

ORANGE COUNTY HOUSING FINANCE AUTHORITY
AGENDA PACKAGE

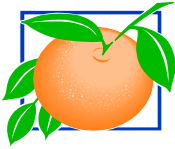
Board of Directors' Meeting

Wednesday, May 6, 2020 – 8:30 a.m.

TELEPHONIC / CONFERENCE CALL

Dial-In: 1-786-789-4796 | Passcode: 238779#





W.D. MORRIS
EXECUTIVE DIRECTOR

MEMORANDUM

BOARD OF DIRECTORS

MERCEDES MCCALL
CHAIRWOMAN

VERNICE ATKINS-BRADLEY
VICE CHAIRWOMAN

SASCHA RIZZO
BOARD MEMBER

CURTIS HUNTER
BOARD MEMBER

ALBERT HANKS
BOARD MEMBER

TO: Mercedes McCall, Chairwoman, OCHFA
Vernice Atkins-Bradley, Vice Chairwoman, OCHFA
Sascha Rizzo, Board of Directors, OCHFA
Curtis Hunter, Board of Directors, OCHFA
Albert Hanks, Board of Directors, OCHFA
Warren S. Bloom, General Counsel, Greenberg Traurig
Mike Watkins, General Counsel, Greenberg Traurig
Sylvia S. Penneys, Bond Counsel, Greenberg Traurig
Bruce Giles-Klein, Bond 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
Stephanie Stone, Assistant County Attorney – Orange County
Fred Winterkamp, Manager, Fiscal and Business Services – Orange County

FROM: Olympia Roman, Office Supervisor

DATE: April 29, 2020

RE: **MAY 6, 2020 BOARD OF DIRECTORS' AGENDA**

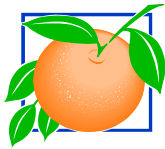
Due to the current Covid-19 Executive Orders:

- State of Florida Executive Orders 20-52 & 20-69 & 20-91; and
- Orange County Florida Emergency Executive Orders 2020-04 & 2020-05

This meeting will be conducted via Telephonic/ Conference Call format.

Enclosed is the OCHFA's Board of Directors' meeting agenda package; scheduled as follows:

Date: **Wednesday, May 6, 2020**
Time: **8:30 a.m.**
Location: **Telephonic/ Conference Call**
Dial-In: 1-786-789-4796 Passcode: 238779#



ORANGE COUNTY
HOUSING FINANCE AUTHORITY

W.D. MORRIS
EXECUTIVE DIRECTOR

OCHFA BOARD OF DIRECTORS' MEETING
May 6, 2020 ~ 8:30 A.M.

AGENDA

BOARD OF DIRECTORS

MERCEDES MCCALL
CHAIRWOMAN

VERNICE ATKINS-BRADLEY
VICE CHAIRWOMAN

SASCHA RIZZO
BOARD MEMBER

CURTIS HUNTER
BOARD MEMBER

ALBERT HANKS
BOARD MEMBER

Due to Covid-19 Executive Orders:
State of Florida Executive Orders 20-52 & 20-69 & 20-92; and
Orange County Florida Emergency Executive Orders 20-01 & 20-04 & 20-05

The meeting of Orange County Housing Finance Authority Board of Directors' will be held as a "telephonic/ conference call"

Dial-In: 1-786-789-4796 | Passcode: 238779#

PUBLIC COMMENT

CONSENT AGENDA

A. GENERAL ADMINISTRATION

1. Adoption of March 4, 2020, Board of Directors Meeting minutes.

Pg. 2-4

B. EXECUTIVE DIRECTOR'S OFFICE

1. Opportunity Zones Status – No Activity.

Pg. 5

C. FINANCIAL MANAGEMENT

1. Acknowledgement of the consolidated balance sheet for the Operating Fund; acknowledgement of combined statement of rev(s)/ exp(s)/ changes in retained earnings; acknowledgement of FY 2020, operating fund comparison of budget vs. actual; acknowledgement of FY 2020, operating fund comparison of actual revenues & expenses; acknowledgement summary of OCHFA's operating fund investments.

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D. PROGRAM OPERATIONS

1. Acknowledgement of the Current Status of the Single-Family HRB Program.
2. Acknowledgement of the Multi-Family Audit Period April 2020.

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Pg. 28-32

DISCUSSION AGENDA

A. EXECUTIVE DIRECTOR

1. Consider approval of Bond Resolution and Associated Documents, Terms and Financing of Multi-Family Tax-Exempt Bonds, for Jernigan Gardens Apartments, not-to-exceed \$42.4MM.
2. Board authorization to cancel the July 2020 Regular Board Meeting.

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B. OTHER BUSINESS

1. Upcoming Conference Update – 2020.

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ORANGE COUNTY HOUSING FINANCE AUTHORITY

BOARD OF DIRECTORS

M. McCall | V. ATKINS-BRADLEY | S. RIZZO | C. HUNTER | A. HANKS

OFFICIAL MEETING MINUTES

Meeting: Board of Directors Meeting **Date:** Wednesday, March 4, 2020 **Time:** 8:30am
Location: Orange County Administration Center – Commissioners Chambers – 1st Fl., 201 S. Rosalind Ave., Orlando, FL.

Board Members

PRESENT

Mercedes McCall
Chairwoman

Vernice Atkins-Bradley
Vice Chairwoman

Sascha Rizzo
Board Member

Curtis Hunter
Board Member

Albert Hanks
Board Member

OCHFA Staff

PRESENT

W.D. Morris
Executive Director

Kayode Adetayo
Chief Financial Officer

Frantz Dutes
Director Program Ops

Olympia Roman
Staff

Rosalind Natal
Staff

Chaynae Price
Staff

Tyler Patz
Staff

OCHFA Professionals

PRESENT

Warren Bloom
General Counsel, Greenberg Traurig

Mike Watkins
General Counsel, Greenberg Traurig

Sylvia S. Penneys
Bond Counsel, Greenberg Traurig

David Jones
Financial Advisor – CSG Advisors

Tim Wranovix
Co-Managing Underwriter, Raymond James

James Audette
Trustee, SunTrust Bank

Esther Nichols
Auditor, The Nichols Group

BCC Staff

PRESENT

Stephanie Stone
Assistant County Attorney

MEETING OPENED: There being a quorum, Chairwoman, Mercedes McCall, called the meeting to order at 8:30a.m. The Chair then recognized and acknowledged a UCF Business Student in the audience.

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

CONSENT AGENDA:

ACTION TAKEN

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

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

A. GENERAL ADMINISTRATION

1. Adoption of the February 5, 2020, Regular Board of Directors Meeting minutes.
2. Ratification of the February 26, 2020, Joint/ Ad Hoc Committee Meeting minutes.

B. EXECUTIVE DIRECTOR'S OFFICE

1. Acknowledgment and Ratification of the Agency's Annual Performance.
2. Opportunity Zones Status – No Activity.

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 2020, operating fund comparison of budget vs. actual; acknowledgement of FY 2020, 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 January – February 2020.

DISCUSSION AGENDA

A. EXECUTIVE DIRECTOR

MULTI-FAMILY TAX-EXEMPT BONDS, REIMBURSEMENT RESOLUTION FOR ACERO APARTMENTS.

W.D. Morris, Executive Director, addressed the Board regarding consideration of the Reimbursement Resolution (2020-02), for the proposed Acero Apartments, not-to-exceed \$5MM. He began the discussion by providing the Board with a brief overview of the proposed project, stating that the applicant was Acero Associates LLC and that the investment banker would be OREC Securities, LLC. He then stated that the proposal involves the development of a 72-unity community, located at 5750 Stonewall Jackson Rd, Orlando and consists of sixty (60) 1-bd/1-ba and twelve (12) 2-bd/2-ba, with rents ranging from \$703 – \$920 per month. He further stated that the proposed development Set-Asides would be approximately 90% at 60% AMI (Area Median Income) and 10% Market-rate.

Mr. Morris provided the Board with the proposed projects financing structure, to include multi-family mortgage revenue bonds not-to-exceed amount of \$5MM and that the structure would be short-term tax-exempt bonds, cash collateralized by a HUD loan through the FHA 221(d)(4) Program.

RESOLUTION NO. 2020-02

A RESOLUTION DECLARING THE OFFICIAL INTENT OF ORANGE COUNTY HOUSING FINANCE AUTHORITY TO REIMBURSE ITSELF AND/OR ACERO ASSOCIATES, LLC FROM THE PROCEEDS OF DEBT FOR CERTAIN EXPENSES TO BE INCURRED WITH RESPECT TO A CERTAIN MULTIFAMILY HOUSING PROJECT; AND AUTHORIZING CERTAIN INCIDENTAL ACTIONS.

ACTION TAKEN

There being no further discussion, the Board approved the Reimbursement Resolution #2020-02 for Multi-Family Tax-Exempt Bonds for the acquisition and construction of the proposed Acero Apartments, not-to-exceed \$5MM; authorization for Staff and Bond Counsel to take the required steps to proceed with the process, and with subsequent submission to the Division of Bond Financing.

MOTION / SECOND: V. Atkins-Bradley/ C. Hunter AYE BY VOICE VOTE: All Present NAY BY VOICE VOTE: _____ ABSTAINED: _____

CONSIDER APPROVAL AND ADOPTION OF FISCAL YEAR 2019, ANNUAL AUDITED FINANCIAL STATEMENTS.

