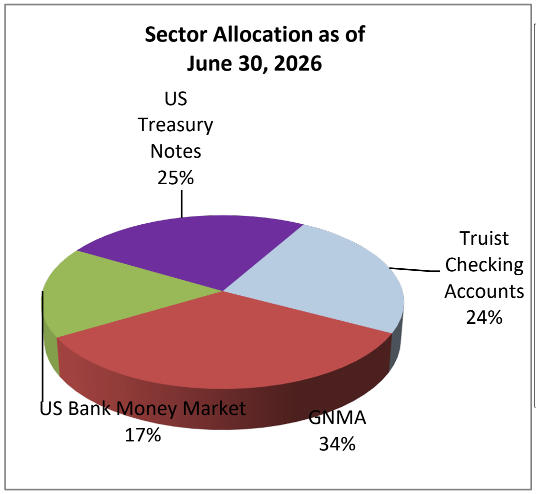
TO:	OCHFA Board of Directors
FROM:	Frantz Dutes, Executive Director
CONTACT:	Chaynae Price, Chief Financial Officer
DATE:	July 17, 2026
RE:	**SUMMARY OF OCHFA'S OPERATING FUND INVESTMENTS** AUGUST 5, 2026 REGULAR BOARD OF DIRECTORS MEETING

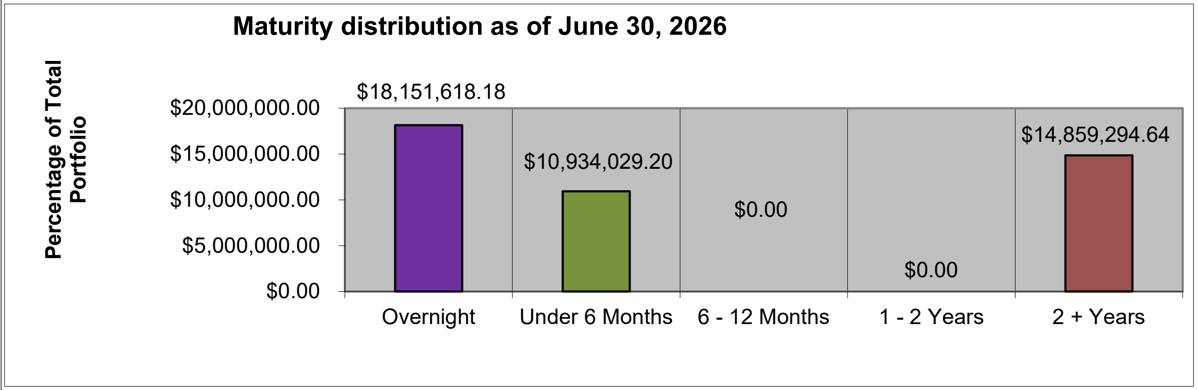
As of June 30, 2026 the total investments in the Operating Fund of the Orange County Housing Finance Authority was $43,944,942.02 producing an average yield of 4.579% as shown in the Summary of Accounts. If you have any questions on this matter do not hesitate to ask me.

Attachments

Orange County Housing Finance Authority
Summary of Accounts
as of June 30, 2026

Account	Institution	Ending Balance[1]	Net Interest Earned	Average Yield (Annualized)
Operating Fund	Truist Bank	$8,005,350.58	$15,221.38	3.0000%
Low Income Housing Fund	Truist Bank	$1,544,723.62	$3,193.15	3.0000%
Homeownership Assistance Fund	Truist Bank	$1,154,652.57	$2,181.02	3.0000%
Custody Account	US Bank Money Market	$6,439,890.53	$12,520.96	3.1800%
Custody Account	US Treasury Notes	$10,934,029.20	$58,213.75	2.9400%
Custody Account	GNMA - OCHFA Investment	$14,337,260.64	$60,043.27	5.0700%
Custody Account	US Bank Money Market /NIBP	$371,798.17	$1,081.35	3.1800%
Custody Account	US Bank Money Market /Turnkey	$635,202.71	$1,713.63	3.1800%
FHLB Collateral	FHLBank Atlanta	$522,034.00	$13,522.95	4.4000%
Total		$43,944,942.02	$167,691.46	4.579%





Liquidity **$18,151,618.18**

Note:
1. Ending Bal., Net Int. Earned, Avg. Yields shown above are recorded directly from month-end accts statements provided by respective institutions.