W.D. Morris, Executive Director, addressed the Board regarding acceptance of the Audit/ Joint Committees' (met on February 26, 2020 – V. Atkins-Bradly, Committee Chair, and S. Rizzo, M. McCall, C. Hunter, Committee Members) recommendation, to adopt the Authority's FY 2019 Annual Audited Financial Statements. Mr. Morris then asked the Authority's Auditor, Ms. Esther Nichols of The Nichols Group PA, to address the Board. Ms. Nichols, Partner, presented highlights of the Audited Financials to include Management Letter and Governance; and stating that there were no findings. She then thanked staff for their professionalism and due diligence in this year's audit.

ACTION TAKEN

There being no further discussion, the Board accepted and adopted the Authority's Fiscal Year 2019 Annual Audited Financial Statements for year-ending September 30, 2019.

MOTION / SECOND: V. Atkins-Bradley/ C. Hunter AYE BY VOICE VOTE: All Present NAY BY VOICE VOTE: _____ ABSTAINED: _____

OTHER BUSINESS

CORONAVIRUS UPDATE

Mr. Rizzo asked staff for a travel update regarding the recent outbreak of the Coronavirus and its possible impacts on scheduled, upcoming conferences (NALHFA and FLALHFA). Mr. Morris replied, no advisory as of today.

ADJOURNMENT

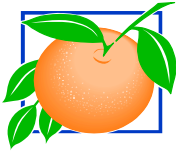
There being no further business, Chairwoman, Mercedes McCall, adjourned the meeting at 8:41 a.m.

ATTEST:

W.D. MORRIS
EXECUTIVE DIRECTOR

MERCEDES F. McCALL
CHAIRWOMAN

END OF MINUTES PREPARED BY OLYMPIA ROMAN



ORANGE COUNTY
HOUSING FINANCE AUTHORITY

W.D. MORRIS
EXECUTIVE DIRECTOR

CONSENT

BOARD OF DIRECTORS

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ALBERT HANKS
BOARD MEMBER

MEMORANDUM

TO:	OCHFA Board of Directors
FROM:	W.D. Morris, Executive Director
DATE:	April 27, 2020
RE:	OPPORTUNITY ZONES STATUS MAY 6, 2020 REGULAR BOARD OF DIRECTORS' MEETING (TELEPHONIC)

CURRENT

- No Activity -

ACTION REQUESTED

-Information only-



W.D. MORRIS
EXECUTIVE DIRECTOR

CONSENT ITEM

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MEMORANDUM

TO:	OCHFA Board of Directors
FROM:	W.D. Morris, Executive Director
CONTACT:	Olukayode Adetayo, Chief Financial Officer
DATE:	April 24, 2020
RE:	OCHFA CONSOLIDATED BALANCE SHEET FOR THE OPERATING FUND FOR THE PERIOD ENDING MARCH 31, 2020. MAY 6, 2020 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 3.275% interest income on all investments.

Orange County Housing Finance Authority

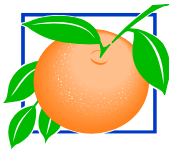
Operating Fund Balance Sheet

As of March 31, 2020

	GENERAL FUND	LOW INCOME HOUSING FUND	HOMEOWNERSHIP ASSISTANCE FUND	COMBINED <u>TOTALS</u>
Assets				
Cash	3,038,006.82	1,228,518.11	2,014,980.67	6,281,505.60
***** Investments	2,084,574.10	0.00	130,330.02	2,214,904.12
GNMA/FNMA Securities	15,980,242.56	0.00	0.00	15,980,242.56
Accounts Receivable	361,800.79	0.00	47,278.78	409,079.57
Loan Receivable	681,570.80	0.00	0.00	681,570.80
Notes Receivable	3,136,463.45	26,700.00	0.00	3,163,163.45
S/F 2014 A GNMA Collateral / Rcvbl	4,060,955.67	0.00	0.00	4,060,955.67
GF - FHLB GNMA Collateral / Rcvbl	2,193,174.65	0.00	0.00	2,193,174.65
Mortgage Receivable	0.00	375,774.98	5,296,061.41	5,671,836.39
**** Allowance for Doubtful Accounts	0.00	(343,766.89)	(1,172,239.47)	(1,516,006.36)
Mortgage & GNMA/FNMA Income Receivable	1,949,897.39	0.00	5,261.66	1,955,159.05
Deferred FRS Pension Contributions	249,407.00	0.00	0.00	249,407.00
Interfund Receivable/Payable	17,950,894.18	4,775,793.63	(8,125,578.35)	14,601,109.46
Prepaid Expenses	4,760.00	0.00	0.00	4,760.00
Fixed Assets	286,191.44	0.00	0.00	286,191.44
Total Assets	51,977,938.85	6,063,019.83	(1,803,905.28)	56,237,053.40
Current liabilities:				
Other Payables	285,886.33	0.00	0.00	285,886.33
FRS Net Pension Liability	967,447.00	0.00	0.00	967,447.00
Accounts Payables	255,412.94	0.00	0.00	255,412.94
Total liabilities	1,508,746.27	0.00	0.00	1,508,746.27
Retained Earnings Previous Period	48,715,550.01	6,064,488.47	(1,829,385.05)	52,950,653.43
Net Income (Loss)	1,753,642.57	(1,468.64)	25,479.77	1,777,653.70
Total Liabilities & Retained Earnings	51,977,938.85	6,063,019.83	(1,803,905.28)	56,237,053.40

**** 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 \$629,942.76 difference between the GNMA'S book value and market value recorded at 9/30/2019 (GASB 31).



W.D. MORRIS
EXECUTIVE DIRECTOR

CONSENT ITEM

BOARD OF DIRECTORS

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MEMORANDUM

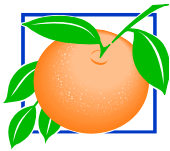
TO:	OCHFA Board of Directors
FROM:	W.D. Morris, Executive Director
CONTACT:	Olukayode Adetayo, Chief Financial Officer
DATE:	April 24, 2020
RE:	OCHFA COMBINED STATEMENT OF REVENUES, EXPENSES AND CHANGES IN RETAINED EARNINGS FOR THE PERIOD ENDING MARCH 31, 2020. MAY 6, 2020 REGULAR BOARD OF DIRECTORS' 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 6 Periods Ending March 31, 2020

	Operating Fund			
	General Fund	Low Income Hsg Fund	Homeownership Assistance Fund	Current YTD
Revenue:				
Administrative Fees	458,338.51	0.00	0.00	458,338.51
Bond Financing Fees	402,185.00	0.00	0.00	402,185.00
Intra Fund Revenue	1,187,631.53	0.00	0.00	1,187,631.53
Other Revenue	97,380.53	25,231.36	10,000.00	132,611.89
Investment Income	16,155.89	0.00	834.39	16,990.28
Income from Loans, GNMA's	500,911.71	0.00	10,109.18	511,020.89
Total Revenues	2,662,603.17	25,231.36	20,943.57	2,708,778.10
Expenses				
General and Administrative	840,884.63	26,700.00	-4,536.20	863,048.43
Rebate Expense	2,700.00	0.00	0.00	2,700.00
Other Expenses	65,375.97	0.00	0.00	65,375.97
Total Expenses	908,960.60	26,700.00	-4,536.20	931,124.40
Net Income (Loss)	1,753,642.57	-1,468.64	25,479.77	1,777,653.70
Retained Earnings Beginning of Year	48,715,550.01	6,064,488.47	-1,829,385.05	52,950,653.43
Retained Earnings End of Year	50,469,192.58	6,063,019.83	(1,803,905.28)	54,728,307.13



W.D. MORRIS
EXECUTIVE DIRECTOR

CONSENT ITEM

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MEMORANDUM

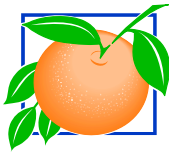
TO:	OCHFA Board of Directors
FROM:	W.D. Morris, Executive Director
CONTACT:	Olukayode Adetayo, Chief Financial Officer
DATE:	April 24, 2020
RE:	OCHFA FISCAL YEAR 2020 OPERATING FUND – COMPARISON OF BUDGET VS. ACTUAL AS OF MARCH 31, 2020. MAY 6, 2020 REGULAR BOARD OF DIRECTORS' MEETING

Attached for your attention is the comparison of the Budgeted Revenues and Expenses for Fiscal Year 2020 vs. the Actual Revenues and Expenses for the period ending March 31, 2020.

Attachments

Orange County Housing Finance				
Statement of Earnings				
For The 6 Periods Ending March 31, 2020				
	Fiscal Year 2020	Year To Date	Budget	%age
	Budget	Revenue	Remaining	Budget
		Received	YTD	Remaining YTD
Revenue:				
2010 SERIES A	\$86,630	\$0	\$86,630	100%
2011 SERIES A	\$26,830	\$7,677	\$19,153	71%
2011 SERIES B	\$8,878	\$0	\$8,878	100%
2014 SERIES A	\$12,456	\$0	\$12,456	100%
2017 SERIES A	\$24,226	\$0	\$24,226	100%
2018 SERIES A	\$28,754	\$0	\$28,754	100%
CHARLESTON CLUB APTS	\$19,060	\$9,330	\$9,730	51%
HANDS 2001 F	\$9,090	\$5,160	\$3,930	43%
THE LANDINGS ON MILLENIA	\$24,280	\$11,900	\$12,380	51%
LEE VISTA APARTMENTS	\$36,600	\$18,000	\$18,600	51%
COVE AT LADY LAKE	\$23,955	\$11,828	\$12,128	51%
LAKESIDE POINTE APARTMENTS	\$17,790	\$8,745	\$9,045	51%
ALTA WESTGATE APARTMENTS	\$33,450	\$16,388	\$17,063	51%
LAKE HARRIS COVE APTS	\$23,862	\$11,826	\$12,036	50%
MARBELLA COVE	\$12,555	\$6,278	\$6,278	50%
MARBELLA POINTE	\$22,950	\$11,475	\$11,475	50%
OVIEDO TOWN CENTER PHASE I	\$16,020	\$7,853	\$8,168	51%
OVIEDO TOWN CENTER PHASE II	\$10,000	\$5,000	\$5,000	50%
OVIEDO TOWN CENTER PHASE III	\$10,000	\$5,000	\$5,000	50%
OVIEDO TOWN CENTER PHASE IV	\$10,000	\$5,000	\$5,000	50%
LAUREL OAKS I	\$23,280	\$11,505	\$11,775	51%
LAUREL OAKS II	\$21,510	\$10,620	\$10,890	51%
ROLLING ACRES I	\$10,400	\$6,906	\$3,494	34%
ROLLING ACRES II	\$10,000	\$6,750	\$3,250	33%
FOUNTAINS @ MILLENIA II	\$10,000	\$5,000	\$5,000	50%
FOUNTAINS @ MILLENIA III	\$10,163	\$5,031	\$5,131	50%
FOUNTAINS @ MILLENIA IV	\$11,500	\$5,700	\$5,800	50%
SOUTHWINDS	\$16,125	\$7,938	\$8,188	51%
POST VISTA POST FOUNTAINS	\$17,490	\$0	\$17,490	100%
SPRING LAKE COVE I	\$10,725	\$5,238	\$5,488	51%
SPRING LAKE COVE II	\$10,000	\$5,000	\$5,000	50%
CHATHAM HARBOR APTS	\$56,700	\$34,020	\$22,680	40%
CRESTWOOD APARTMENTS	\$18,990	\$9,405	\$9,585	50%
LAKE SHERWOOD APARTMENTS	\$16,110	\$7,965	\$8,145	51%
OAK HARBOR APARTMENTS	\$22,200	\$10,995	\$11,205	50%
RIVER RIDGE APARTMENTS	\$28,830	\$14,280	\$14,550	50%
SEVILLE PLACE APARTMENTS	\$19,590	\$9,720	\$9,870	50%
NASSAU BAY APARTMENTS	\$107,303	\$53,514	\$53,789	50%
DEAN WOODS APARTMENTS	\$10,000	\$6,285	\$3,715	37%
BUCHANAN BAY	\$39,842	\$19,791	\$20,052	50%
WESTWOOD PARK APTS	\$49,500	\$24,750	\$24,750	50%
VISTA PINES APTS	\$66,000	\$33,000	\$33,000	50%
CHAPEL TRACE APARTMENTS	\$0	\$19,208	(\$19,208)	
HANDS	\$5,940	\$2,970	\$2,970	50%
ALHAMBRA TRACE APTS	\$2,580	\$1,290	\$1,290	50%
BOND FINANCING FEES	\$187,500	\$402,185	(\$214,685)	-114%
TRANSFER IN	\$0	\$1,187,632	(\$1,187,632)	
GAIN ON SALE OF GNMA'S	\$50,000	\$0	\$50,000	100%
OTHER REVENUES	\$245,000	\$35,231	\$209,769	86%
OTHER REVENUE TBA	\$0	\$97,381	(\$97,381)	
INV INCOME	\$41,878	\$16,806	\$25,072	60%
INV INCOME CD OPERATING FUND	\$110,000	\$184	\$109,816	100%
FHLB HELD SECURITIES GNMA/FNMA INCOME	\$0	\$49,463	(\$49,463)	
MORTGAGE INCOME HFA OF WINTER PARK	\$9,000	\$3,189	\$5,811	65%
INTEREST INCOME ON WESTLAKES PHASE I	\$7,500	\$3,638	\$3,862	51%
MORTGAGE INCOME HABITAT LOC	\$5,700	\$4,880	\$820	14%
MORTGAGE INCOME CITY VIEW LOAN PARTICIPATION	\$4,000	\$2,112	\$1,888	47%
GNMA/FNMA INCOME	\$575,208	\$276,892	\$298,315	52%
MASTER ACC FUND GNMA/FNMA INCOME	\$183,800	\$160,737	\$23,063	13%
2006 A DPA MORTGAGE INTEREST	\$600	\$111	\$489	82%
2006 A 1 DPA MORTGAGE INTEREST	\$2,100	\$377	\$1,723	82%

	2007 A DPA MORTGAGE INTEREST	\$10,300	\$4,579	\$5,721	56%
	2007 B DPA MORTGAGE INTEREST	\$10,300	\$4,969	\$5,331	52%
	2009 A NIBP DPA MORTGAGE INTEREST	\$500	\$73	\$427	85%
		\$2,495,550	\$2,708,778	(\$213,229)	-9%
		Fiscal Year 2020	Year To Date	Budget	%age
		Budget	Expenses	Remaining	Budget
			Incurred	YTD	Remaining YTD
Costs and expenses:					
	SALARIES AND WAGES	\$898,048	\$479,974	\$418,074	47%
	SHIPPING	\$2,500	\$1,148	\$1,352	54%
	TRAVEL/CONFERENCE/ TRAINING	\$36,000	\$14,437	\$21,563	60%
	CASUAL LABOR/STUDENT ASST.	\$3,000	\$0	\$3,000	100%
	OFFICE MAINTENANCE	\$19,000	\$8,810	\$10,190	54%
	BUILDING MAINTENANCE	\$12,500	\$11,882	\$618	5%
	TELEPHONE	\$25,000	\$12,999	\$12,001	48%
	POSTAGE	\$3,000	\$150	\$2,850	95%
	OFFICE SUPPLIES	\$8,000	\$1,405	\$6,595	82%
	OFFICE FURNITURE	\$1,000	\$0	\$1,000	100%
	PUBLICATIONS	\$2,000	\$1,137	\$863	43%
	PRINTING/ANNUAL REPORT	\$6,500	\$300	\$6,200	95%
	EQUIPMENT / COMPUTER / PRINTER	\$7,000	\$1,129	\$5,871	84%
	MARKETING	\$22,500	\$2,790	\$19,710	88%
	CONTRACTOR SERVICES	\$20,000	\$20,012	(\$12)	0%
	SEMINARS/EDUCATION	\$18,000	\$129	\$17,871	99%
	EMPLOYEE BENEFITS HEALTH/LIFE	\$132,000	\$62,411	\$69,589	53%
	UNEMPLOYMENT COMPENSATION	\$2,000	\$0	\$2,000	100%
	OTHER INSURANCE & TAXES	\$1,200	\$748	\$452	38%
	ANNUAL AUDIT	\$54,000	\$51,500	\$2,500	5%
	LEGAL ADVERTISING	\$4,000	\$2,133	\$1,867	47%
	LEGAL FEES	\$15,000	\$2,524	\$12,476	83%
	MEMBERSHIP	\$7,500	\$5,535	\$1,965	26%
	PAYROLL TAXES	\$68,701	\$32,601	\$36,100	53%
	MISCELLANEOUS EXPENSE	\$5,000	(\$7,259)	\$12,259	245%
	LOSS ON DPA FORECLOSURES	\$10,000	\$21,204	(\$11,204)	-112%
	FLORIDA RETIREMENT SYSTEM	\$76,065	\$39,927	\$36,138	48%
	457 DEFERRED COMP EMPLOYER CONTRIBUTION EXP	\$44,902	\$8,759	\$36,144	80%
	LIMITED HRA	\$9,300	\$10,319	(\$1,019)	-11%
	TERM LEAVE	\$15,000	\$0	\$15,000	100%
	FILE STORAGE	\$2,400	\$697	\$1,703	71%
	LOCAL MILEAGE REIMBURSEMENT	\$2,000	\$0	\$2,000	100%
	EQUIPMENT MAINTENANCE	\$7,000	\$1,781	\$5,219	75%
	INSURANCE COVERAGES	\$50,000	\$44,603	\$5,397	11%
	RESERVE FOR REPLACEMENT BLDG	\$5,000	\$0	\$5,000	100%
	FHLB LOAN INTEREST COLLATERAL EXP	\$0	\$195	(\$195)	
	FINANCIAL ADVISORY SERVICES	\$25,000	\$1,609	\$23,391	94%
	PERFORMACE AWARD PROGRAM	\$93,194	\$25,000	\$68,194	73%
	ADMINISTRATIVE EXP. TRUSTEE	\$0	\$1,500	(\$1,500)	
	CUSTODY FEE	\$7,000	\$960	\$6,040	86%
	ADMIN EXPENSE BANK/TRUSTEE	\$1,000	\$0	\$1,000	100%
	REBATE FEE EXPENSE	\$8,000	\$2,700	\$5,300	66%
	OPERATING CONTINGENCY RESERVE	\$20,000	\$0	\$20,000	100%
	1994 EXCESS GNMA INTEREST EXP	\$0	\$278	(\$278)	
	1995 EXCESS GNMA INTEREST EXP	\$0	\$158	(\$158)	
	LOSS ON SALE	\$0	\$64,940	(\$64,940)	
		\$1,749,310	\$931,124	\$818,185	47%



W.D. MORRIS
EXECUTIVE DIRECTOR

CONSENT ITEM

BOARD OF DIRECTORS

MERCEDES MCCALL
CHAIRWOMAN

VERNICE ATKINS-BRADLEY
VICE CHAIRWOMAN

SASCHA RIZZO
BOARD MEMBER

CURTIS HUNTER
BOARD MEMBER

ALBERT HANKS
BOARD MEMBER

MEMORANDUM

TO:	OCHFA Board of Directors
FROM:	W.D. Morris, Executive Director
CONTACT:	Olukayode Adetayo, Chief Financial Officer
DATE:	April 24, 2020
RE:	OCHFA FISCAL YEAR 2020, OPERATING FUND – COMPARISON OF ACTUAL REVENUES AND EXPENSES FOR THE PERIODS ENDING MARCH 31, 2019 AND MARCH 31, 2020. MAY 6, 2020 REGULAR BOARD OF DIRECTORS' MEETING

Attached for your review is the comparison of the Actual Revenues and Expenses for the periods ending March 31, 2019 and March 31, 2020.