CONSENT ITEM

MEMORANDUM

TO:	OCHFA Board of Directors
FROM:	Frantz Dutes, Executive Director
CONTACT:	Chaynae Price, Chief Financial Officer
DATE:	July 17, 2026
RE:	**GAP LOAN REPORT** AUGUST 5, 2026 REGULAR BOARD OF DIRECTORS MEETING

Attached for your review is our Gap Loan Report. This analysis shows all Gap Loans outstanding and Hannibal Square Community Land Trust.

Attachments

Gap Loan Report

Loan Analysis: July 17, 2026

BORROWER	PRINCIPAL	COLLATERAL*	CURRENT BALANCE	MATURITY DATE
Hannibal Square Community Land Trust	$600,000.00	$252,883.91	$347,116.09	10/31/2027
*original collateral of $300,000 reduced due to payments deducted				
Lift Orlando / West Lakes Phase I	$750,000.00	-	$581,645.92	12/1/2048
Grand Avenue Economic Community Development Corp.	$58,708.12	-	$43,367.05	9/1/2038
Outstanding Gap Loans			$972,129.06	

CONSENT ITEM

MEMORANDUM

TO:	OCHFA Board of Directors
FROM:	Frantz Dutes, Executive Director
CONTACT:	Shawn Tan, Director Program Operations
DATE:	July 24, 2026
RE:	**STATUS REPORT: 2025-A HOMEOWNER REVENUE BOND PROGRAM; TBA "TURNKEY" MORTGAGE LOAN PROGRAM** AUGUST 5, 2026, REGULAR BOARD OF DIRECTORS MEETING.

2025-A HOMEOWNER REVENUE BOND PROGRAM

The **Authority's SERIES 2025-A Homeowner Revenue Bonds (HRB) Program** was authorized by the Board on August 6, 2025 for the aggregate principal amount not-to-exceed FIFTEEN MILLION FIVE HUNDRED FIFTY THOUSAND DOLLARS (**$15,550,000**) of Homeowner Revenue Bond Program proceeds. The Board authorized Staff to begin a pipeline of loans for future issuance. The 2025-A (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	6.25%	1%

Commencing from the initial reservation date, there is an aggregate total of Twenty Three Million Five Hundred Eighty Five Thousand Four Hundred Eighty-Eight Dollars (**$23,585,488**) financed by the Single-Family Acquisition, and Single-Family Custody Account.

As of July 21, 2026:
- Eighty-Two(**82)** loans were originated: **80**-FHA; **2**-VA; **0**-USDA-RD.
- The Authority's 2025A DPA program has financed or committed an aggregate total of: Eight Hundred Twenty Thousand Dollars (**$820,000**).

The Reservation Period start date was **December 17, 2025**, and Final Delivery end date is **December 15, 2026**.

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-Two Million Six Hundred Fourteen Thousand Seven Hundred Thirty-Nine Dollars ($22,614,739) have been financed. The Down Payment Assistance is currently at $7,500 and is a 30 year deferred loan with 0% interest.

As of July 21, 2026:
- One Hundred Twenty-Five (125) loans were Originated
- Financed or committed an aggregate total of Nine Hundred Thirty-Seven Thousand Five Hundred Dollars ($937,500) in Down Payment Assistance