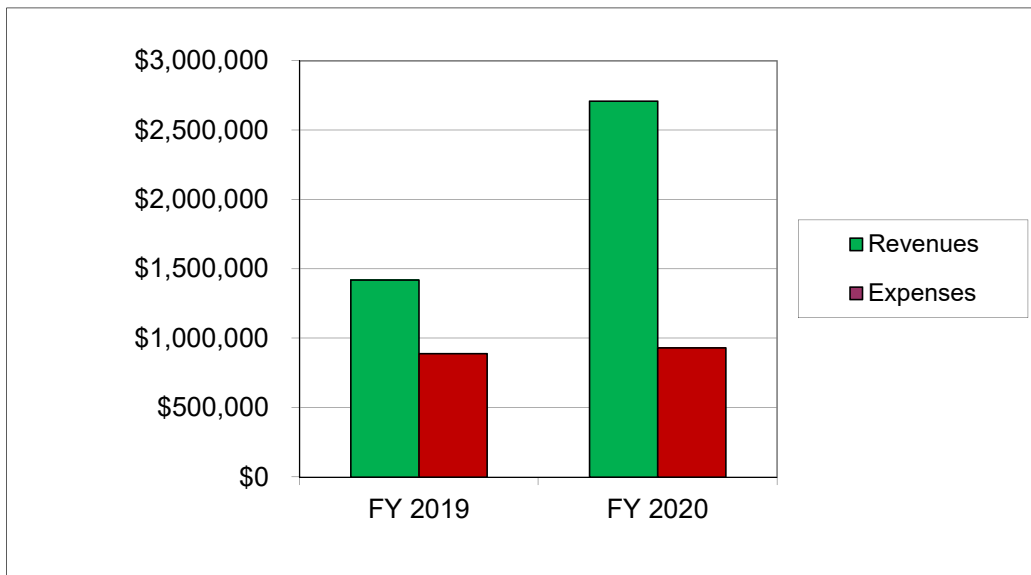
Attachments

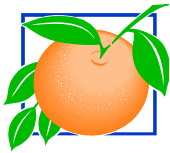
Actual Revenues and Expenses Comparison
For the Period Ending March 31, 2020

	FY 2019	FY 2020	% Δ
Revenues	\$1,418,500	\$2,708,778	91%
Expenses	\$889,027	\$931,124	5%

Revenues increased this year compared with last year. This is due to equity transfers from the payoff of the S/F 2010 A bond redemption and the additional bond financing fees received during the year. The overall change in revenues is 91%.

Overall expenses increased slightly this year compared to last year due to a minor change in operating expenses. The overall change in expenses is 5%.





CONSENT ITEM

W.D. MORRIS
EXECUTIVE DIRECTOR

MEMORANDUM

BOARD OF DIRECTORS

MERCEDES MCCALL
CHAIRWOMAN

VERNICE ATKINS-BRADLEY
VICE CHAIRWOMAN

SASCHA RIZZO
BOARD MEMBER

CURTIS HUNTER
BOARD MEMBER

ALBERT HANKS
BOARD MEMBER

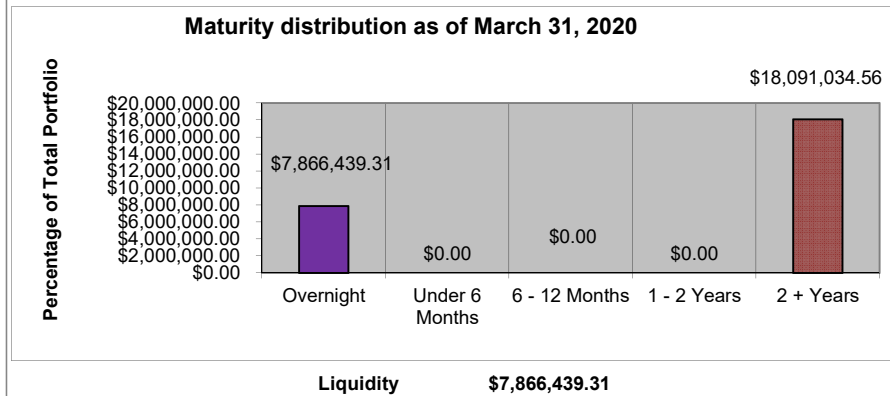
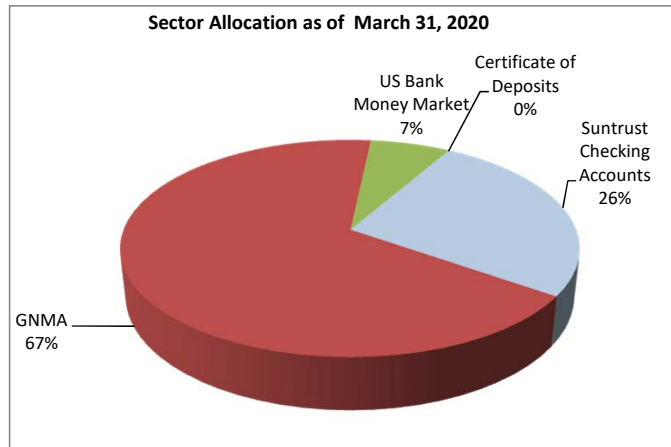
TO:	OCHFA Board of Directors
FROM:	W.D. Morris, Executive Director
CONTACT:	Olukayode Adetayo, Chief Financial Officer
DATE:	April 24, 2020
RE:	SUMMARY OF OCHFA'S OPERATING FUND INVESTMENTS. MAY 6, 2020 REGULAR BOARD OF DIRECTORS' MEETING

As of March 31, 2020 the total investments in the Operating Fund of the Orange County Housing Finance Authority was \$25,957,473.87, producing an average yield of 3.275% 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 March 31, 2020**

Account	Account #	Institution	Ending Balance ¹	Net Interest Earned ¹	Average Yield (Annualized) ¹
Operating Fund	215252054184-000	Suntrust Bank	\$3,037,969.22	\$0.00	0.0000%
Low Income Housing Fund	215252054192-000	Suntrust Bank	\$1,228,518.11	\$4,199.59	1.0000%
Homeownership Assistance Fund	1000042656834	Suntrust Bank	\$2,014,980.67	\$0.00	0.0000%
Custody Account	129142000	US Bank Money Market	\$1,140,589.83	\$1,876.65	1.0000%
Custody Account	129142000	US Treasury Note	\$0.00	\$0.00	0.0000%
Custody Account	129142000	US Bank Certificate of Deposit	\$0.00	\$0.00	0.0000%
Custody Account	129142000	GNMA - OCHFPA Investment	\$15,980,242.56	\$57,214.31	5.0700%
Custody Account	141763000	US Bank Money Market /NIBP	\$130,330.02	\$71.89	1.0000%
Custody Account	261060000	US Bank Money Market /Turnkey	\$314,051.46	\$257.29	1.0000%
FHLB Collateral	38786	FHLBank Atlanta	\$2,110,792.00	\$7,226.12	4.3300%
Total			\$25,957,473.87	\$70,845.85	3.275%



Note:

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



ORANGE COUNTY
HOUSING FINANCE AUTHORITY

W.D. MORRIS
EXECUTIVE DIRECTOR

CONSENT ITEM

MEMORANDUM

BOARD OF DIRECTORS

MERCEDES MCCALL
CHAIRWOMAN

VERNICE ATKINS-BRADLEY
VICE CHAIRWOMAN

SASCHA RIZZO
BOARD MEMBER

CURTIS HUNTER
BOARD MEMBER

ALBERT HANKS
BOARD MEMBER

TO:	OCHFA Board of Directors
FROM:	W.D. Morris, Executive Director
CONTACT:	Frantz Dutes, Director Program Operations
DATE:	April 24, 2020
RE:	STATUS REPORT: 2018-A HOMEOWNER REVENUE BOND PROGRAM; TBA "TURNKEY" MORTGAGE LOAN PROGRAM MAY 6, 2020 REGULAR BOARD OF DIRECTORS' MEETING.

BACKGROUND

The Authority's **SERIES 2018-A Homeowner Revenue Bonds (HRB) Program** was authorized by the Board on October 3, 2018 for the aggregate principal amount not-to-exceed TWENTY MILLION DOLLARS (\$20MM) of Homeowner Revenue Bond Program proceeds. The Board authorized Staff to begin a pipeline of loans for future issuance. The 2018A (HRB) Program offers a 30-year loan product. The Down Payment Assistance (DPA) is currently at \$7,500, and is a 30-year deferred loan at 0% interest.

<u>PRODUCTS</u>	<u>INTEREST RATES</u>	<u>ORIGINATION FEE</u>
Zero Point	3.875%	1%

Commencing from the initial reservation date there is an aggregate total of Thirty Two Million Nine Hundred Forty Four Thousand Ninety Five Dollars (**\$32,944,095**) 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 April 24, 2020:

- Two Hundred Two (202) loans originated: **198-FHA; 2-VA; 2-USDA-RD.**
- The Authority's 2018A DPA program has financed or committed an aggregate total of: One Million One Hundred Ten Thousand Dollars (**\$1,110,000**). The aggregate total reported does not include Fifty Four (54) loans, and the associated DPA, Four Hundred Five Thousand Dollars (\$405,000) which was financed by the Florida Housing Finance Agency (FHFA) under the Hardest Hit Fund (HHF) Program.
- The 2018A loan origination activity reported has been adjusted by Three Million One Hundred Ninety Eight Thousand Three Hundred Sixteen Dollars (**\$3,198,316**). As we transitioned from the 2017A to the 2018A bond issue, the reporting system used by our Program Administrator is unable to prorate the loans originated between the two bond issues, consequently some of the 2017A loan originations were reported in the loan origination activity for the 2018A bond issue.
- The loan origination activity reported reflects a total of Thirty Six Million One Hundred Forty Two Thousand Four Hundred Eleven Dollars (**\$36,142,411**).

The Reservation Period start date was **November 8, 2018**, and Final Delivery end date is March **31, 2021**.

BACKGROUND

The **Authority's TBA "Turnkey" Mortgage Loan program was authorized by the board on August 2, 2017**. This conventional loan program is a partnership with OCHFA, Freddie Mac, and Raymond James and Associates. Since the inception of the program an aggregate total of Fourteen Million Six Hundred Sixty Six Thousand Eight Hundred Fifty Five Dollars **(\$14,666,855)** has been financed. The Down Payment Assistance is currently at \$7,500, and is a 30 year deferred loan at 0% interest.

As of April 24, 2020:

- Eighty One **(81)** loans originated
- Financed or committed an aggregate total of Six Hundred Fifteen Thousand Dollars **(\$615,000)** in Down Payment Assistance

ACTION REQUESTED: For information only.

**Orange County HFA
Demographic Analysis Report
Orange 2018A SF Program**

ORIGINATION SUMMARY REPORT

ORIGINATOR SUMMARY	LOANS	AMOUNT	% OF TOTAL
Atlantic Bay Mortgage Group, LLC.	5	\$907,829.00	2.48%
Bank of England	10	\$1,858,634.00	4.95%
Broker Solutions Inc, DBA New American Funding	5	\$912,634.00	2.48%
Centennial Bank	7	\$1,217,985.00	3.47%
DHI Mortgage Co., Ltd.	2	\$435,936.00	0.99%
Embrace Home Loans, Inc.	16	\$2,625,426.00	7.92%
Envoy Mortgage, Ltd	15	\$2,667,395.00	7.43%
Equity Prime Mortgage, LLC	10	\$1,983,728.00	4.95%
Fairway Independent Mortgage Corporation	31	\$5,679,180.00	15.35%
FBC Mortgage, LLC	26	\$5,167,990.00	12.87%
Guaranteed Rate, Inc.	1	\$73,641.00	0.50%
Hamilton Group Funding, Inc.	7	\$1,110,672.00	3.47%
HomeBridge Financial Services Inc.	3	\$412,290.00	1.49%
IBERIABANK	2	\$352,140.00	0.99%
Land Home Financial Services, Inc.	13	\$2,169,898.00	6.44%
loanDepot.com, LLC	1	\$210,123.00	0.50%
Movement Mortgage, LLC	2	\$314,203.00	0.99%
Paramount Residential Mortgage Group, Inc.	3	\$516,225.00	1.49%
Waterstone Mortgage Corporation	43	\$7,526,482.00	21.29%
TOTAL	202	\$36,142,411.00	100.00%

CITY SUMMARY

CITY	LOANS	AMOUNT	% OF TOTAL
Altamonte Springs	1	\$132,554.00	0.50%
Apopka	18	\$3,484,941.00	8.91%
Casselberry	2	\$430,065.00	0.99%
Clermont	3	\$658,488.00	1.49%
Deland	1	\$148,992.00	0.50%
Eustis	3	\$503,608.00	1.49%
Fern Park	1	\$188,030.00	0.50%
Fruitland Park	1	\$184,179.00	0.50%
Groveland	3	\$554,744.00	1.49%
Intercession City	1	\$143,355.00	0.50%
Kissimmee	36	\$6,439,515.00	17.82%
Lady Lake	1	\$203,148.00	0.50%
Leesburg	5	\$892,715.00	2.48%
Maitland	1	\$162,894.00	0.50%
Mascotte	5	\$1,045,092.00	2.48%
Oakland	1	\$122,735.00	0.50%
Ocoee	5	\$941,984.00	2.48%
Orlando	77	\$12,850,711.00	38.12%
Oviedo	1	\$242,526.00	0.50%
Saint Cloud	18	\$3,374,107.00	8.91%
Sanford	8	\$1,463,766.00	3.96%
Tavares	4	\$729,777.00	1.98%
Umatilla	2	\$369,036.00	0.99%
Winter Garden	2	\$541,980.00	0.99%
Winter Park	2	\$333,469.00	0.99%
TOTAL	202	\$36,142,411.00	100.00%

COUNTY SUMMARY

COUNTY	LOANS	AMOUNT	% OF TOTAL
Lake	28	\$5,289,779.00	13.86%
Orange	104	\$18,053,352.00	51.49%
Osceola	55	\$9,956,977.00	27.23%
Seminole	15	\$2,842,303.00	7.43%
TOTAL	202	\$36,142,411.00	100.00%

HOUSEHOLD ANNUAL INCOME REPORT

ANNUAL INCOME	LOANS	% OF TOTAL
\$15,000-\$29,999	5	2.48%
\$30,000-\$44,999	61	30.20%
\$45,000-\$59,999	96	47.52%
\$60,000-\$74,999	37	18.32%
\$75,000-\$89,999	2	0.99%
\$90,000-\$104,999	1	0.50%
TOTAL	202	100.00%

HOUSEHOLD SIZE REPORT

HOUSEHOLD SIZE	LOANS	% OF TOTAL
1 - One person	59	29.21%
2 - Two persons	54	26.73%
3 - Three persons	45	22.28%
4 - Four persons	36	17.82%
5 - Five persons	7	3.47%
6 - Six persons	1	0.50%
TOTAL	202	100.00%

LOAN AMOUNT REPORT

LOAN AMOUNT	LOANS	% OF TOTAL
\$50,000-\$75,000	1	0.50%
\$100,000-\$125,000	15	7.43%
\$125,000-\$150,000	31	15.35%
\$150,000-\$175,000	55	27.23%
\$175,000-\$200,000	37	18.32%
\$200,000-\$225,000	40	19.80%
\$225,000-\$250,000	19	9.41%
\$250,000-\$275,000	4	1.98%
TOTAL	202	100.00%

PURCHASE PRICE REPORT

PURCHASE PRICE	LOANS	% OF TOTAL
\$75,000-\$100,000	1	0.50%
\$100,000-\$125,000	9	4.46%
\$125,000-\$150,000	27	13.37%
\$150,000-\$175,000	48	23.76%
\$175,000-\$200,000	45	22.28%
\$200,000-\$225,000	43	21.29%
\$225,000-\$250,000	21	10.40%
\$250,000-\$275,000	6	2.97%
\$275,000-\$300,000	2	0.99%
TOTAL	202	100.00%

LOAN TYPE REPORT

LOAN TYPE	LOANS	% OF TOTAL
FHA	198	98.02%
USDA-RHS	2	0.99%
VA	2	0.99%
TOTAL	202	100.00%

PROPERTY TYPE REPORT

PROPERTY TYPE	LOANS	% OF TOTAL
1 Unit Single Family Detached	177	87.62%
Condominium	2	0.99%
Rowhouse	2	0.99%
Townhouse	21	10.40%
TOTAL	202	100.00%

CATEGORY TYPE REPORT

TYPE	LOANS	% OF TOTAL
Existing	173	85.64%
New	29	14.36%
Unspecified	0	0.00%
TOTAL	202	100.00%

TARGET/NON TARGET REPORT

TYPE	LOANS	AMOUNT	% OF TOTAL
TARGET	9	\$1,316,216.00	4.46%
NON TARGET	193	\$34,826,195.00	95.54%
TOTAL	202	\$36,142,411.00	100.00%

INTEREST RATE LISTING REPORT

RATE	COUNT	AMOUNT	% OF TOTAL
3.8750%	8	\$1,669,269.00	3.96%
4.0000%	5	\$768,344.00	2.48%
4.2500%	38	\$6,997,319.00	18.81%
4.3750%	4	\$798,159.00	1.98%
4.5000%	14	\$2,496,849.00	6.93%
4.7500%	39	\$6,994,310.00	19.31%
4.8750%	25	\$4,470,724.00	12.38%
5.0000%	58	\$10,081,687.00	28.71%
5.2500%	11	\$1,865,750.00	5.45%
TOTAL	202	\$36,142,411.00	100.00%