ACTION REQUESTED: For information only

Orange County HFA
Demographic Analysis Report
2025A SF Program

ORIGINATION SUMMARY REPORT

ORIGINATOR	LOANS	$ AMOUNT	% OF TOTAL
Acrisure Mortgage, LLC	2	662,773	2.44%
Atlantic Bay Mortgage Group, LLC.	2	628,829	2.44%
CalCon Mutual Mortgage, LLC dba Arbor Home Loans	2	622,516	2.44%
Centennial Bank	2	549,856	2.44%
Cornerstone First Mortgage, LLC	5	1,344,980	6.10%
CrossCountry Mortgage, LLC.	9	2,499,727	10.98%
Everett Financial, Inc.	1	274,928	1.22%
Fairway Independent Mortgage Corporation	3	909,007	3.66%
Guaranteed Rate, Inc.	1	391,773	1.22%
Guild Mortgage Company LLC	6	1,806,768	7.32%
Lower, LLC	3	803,877	3.66%
Movement Mortgage, LLC	6	1,763,207	7.32%
New American Funding, LLC	4	1,164,974	4.88%
NewRez LLC	1	294,566	1.22%
Novus Home Mortgage is a division of Ixonia Bank	8	2,217,591	9.76%
Planet Home Lending, LLC	3	883,697	3.66%
PrimeLending, a Plains Capital Company	1	314,204	1.22%
SouthState Bank, National Association	1	412,214	1.22%
The Mortgage Firm Inc	5	1,628,950	6.10%
Waterstone Mortgage Corporation	17	4,411,051	20.73%
TOTAL	**82**	**$ 23,585,488**	**100.00%**

CITY SUMMARY

CITY	LOANS	$ AMOUNT	% OF TOTAL
Altamonte Springs	3	723,551	3.66%
Apopka	3	864,481	3.66%
Casselberry	2	564,584	2.44%
Chuluota	2	697,629	2.44%
Clermont	2	543,471	2.44%
Eustis	3	775,124	3.66%
Fruitland Park	3	687,907	3.66%
Groveland	1	315,643	1.22%
Kissimmee	11	3,343,065	13.41%
Lady Lake	1	185,576	1.22%
Lake Mary	1	378,026	1.22%
Leesburg	1	185,388	1.22%
Longwood	2	707,940	2.44%
Ocoee	1	343,660	1.22%
Orlando	32	9,362,240	39.02%
Oviedo	1	272,964	1.22%
Saint Cloud	4	1,229,320	4.88%
Sanford	7	1,827,185	8.54%
Sorrento	1	273,349	1.22%
Tavares	1	304,385	1.22%
TOTAL	**82**	**$ 23,585,488**	**100.00%**

COUNTY SUMMARY

COUNTY	LOANS	$ AMOUNT	% OF TOTAL
Lake	9	2,219,250	10.98%
Orange	45	12,990,722	54.88%
Osceola	13	3,946,924	15.85%
Seminole	15	4,428,592	18.29%
TOTAL	**82**	**$ 23,585,488**	**100.00%**

HOUSEHOLD ANNUAL INCOME REPORT

ANNUAL INCOME	LOANS	% OF TOTAL
$15,000-$29,999	2	2.44%
$30,000-$44,999	1	1.22%
$45,000-$59,999	10	12.20%
$60,000-$74,999	17	20.73%
$75,000-$89,999	27	32.93%
$90,000-$104,999	18	21.95%
$105,000-$119,999	6	7.32%
$120,000-$134,999	1	1.22%
TOTAL	**82**	**100.00%**

HOUSEHOLD SIZE REPORT

HOUSEHOLD SIZE	LOANS	% OF TOTAL
1 - One person	33	40.24%
2 - Two persons	26	31.71%
3 - Three persons	14	17.07%
4 - Four persons	7	8.54%
5 - Five persons	2	2.44%
TOTAL	**82**	**100.00%**

LOAN AMOUNT REPORT

LOAN AMOUNT	LOANS	% OF TOTAL
$150,000-$175,000	3	3.66%
$175,000-$200,000	5	6.10%
$200,000-$225,000	7	8.54%
$225,000-$250,000	4	4.88%
$250,000-$275,000	15	18.29%
$275,000-$300,000	11	13.41%
$300,000-$325,000	19	23.17%
$325,000-$350,000	6	7.32%
$350,000-$375,000	6	7.32%
$375,000-$400,000	4	4.88%
$400,000+	2	2.44%
TOTAL	**82**	**100.00%**