INTEREST RATE RANGES REPORT

RATE	LOANS	% OF TOTAL
3.7500% - 3.9900%	8	3.96%
4.0000% - 4.2400%	5	2.48%
4.2500% - 4.4900%	42	20.79%
4.5000% - 4.7400%	14	6.93%
4.7500% - 4.9900%	64	31.68%
5.0000% - 5.2400%	58	28.71%
5.2500% - 5.4900%	11	5.45%
TOTAL	202	100.00%

FIRST TIME HOMEBUYER REPORT

FIRST TIME HOMEBUYER	LOANS	% OF TOTAL
No	0	0.00%
Yes	202	100.00%
TOTAL	202	100.00%

ADDITIONAL MORTGAGE REPORT

ADDTL MTG PROGRAM \ PRIMARY MTG PROGRAM	LOANS	AMOUNT	AVERAGE LOAN AMOUNT
Orange DPA 2018 \ Orange 2018A SF Program	148	\$1,110,000.00	\$7,500.00

GENDER REPORT

GENDER	LOANS	% OF TOTAL
MALE	102	50.50%
FEMALE	100	49.50%
NONBINARY	0	0.00%
UNDISCLOSED	0	0.00%
TOTAL	202	100.00%

RACE REPORT

DESCRIPTION	LOANS	% OF TOTAL
Asian	2	0.99%
Asian & White	1	0.50%
Black/ African American	58	28.71%
Missing	1	0.50%
Other	9	4.46%
Tenant Declined to Respond	5	2.48%
White	126	62.38%
TOTAL	202	100.00%

ETHNICITY REPORT

ETHNICITY	LOANS	AMOUNT	% OF TOTAL
HISPANIC	89	\$16,333,376.00	44.06%
NON HISPANIC	102	\$17,843,872.00	50.50%
OTHER	11	\$1,965,163.00	5.45%
TOTAL	202	\$36,142,411.00	100.00%

RACE BY ETHNICITY REPORT

RACE	HISPANIC	NONHISPANIC	OTHER	LOANS	% OF TOTAL
Asian	0	2	0	2	0.99%
Asian & White	0	1	0	1	0.50%
Black/ African American	1	56	1	58	28.71%
Missing	1	0	0	1	0.50%
Other	4	0	5	9	4.46%
Tenant Declined to Respond	0	1	4	5	2.48%
White	83	42	1	126	62.38%
TOTAL	89	102	11	202	100.00%

PIPELINE REPORT

PROGRAM PIPELINE	LOANS	AMOUNT	% OF TOTAL
UW Certification	5	\$912,604.00	2.48%
eHP Compliance	1	\$246,355.00	0.50%
Purchased/Service	3	\$667,412.00	1.49%
Investor/Trustee	193	\$34,316,040.00	95.54%
TOTAL	202	\$36,142,411.00	100.00%

PROGRAM SUMMARY

AVERAGE PRINCIPAL MORTGAGE:	\$178,922.83
AVERAGE PURCHASE PRICE:	\$184,082.11
AVERAGE DPA AMOUNT:	\$7,500.00
AVERAGE AGE OF PRIMARY BORROWER:	40
AVERAGE HOUSEHOLD SIZE:	2
AVERAGE EMPLOYED IN HOUSEHOLD:	1
AVERAGE HOUSEHOLD ANNUAL INCOME:	\$50,425.94

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Orange County HFA
Demographic Analysis Report
Orange Freddie Mac Program

ORIGINATION SUMMARY REPORT

ORIGINATOR SUMMARY	LOANS	AMOUNT	% OF TOTAL
Atlantic Bay Mortgage Group, LLC.	2	\$335,620.00	2.47%
Bank of England	3	\$597,475.00	3.70%
Broker Solutions Inc, DBA New American Funding	11	\$2,098,607.00	13.58%
Centennial Bank	1	\$174,600.00	1.23%
Christensen Financial, Inc.	5	\$841,605.00	6.17%
Columbus Capital Lending LLC	1	\$124,925.00	1.23%
Envoy Mortgage, Ltd	3	\$491,810.00	3.70%
Equity Prime Mortgage, LLC	1	\$150,350.00	1.23%
Fairway Independent Mortgage Corporation	10	\$1,808,686.00	12.35%
FBC Mortgage, LLC	5	\$1,042,905.00	6.17%
Guaranteed Rate, Inc.	1	\$116,850.00	1.23%
Hamilton Group Funding, Inc.	2	\$373,935.00	2.47%
Land Home Financial Services, Inc.	5	\$1,016,821.00	6.17%
Movement Mortgage, LLC	1	\$135,800.00	1.23%
Waterstone Mortgage Corporation	30	\$5,356,866.00	37.04%
TOTAL	81	\$14,666,855.00	100.00%

CITY SUMMARY

CITY	LOANS	AMOUNT	% OF TOTAL
Altamonte Springs	3	\$399,050.00	3.70%
Apopka	7	\$1,206,571.00	8.64%
Casselberry	3	\$453,625.00	3.70%
Clermont	1	\$106,400.00	1.23%
Eustis	2	\$345,303.00	2.47%
Fruitland Park	3	\$594,513.00	3.70%
Kissimmee	10	\$2,037,142.00	12.35%
Longwood	1	\$189,053.00	1.23%
Mascotte	1	\$204,188.00	1.23%
Mount Dora	1	\$169,750.00	1.23%
Ocoee	2	\$439,560.00	2.47%
Orlando	33	\$5,648,337.00	40.74%
Oviedo	2	\$474,650.00	2.47%
Saint Cloud	5	\$1,086,950.00	6.17%
Sanford	2	\$351,120.00	2.47%
Sorrento	2	\$469,828.00	2.47%
Tavares	1	\$161,500.00	1.23%
Winter Springs	2	\$329,315.00	2.47%
TOTAL	81	\$14,666,855.00	100.00%

COUNTY SUMMARY

COUNTY	LOANS	AMOUNT	% OF TOTAL
Lake	11	\$2,051,482.00	13.58%
Orange	44	\$7,691,818.00	54.32%
Osceola	14	\$2,973,742.00	17.28%
Seminole	12	\$1,949,813.00	14.81%
TOTAL	81	\$14,666,855.00	100.00%

HOUSEHOLD ANNUAL INCOME REPORT

ANNUAL INCOME	LOANS	% OF TOTAL
\$15,000-\$29,999	2	2.47%
\$30,000-\$44,999	25	30.86%
\$45,000-\$59,999	32	39.51%
\$60,000-\$74,999	16	19.75%
\$75,000-\$89,999	6	7.41%
TOTAL	81	100.00%

HOUSEHOLD SIZE REPORT

HOUSEHOLD SIZE	LOANS	% OF TOTAL
1 - One person	33	40.74%
2 - Two persons	19	23.46%
3 - Three persons	13	16.05%
4 - Four persons	12	14.81%
5 - Five persons	3	3.70%
6 - Six persons	1	1.23%
TOTAL	81	100.00%

LOAN AMOUNT REPORT

LOAN AMOUNT	LOANS	% OF TOTAL
\$50,000-\$75,000	1	1.23%
\$75,000-\$100,000	2	2.47%
\$100,000-\$125,000	7	8.64%
\$125,000-\$150,000	9	11.11%
\$150,000-\$175,000	18	22.22%
\$175,000-\$200,000	14	17.28%
\$200,000-\$225,000	17	20.99%
\$225,000-\$250,000	10	12.35%
\$250,000-\$275,000	3	3.70%
TOTAL	81	100.00%

PURCHASE PRICE REPORT

PURCHASE PRICE	LOANS	% OF TOTAL
\$50,000-\$75,000	1	1.23%
\$75,000-\$100,000	2	2.47%
\$100,000-\$125,000	4	4.94%
\$125,000-\$150,000	9	11.11%
\$150,000-\$175,000	12	14.81%
\$175,000-\$200,000	15	18.52%
\$200,000-\$225,000	19	23.46%
\$225,000-\$250,000	15	18.52%
\$250,000-\$275,000	3	3.70%
\$275,000-\$300,000	1	1.23%
TOTAL	81	100.00%

LOAN TYPE REPORT

LOAN TYPE	LOANS	% OF TOTAL
FreddieMac 80% AMI	6	7.41%
FreddieMac HFA Advantage	70	86.42%
FreddieMac OVER 80% AMI	5	6.17%
TOTAL	81	100.00%

PROPERTY TYPE REPORT

PROPERTY TYPE	LOANS	% OF TOTAL
1 Unit Single Family Detached	64	79.01%
Condominium	13	16.05%
Duplex w/approval	2	2.47%
Rowhouse	1	1.23%
Townhouse	1	1.23%
TOTAL	81	100.00%

CATEGORY TYPE REPORT

TYPE	LOANS	% OF TOTAL
Existing	78	96.30%
New	3	3.70%
Unspecified	0	0.00%
TOTAL	81	100.00%

TARGET/NON TARGET REPORT

TYPE	LOANS	AMOUNT	% OF TOTAL
TARGET	4	\$609,580.00	4.94%
NON TARGET	77	\$14,057,275.00	95.06%
TOTAL	81	\$14,666,855.00	100.00%