PURCHASE PRICE REPORT

PURCHASE PRICE	LOANS	% OF TOTAL
$150,000-$175,000	1	1.22%
$175,000-$200,000	5	6.10%
$200,000-$225,000	6	7.32%
$225,000-$250,000	3	3.66%
$250,000-$275,000	14	17.07%
$275,000-$300,000	11	13.41%
$300,000-$325,000	17	20.73%
$325,000-$350,000	9	10.98%
$350,000-$375,000	6	7.32%
$375,000-$400,000	8	9.76%
$400,000+	2	2.44%
TOTAL	**82**	**100.00%**

LOAN TYPE REPORT

LOAN TYPE	LOANS	% OF TOTAL
FHA	80	97.56%
VA	2	2.44%
TOTAL	**82**	**100.00%**

PROPERTY TYPE REPORT

PROPERTY TYPE	LOANS	% OF TOTAL
1 Unit Single Family Detached	67	81.71%
Condominium	3	3.66%
Duplex w/approval	1	1.22%
Townhouse	11	13.41%
TOTAL	**82**	**100.00%**

CATEGORY TYPE REPORT

TYPE	LOANS	% OF TOTAL
Existing	78	95.12%
New	4	4.88%
Unspecified	0	0.00%
TOTAL	**82**	**100.00%**

TARGET/NON TARGET REPORT

TYPE	LOANS	$ AMOUNT	% OF TOTAL
TARGET	6	1,750,261	7.32%
NON TARGET	76	21,835,227	92.68%
TOTAL	**82**	**$ 23,585,488**	**100.00%**

INTEREST RATE RANGES REPORT

RATE	LOANS	% OF TOTAL
5.7500% - 5.9900%	9	10.98%
6.0000% - 6.2400%	46	56.10%
6.2500% - 6.4900%	27	32.93%
TOTAL	**82**	**100.00%**

FIRST TIME HOMEBUYER REPORT

FIRST TIME HOMEBUYER	LOANS	% OF TOTAL
No	0	0.00%
Yes	82	100.00%
TOTAL	**82**	**100.00%**

ADDITIONAL / ASSISTANCE

ADDTL MTG PROGRAM \ PRIMARY MTG PROGRAM	LOANS	LOAN AMOUNT	AVG LOAN AMOUNT
OCHFA DPA \ 2024A SF Program	82	$820,000	$10,000.00

GENDER REPORT

GENDER	LOANS	% OF TOTAL
MALE	38	46.34%
FEMALE	44	53.66%
NONBINARY	0	0.00%
UNDISCLOSED	0	0.00%
TOTAL	**82**	**100.00%**

RACE REPORT

DESCRIPTION	LOANS	% OF TOTAL
American Indian/ Alaskan Native & Black/ African American	1	1.22%
Asian Indian	1	1.22%
Black/ African American	17	20.73%
Black/African American & White	1	1.22%
Declined to Respond	7	8.54%
White	55	67.07%
TOTAL	**82**	**100.00%**

ETHNICITY REPORT

ETHNICITY	LOANS	$ AMOUNT	% OF TOTAL
HISPANIC	36	10,317,821	43.90%
NON HISPANIC	42	12,233,004	51.22%
Declined to Respond	4	1,034,663	4.88%
TOTAL	**82**	**$ 23,585,488**	**100.00%**

RACE BY ETHNICITY REPORT

RACE	LOANS	% OF TOTAL	HISPANIC	NON HISPANIC	DECLINE TO RESPOND
American Indian/ Alaskan Native & Black/ African American	1	1.22%	1	0	0
Asian Indian	1	1.22%	0	1	0
Black/ African American	17	20.73%	2	15	0
Black/African American & White	1	1.22%	0	1	0
Declined to Respond	7	8.54%	3	1	3
White	55	67.07%	30	24	1
TOTAL	**82**	**100.00%**	**36**	**42**	**4**

PIPELINE REPORT

PROGRAM PIPELINE	LOANS	$ AMOUNT	% OF TOTAL
Reservation	3	782,132	3.66%
UW Certification	3	901,861	3.66%
eHP Compliance	4	1,202,286	4.88%
Purchased/Servicer	3	721,292	3.66%
Pooled	0	-	0.00%
Investor/Trustee	69	19,977,917	84.15%
TOTAL	**82**	**$ 23,585,488**	**100.00%**

PROGRAM SUMMARY

AVERAGE PRINCIPAL MORTGAGE:	$ 287,627.90
AVERAGE PURCHASE PRICE:	$ 295,075.16
AVERAGE DPA AMOUNT:	$ 10,000.00
AVERAGE AGE OF PRIMARY BORROWER:	38
AVERAGE HOUSEHOLD SIZE:	2
AVERAGE EMPLOYED IN HOUSEHOLD:	1
AVERAGE HOUSEHOLD ANNUAL INCOME:	$ 79,534.19

07/21/2026

Orange County HFA
Demographic Analysis Report
Freddie Mac Program

ORIGINATION SUMMARY REPORT

ORIGINATOR	LOANS	$ AMOUNT	% OF TOTAL
Acrisure Mortgage, LLC	5	1,042,905	4.00%
Atlantic Bay Mortgage Group, LLC.	2	335,620	1.60%
Bank of England	3	597,475	2.40%
Centennial Bank	2	357,100	1.60%
Christensen Financial, Inc.	6	1,030,755	4.80%
Columbus Capital Lending LLC	1	124,925	0.80%
Envoy Mortgage, Ltd	3	491,810	2.40%
Equity Prime Mortgage, LLC	1	150,350	0.80%
Everett Financial, Inc.	2	227,200	1.60%
Fairway Independent Mortgage Corporation	14	2,373,761	11.20%
Guaranteed Rate, Inc.	1	116,850	0.80%
Hamilton Group Funding, Inc.	1	142,590	0.80%
Land Home Financial Services, Inc.	8	1,538,224	6.40%
Movement Mortgage, LLC	1	135,800	0.80%
New American Funding, LLC	11	2,098,607	8.80%
Waterstone Mortgage Corporation	64	11,850,767	51.20%
TOTAL	**125**	**$ 22,614,739**	**100.00%**

CITY SUMMARY

CITY	LOANS	$ AMOUNT	% OF TOTAL
Altamonte Springs	4	534,850	3.20%
Apopka	9	1,606,556	7.20%
Casselberry	3	480,650	2.40%
Clermont	1	106,400	0.80%
Eustis	2	345,303	1.60%
Fern Park	1	256,080	0.80%
Fruitland Park	3	579,963	2.40%
Kissimmee	18	3,427,840	14.40%
Leesburg	1	189,150	0.80%
Longwood	1	189,053	0.80%
Maitland	2	329,063	1.60%
Mascotte	1	204,188	0.80%
Mount Dora	1	169,750	0.80%
Ocoee	3	657,810	2.40%
Orlando	53	9,133,375	42.40%
Oviedo	2	474,650	1.60%
Saint Cloud	7	1,614,250	5.60%
Sanford	4	719,720	3.20%
Sorrento	2	469,828	1.60%
Tavares	3	570,750	2.40%
Winter Park	2	226,195	1.60%
Winter Springs	2	329,315	1.60%
TOTAL	**125**	**$ 22,614,739**	**100.00%**

COUNTY SUMMARY

COUNTY	LOANS	$ AMOUNT	% OF TOTAL
Lake	14	2,635,332	11.20%
Orange	71	12,459,599	56.80%
Osceola	22	4,427,490	17.60%
Seminole	18	3,092,318	14.40%
TOTAL	**125**	**$ 22,614,739**	**100.00%**

HOUSEHOLD ANNUAL INCOME REPORT

ANNUAL INCOME	LOANS	% OF TOTAL
$15,000-$29,999	2	1.60%
$30,000-$44,999	41	32.80%
$45,000-$59,999	48	38.40%
$60,000-$74,999	25	20.00%
$75,000-$89,999	8	6.40%
$90,000-$104,999	1	0.80%
TOTAL	**125**	**100.00%**

HOUSEHOLD SIZE REPORT

HOUSEHOLD SIZE	LOANS	% OF TOTAL
1 - One person	50	40.00%
2 - Two persons	35	28.00%
3 - Three persons	20	16.00%
4 - Four persons	14	11.20%
5 - Five persons	4	3.20%
6 - Six persons	2	1.60%
TOTAL	**125**	**100.00%**