INTEREST RATE LISTING REPORT

RATE	COUNT	AMOUNT	% OF TOTAL
3.2500%	3	\$657,310.00	3.70%
3.5000%	4	\$904,545.00	4.94%
4.2500%	1	\$123,675.00	1.23%
4.3750%	1	\$150,350.00	1.23%
4.5000%	3	\$543,103.00	3.70%
4.6250%	10	\$1,869,016.00	12.35%
4.7500%	5	\$1,085,750.00	6.17%
4.8750%	6	\$1,009,560.00	7.41%
5.0000%	1	\$179,550.00	1.23%
5.1250%	2	\$327,240.00	2.47%
5.2500%	18	\$2,999,840.00	22.22%
5.3750%	20	\$3,441,481.00	24.69%
5.6250%	3	\$594,128.00	3.70%
TOTAL	81	\$14,666,855.00	100.00%

INTEREST RATE RANGES REPORT

RATE	LOANS	% OF TOTAL
3.2500% - 3.4900%	3	3.70%
3.5000% - 3.7400%	4	4.94%
4.2500% - 4.4900%	2	2.47%
4.5000% - 4.7400%	13	16.05%
4.7500% - 4.9900%	11	13.58%
5.0000% - 5.2400%	3	3.70%
5.2500% - 5.4900%	38	46.91%
5.5000% - 5.7400%	7	8.64%
TOTAL	81	100.00%

FIRST TIME HOMEBUYER REPORT

FIRST TIME HOMEBUYER	LOANS	% OF TOTAL
No	2	2.47%
Yes	79	97.53%
TOTAL	81	100.00%

ADDITIONAL MORTGAGE REPORT

ADDTL MTG PROGRAM \ PRIMARY MTG PROGRAM	LOANS	AMOUNT	AVERAGE LOAN AMOUNT
Orange AIS \ Orange Freddie Mac Program	21	\$33,500.00	\$1,595.24
Orange DPA 2017 \ Orange Freddie Mac Program	28	\$210,000.00	\$7,500.00
Orange DPA 2018 \ Orange Freddie Mac Program	54	\$405,000.00	\$7,500.00

GENDER REPORT

GENDE	LOANS	% OF TOTAL
MALE	50	61.73%
FEMALE	31	38.27%
NONBINARY	0	0.00%
UNDISCLOSED	0	0.00%
TOTAL	81	100.00%

RACE REPORT

DESCRIPTION	LOANS	% OF TOTAL
American Indian/ Alaskan Native & Black/ African /	1	1.23%
Black/ African American	17	20.99%
Black/African American & White	2	2.47%
Missing	1	1.23%
Other	7	8.64%
Tenant Declined to Respond	1	1.23%
White	52	64.20%
TOTAL	81	100.00%

ETHNICITY REPORT

ETHNICITY	LOANS	AMOUNT	% OF TOTAL
HISPANIC	31	\$5,637,429.00	38.27%
NON HISPANIC	47	\$8,339,116.00	58.02%
OTHER	3	\$690,310.00	3.70%
TOTAL	81	\$14,666,855.00	100.00%

RACE BY ETHNICITY REPORT

RACE	HISPANIC	NONHISPANIC	OTHER	LOANS	% OF TOTAL
American Indian/ Alaskan Native & Black/ African American	1	0	0	1	1.23%
Black/ African American	0	16	1	17	20.99%
Black/African American & White	1	1	0	2	2.47%
Missing	0	0	1	1	1.23%
Other	4	2	1	7	8.64%
Tenant Declined to Respond	1	0	0	1	1.23%
White	24	28	0	52	64.20%
TOTAL	31	47	3	81	100.00%

PIPELINE REPORT

PROGRAM PIPELINE	LOANS	AMOUNT	% OF TOTAL
Reservation	5	\$1,121,455.00	6.17%
UW Certification	2	\$440,400.00	2.47%
Purchased/Servicer	3	\$463,078.00	3.70%
Pooled	1	\$166,250.00	1.23%
Investor/Trustee	70	\$12,475,672.00	86.42%

PROGRAM SUMMARY

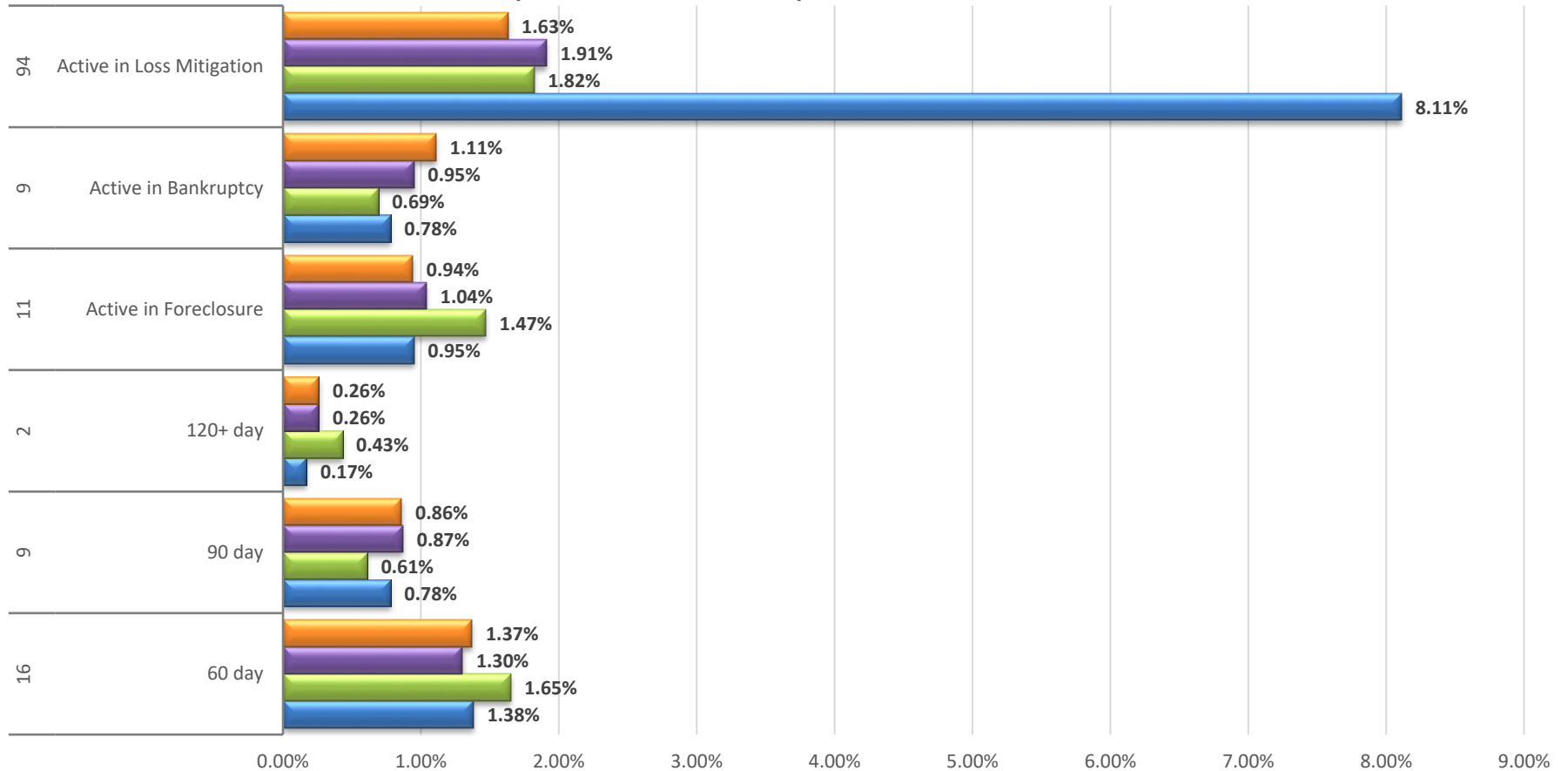
AVERAGE PRINCIPAL MORTGAGE:	\$181,072.28
AVERAGE PURCHASE PRICE:	\$188,464.75
AVERAGE DPA AMOUNT:	\$6,296.12
AVERAGE AGE OF PRIMARY BORROWER:	37
AVERAGE HOUSEHOLD SIZE:	2
AVERAGE EMPLOYED IN HOUSEHOLD:	1
AVERAGE HOUSEHOLD ANNUAL INCOME:	\$52,152.86

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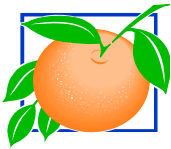
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Single-Family Programs QUARTERLY DELINQUENCY STATISTICS



	16	9	2	11	9	94
	60 day	90 day	120+ day	Active in Foreclosure	Active in Bankruptcy	Active in Loss Mitigation
6/30/2019	1.37%	0.86%	0.26%	0.94%	1.11%	1.63%
9/30/2019	1.30%	0.87%	0.26%	1.04%	0.95%	1.91%
12/31/2019	1.65%	0.61%	0.43%	1.47%	0.69%	1.82%
3/31/2020	1.38%	0.78%	0.17%	0.95%	0.78%	8.11%

- As of March 31, 2020 the total loan portfolio for OCHFA is 1,159 loans.
- The March 2020 month end statistics show a DECREASE in 60-Day & 120-Day Delinquencies and Foreclosures.
- There was an INCREASE in 90-Day Delinquencies, Bankruptcies and Loss Mitigation.