LOAN AMOUNT REPORT

LOAN AMOUNT	LOANS	% OF TOTAL
$50,000-$75,000	2	1.60%
$75,000-$100,000	2	1.60%
$100,000-$125,000	13	10.40%
$125,000-$150,000	16	12.80%
$150,000-$175,000	26	20.80%
$175,000-$200,000	20	16.00%
$200,000-$225,000	25	20.00%
$225,000-$250,000	12	9.60%
$250,000-$275,000	7	5.60%
$275,000-$300,000	1	0.80%
$300,000-$325,000	1	0.80%
TOTAL	**125**	**100.00%**

PURCHASE PRICE REPORT

PURCHASE PRICE	LOANS	% OF TOTAL
$50,000-$75,000	1	0.80%
$75,000-$100,000	3	2.40%
$100,000-$125,000	7	5.60%
$125,000-$150,000	13	10.40%
$150,000-$175,000	21	16.80%
$175,000-$200,000	23	18.40%
$200,000-$225,000	26	20.80%
$225,000-$250,000	22	17.60%
$250,000-$275,000	5	4.00%
$275,000-$300,000	2	1.60%
$300,000-$325,000	2	1.60%
TOTAL	**125**	**100.00%**

LOAN TYPE REPORT

LOAN TYPE	LOANS	% OF TOTAL
FreddieMac 80% AMI	40	32.00%
FreddieMac HFA Advantage	70	56.00%
FreddieMac OVER 80% AMI	15	12.00%
TOTAL	**125**	**100.00%**

PROPERTY TYPE REPORT

PROPERTY TYPE	LOANS	% OF TOTAL
1 Unit Single Family Detached	87	69.60%
Condominium	30	24.00%
Duplex w/approval	4	3.20%
Rowhouse	1	0.80%
Townhouse	3	2.40%
TOTAL	**125**	**100.00%**

CATEGORY TYPE REPORT

TYPE	LOANS	% OF TOTAL
Existing	122	97.60%
New	3	2.40%
Unspecified	0	0.00%
TOTAL	**125**	**100.00%**

TARGET/NON TARGET REPORT

TYPE	LOANS	$ AMOUNT	% OF TOTAL
TARGET	4	609,580	3.20%
NON TARGET	121	22,005,159	96.80%
TOTAL	**125**	**$ 22,614,739**	**100.00%**

INTEREST RATE RANGES REPORT

RATE	LOANS	% OF TOTAL
2.7500% - 2.9900%	4	3.20%
3.0000% - 3.2400%	5	4.00%
3.2500% - 3.4900%	19	15.20%
3.5000% - 3.7400%	5	4.00%
3.7500% - 3.9900%	6	4.80%
4.0000% - 4.2400%	2	1.60%
4.2500% - 4.4900%	2	1.60%
4.5000% - 4.7400%	14	11.20%
4.7500% - 4.9900%	11	8.80%
5.0000% - 5.2400%	3	2.40%
5.2500% - 5.4900%	38	30.40%
5.5000% - 5.7400%	7	5.60%
7.0000% - 7.2400%	1	0.80%
7.2500% - 7.4900%	6	4.80%
7.5000% - 7.7400%	2	1.60%
TOTAL	**125**	**100.00%**

FIRST TIME HOMEBUYER REPORT

FIRST TIME HOMEBUYER	LOANS	% OF TOTAL
No	2	1.60%
Yes	123	98.40%
TOTAL	**125**	**100.00%**

ADDITIONAL / ASSISTANCE

ADDTL MTG PROGRAM \ PRIMARY MTG PROGRAM	LOANS	LOAN AMOUNT	AVG LOAN AMOUNT
AIS \ Freddie Mac Program	21	$ 33,500.00	$1,595.24
OCHFA BOND DPA \ Freddie Mac Program	1	$ 7,500.00	$7,500.00
OCHFA TBA DPA \ Freddie Mac Program	125	$ 945,000.00	$7,560.00

GENDER REPORT

GENDER	LOANS	% OF TOTAL
MALE	70	56.00%
FEMALE	55	44.00%
NONBINARY	0	0.00%
UNDISCLOSED	0	0.00%
TOTAL	**125**	**100.00%**

RACE REPORT

DESCRIPTION	LOANS	% OF TOTAL
American Indian/ Alaskan Native & Black/ African American	1	0.80%
Asian Indian	1	0.80%
Black/ African American	24	19.20%
Black/African American & White	2	1.60%
Chinese	1	0.80%
Declined to Respond	4	3.20%
Other	9	7.20%
White	83	66.40%
TOTAL	**125**	**100.00%**

ETHNICITY REPORT

ETHNICITY	LOANS	$ AMOUNT	% OF TOTAL
HISPANIC	46	8,376,917	36.80%
NON HISPANIC	74	13,273,277	59.20%
Declined to Respond	5	964,545	4.00%
TOTAL	**125**		**100.00%**

RACE BY ETHNICITY REPORT

RACE	LOANS	% OF TOTAL	HISPANIC	NON HISPANIC	DECLINE TO RESPOND
American Indian/ Alaskan Native & Black/ African American	1	0.80%	1	0	0
Asian Indian	1	0.80%	0	1	0
Black/ African American	24	19.20%	0	23	1
Black/African American & White	2	1.60%	1	1	0
Chinese	1	0.80%	0	1	0
Declined to Respond	4	3.20%	1	0	3
Other	9	7.20%	6	2	1
White	83	66.40%	37	46	0
TOTAL	**125**	100.00%	**46**	**74**	**5**

PIPELINE REPORT

PROGRAM PIPELINE	LOANS	$ AMOUNT	% OF TOTAL
Investor/Trustee	125	22,614,739	100.00%
TOTAL	**125**	**$ 22,614,739**	**100.00%**

PROGRAM SUMMARY

AVERAGE PRINCIPAL MORTGAGE:	$ 180,917.91
AVERAGE PURCHASE PRICE:	$ 189,714.76
AVERAGE DPA AMOUNT:	$ 6,707.48
AVERAGE AGE OF PRIMARY BORROWER:	38
AVERAGE HOUSEHOLD SIZE:	2
AVERAGE EMPLOYED IN HOUSEHOLD:	1
AVERAGE HOUSEHOLD ANNUAL INCOME:	$ 51,915.34

07/21/2026

ORANGE COUNTY
HOUSING FINANCE AUTHORITY

FRANTZ DUTES
EXECUTIVE DIRECTOR

CONSENT ITEM

MEMORANDUM

TO:	OCHFA Board of Directors
FROM:	Frantz Dutes, Executive Director
CONTACT:	Shawn Tan, Director Program Operations
DATE:	July 27, 2026
RE:	**MULTI-FAMILY OCCUPANCY REPORT** AUGUST 5, 2026, REGULAR BOARD OF DIRECTORS MEETING.

OCCUPANCY REPORT

The Occupancy rate as of June 30, 2026 was 94% for all units and 89% for units with set-aside requirements. Three properties are under renovation.

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

ACTION REQUESTED

For information only

Multi-Family Occupancy Report

As of 6/30/2026

Property: (Status, Address)	Total Units	Occupied Units	Occup. %	Prior Month Occu%	Low Income: Occupied Unit	Low Income: Occup. %	Low Income: Prior Month Occup.%	Low Income: Set Aside	Comments
Boca Vista (Chantham Harbor) 545 Nantucket Court, Altamonte Springs	324	294	91%	93%	64	20%	20%	20%	
Chapel Trace 556 N. Goldenrod Road, Orlando	312	308	99%	100%	307	98%	99%	40%	
Citrus Square 5625 Hickey Dr, Orlando	87	86	99%	100%	86	99%	99%	40%	
Cove at Lady Lake 735 S. Hwy 27/441, Lady Lake	176	150	85%	82%	150	85%	85%	40%	
Dean Woods Place 9808 Dean Woods Place, Orlando	48	47	98%	100%	47	98%	98%	100%	
Dunwoodie Place 4213 Dunwoodie Blvd, Orlando	172	170	99%	98%	170	99%	97%	40%	
Emerald Villas (Seville Place) 5450 Cholla Way, Orlando	264	248	94%	97%	167	63%	94%	40%	
Fountains at Millenia Phase II 5316 Millenia Blvd., Orlando	32	14	44%	100%	14	44%	97%	40%	
Fountains at Millenia Phase III 5316 Millenia Blvd., Orlando	82	60	73%	95%	60	73%	91%	40%	
Fountains at Millenia Phase IV 5316 Millenia Blvd, Orlando	100	72	72%	99%	72	72%	94%	40%	
Goldenrod Pointe 3500 N Goldenrod Road, Orlando	70	66	94%	99%	66	94%	99%	60%	
Jernigan Gardens 1488 Mercy Drive, Orlando	256	246	96%	96%	246	96%	96%	100%	
Lake Sherwood 1826 London Crest Drive, Orlando	90	90	100%	98%	90	100%	98%	40%	
Lake Weston Pointe 2201 Weston Point Dr, Orlando	240	222	93%	90%	221	92%	87%	100%	
Lakeside Retreat at 27 1403 Old Harbor Blvd., Leesburg	128	123	96%	87%	123	96%	86%	40%	
Landon Pointe 1705 Grande Pointe Avenue, Orlando	276	255	92%	96%	255	92%	96%	40%	
Landon Trace Townhomes (Buchanan Bay) 1813 Buchanan Bay Circle, Orlando	228	220	96%	96%	220	96%	96%	100%	
Landstar Park 1001 Landstar Drive, Orlando	156	150	96%	98%	149	96%	98%	40%	
Lee Vista Club 5903 Lee Vista Blvd, Orlando	312	307	98%	98%	307	98%	97%	40%	

Property: (Status, Address)	Total Units	Occupied Units	Occup. %	Prior Month Occu%	Low Income: Occupied Unit	Occup. %	Prior Month Occup.%	Set Aside	Comments
Mill Creek 5087 Commander Drive, Orlando	312	305	98%	98%	305	98%	99%	40%	
Nassau Bay 5200 North Orange Blossom Trail, Orlando	492	463	94%	94%	463	94%	95%	100%	
Oak Harbor 5770 Harbor Chase Circle, Orlando	176	167	95%	85%	167	95%	88%	20%	
Oakley Terrace 2311 Griffin Road, Leesburg	101	77	76%	78%	77	76%	76%	40%	Under Renovation
Plateau Village 550 Lincoln Avenue, Mount Dora	72	54	75%	76%	52	72%	76%	40%	Under Renovation
River Ridge 9957 Hidden River Drive #106, Orlando	160	155	97%	99%	154	96%	99%	40%	
Sandpiper Glen 8780 Donnybrook Drive, Orlando	288	284	99%	98%	284	99%	94%	40%	
Silver Lakes Village Apartments 5102 Cinderlane Parkway, Orlando	104	103	99%	96%	102	98%	91%	100%	
Somerset Landings 1410 Halstead Lane, Sanford	84	80	95%	95%	34	40%	90%	40%	
SouthWinds Cove 3400 Southwinds Cove Way, Leesburg	112	110	98%	97%	110	98%	65%	40%	
Stratford Point 1700 Old England Loop, Sanford	384	365	95%	93%	365	95%	96%	60%	
The Roberts (Baptist Terrace) 414 East Pine Street, Orlando	197	195	99%	98%	195	99%	99%	40%	
Valencia Trace 101 Grande Valencia Dr, Orlando	229	208	91%	0%	208	91%	0%	40%	
Vista Pines 401 N Chickasaw Trail, Orlando	238	220	92%	92%	220	92%	92%	40%	
Westwood Park 11037 Laguna Bay Dr, Orlando	181	170	94%	96%	167	92%	97%	40%	
Wildflower Oaks 1360 Pamela Street, Leesburg	38	36	95%	97%	36	95%	97%	40%	
Willow Key 5590 Arnold Palmer Dr, Orlando	384	375	98%	98%	373	97%	97%	40%	
Total Units:	**6,905**								
Current Period Summary:		**6,495**	**94%**		**6,126**	**89%**			
Prior Period Summary:		**6,097**	**93%**		**6,061**	**92%**			

Total Number of Properties: 36