W.D. MORRIS
EXECUTIVE DIRECTOR

CONSENT ITEM

BOARD OF DIRECTORS

MERCEDES MCCALL
CHAIRWOMAN

VERNICE ATKINS-BRADLEY
VICE CHAIRWOMAN

SASCHA RIZZO
BOARD MEMBER

CURTIS HUNTER
BOARD MEMBER

ALBERT HANKS
BOARD MEMBER

MEMORANDUM

TO:	OCHFA Board of Directors
FROM:	W.D. Morris, Executive Director
CONTACT:	Mildred Guzman, Administrator, Program Operations
DATE:	April 28, 2020
RE:	MULTI-FAMILY OCCUPANCY/ INSPECTION REPORT MAY 6, 2020 - REGULAR BOARD OF DIRECTORS' MEETING - TELEPHONIC

OCCUPANCY REPORT

The Occupancy Report rates for the period of 04/01/20 to 04/27/20, was 98% 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 for each period by property is provided.

MULTI-FAMILY INSPECTION REPORT

There were no properties due for annual review during the month of April.

ACTION REQUESTED

For information only.

Multi-Family Occupancy Report

BeginReportingPeriod: 4 / 1 / 2020

EndReportingPeriod: 4 / 27 / 2020

Property: (Status, Address)	Total Units	Occupied Units	Occup. %	Prior Month Occu%	Low Income:				Flag%	Comments
					Occupied Unit	Occup. %	Prior Month Occup. %			
Alta Westgate (Westgate Apts), Act 6872 Alta West Drive, Orlando	240	240	100%	100%	240	100%	100%		40%	
Anderson Oaks, Active 708 Anderson St, Orlando	12	12	100%	100%	12	100%	100%		100%	
Boca Vista(Chantham Harbor Refu 545 Nantucket Court, Altamonte Springs	324	310	96%	96%	65	20%	20%		20%	
Charleston Club Apts, Active 500 Fox Quarry Lane, Sanford	288	287	100%	99%	244	85%	84%		40%	
City View (West Church St), Active 595 West Church Street, Orlando	266	251	94%	97%	118	44%	44%		40%	
Club at Eustis, Active 2750 David Walker Dr, Eustis	96	96	100%	99%	96	100%	99%		40%	
Cove at Lady Lake, Active 735 S. Hwy 27/441, Lady Lake	176	176	100%	96%	176	100%	96%		40%	
Crestwood Apartments, Active 3121 Crestwood Circle, St. Cloud	216	216	100%	99%	216	100%	99%		40%	
Dean Woods, Active 9808 Dean Woods Place, Orlando	48	48	100%	100%	48	100%	100%		100%	
Delaney Apartments, Active 507 Delaney Avenue, Orlando	8	8	100%	100%	8	100%	100%		100%	
Emerald Villas (Seville Place), Acti 5450 Cholla Way, Orlando	264	262	99%	100%	262	99%	100%		40%	
Fountains at Lee Vista, Active 5743 Bent Pine Dr, Orlando	508	481	95%	94%	281	55%	54%		31%	
Fountains at Millenia II, Active 5316 Millenia Blvd., Orlando	32	32	100%	100%	32	100%	100%		40%	

Tuesday, April 28, 2020

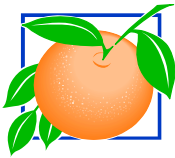
Page 1 of 4

Property: (Status, Address)	Total Units	Occupied Units	Occup. %	Prior Month Occu%	Low Income:				Flag%	Comments
					Occupied Unit	Occup. %	Prior Month Occup. %			
Fountains at Millenia III, Active 5316 Millenia Blvd., Orlando	82	82	100%	99%	82	100%	99%		40%	
Fountains at Millenia IV, Active 5316 Millenia Blvd, Orlando	100	97	97%	97%	97	97%	97%		40%	
Goldenrod Pointe Apartments, Acti 3500 N Goldenrod Road, Orlando	70	70	100%	100%	70	100%	100%		60%	
Governors Manor, Active 2861 LB McLeod Rd, Orlando	120	117	98%	98%	117	98%	98%		75%	
Green Gables (Alhambra Trace), A 5201 Via Alizar Dr, Orlando	95	94	99%	99%	94	99%	99%		100%	
Kensington Oaks, Active 440 S. Mellonville Ave, Sanford	20	20	100%	100%	20	100%	100%		75%	
Lake Davis Apartments, Active 1301 Catherine Street, Orlando	36	36	100%	100%	36	100%	100%		75%	
Lake Harris Cove Apts, Active 32511 Lake Harris Cove Avenue, Leesburg	152	151	99%	96%	116	76%	77%		40%	
Lake Jennie I, Active 1301 Santa Barbara Dr, Sanford	25	24	96%	96%	24	96%	96%		75%	
Lake Jennie II, Active 1312 Santa Barbara Dr, Sanford	40	38	95%	100%	38	95%	100%		75%	
Lake Sherwood Apartments, Activ 1826 London Crest Drive, Orlando	90	90	100%	100%	90	100%	100%		40%	
Lakeside Pointe, Active 1403 Old Harbor Blvd., Leesburg	128	125	98%	96%	125	98%	96%		40%	
Lancaster Villas, Active 800 W. Lancaster Rd, Orlando	145	145	100%	99%	145	100%	99%		100%	
Landings at Carver Park, Active 1150 Conley Street, Orlando	56	54	96%	98%	54	96%	98%		40%	
Landings on Millennia, Active 5150 Millenia Boulevard, Orlando	336	334	99%	99%	253	75%	75%		40%	

Property: (Status, Address)	Total Units	Occupied Units	Occup. %	Prior Month Occu%	Low Income:				Flag%	Comments
					Occupied Unit	Occup. %	Prior Month Occup. %			
Landon Pointe Apartments, Active 1705 Grande Pointe Avenue, Orlando	276	275	100%	99%	275	100%	97%		40%	
Landon Trace Townhome(Buchana 1813 Buchanan Bay Circle, Orlando	228	227	100%	98%	227	100%	98%		100%	
Landstar Park Apartments, Active 1001 Landstar Drive, Orlando	156	154	99%	100%	154	99%	100%		40%	
Laurel Oaks I (Sleepy Hollow Apart 2700 Laurel Hollow Dr., Leesburg	144	130	90%	90%	130	90%	90%		40%	
Laurel Oaks II (Sleepy Hollow Apar 2700 Laurel Hollow Dr., Leesburg	108	92	85%	83%	92	85%	83%		40%	
Lee Vista Club Apartments, Active 5903 Lee Vista Blvd, Orlando	312	310	99%	100%	308	99%	100%		40%	
Marbella Cove, Active 7528 Marbella Pt. Drive, Orlando	104	104	100%	100%	104	100%	100%		0%	
Marbella Pointe, Active 7528 Marbella Pt. Drive, Orlando	120	120	100%	100%	120	100%	100%		40%	
Mendel Villas, Active 3538 Aristotle Ave, Orlando	32	29	91%	100%	29	91%	100%		100%	
Nassau Bay Apartments, Active 5200 North Orange Blossom Trail, Orlando	492	488	99%	100%	488	99%	100%		100%	
Oak Harbor Apartments, Active 5770 Harbor Chase Circle, Orlando,	176	174	99%	99%	174	99%	99%		20%	
Oviedo Town Center Ph. I, Active 450 Fontana Circle #105, Oviedo	106	105	99%	98%	105	99%	98%		40%	
Oviedo Town Center Ph. II, Active 450 Fontana circle #105, Oviedo	34	34	100%	100%	34	100%	100%		40%	
Oviedo Town Center Ph. III, Active 450 Fontana circle #105, Oviedo	72	72	100%	100%	72	100%	100%		40%	
Oviedo Town Center Ph. IV, Active 450 Fontana Circle #105, Oviedo	24	24	100%	100%	24	100%	100%		40%	

Property: (Status, Address)	Total Units	Occupied Units	Occup. %	Prior Month Occu%	Low Income:				Flag%	Comments
					Occupied Unit	Occup. %	Prior Month Occup. %			
Palm Groves Gardens, Active 3944 W.D. Judge Drive, Orlando	142	141	99%	98%	141	99%	98%		75%	
Pebble Creek, Active 1317 Boulder Dr, Kissimmee	72	72	100%	100%	72	100%	100%		100%	
River Ridge Apartment Homes, Act 9957 Hidden River Drive #106, Orlando	160	160	100%	100%	160	100%	100%		40%	
Rolling Acres I, Active 824 CrR 466, Lady Lake	104	104	100%	99%	104	100%	99%		40%	
Rolling Acres II, Active 824 CR 466, Lady Lake	35	34	97%	100%	34	97%	100%		40%	
SouthWinds Cove, Active 3400 Southwinds Cove Way, Leesburg	112	109	97%	96%	89	79%	78%		40%	
Spring Lake Cove I, Active 1508 Spring Lake Cove Lane, Fruitland Park	96	96	100%	98%	96	100%	78%		40%	
Spring Lake Cove II, Active 1508 Spring Lake Cove Lane, Fruitland Park	48	46	96%	100%	46	96%	100%		40%	
Vista Pines Apartments, Active 401 N Chickasaw Trail, Orlando	238	238	100%	97%	238	100%	97%		40%	
Westwood Park Apartments, Activ 11037 Laguna Bay Dr, Orlando	178	178	100%	99%	178	100%	99%		40%	
Total Units:	7,542									
Current Period Summary:		7,412	98%		6,653	94%				
Prior Period Summary:		7,386	98%		6,600	93%				

Total Number of Properties: 53



W.D. MORRIS
EXECUTIVE DIRECTOR

ORANGE COUNTY HOUSING FINANCE AUTHORITY

DISCUSSION ITEM

BOARD OF DIRECTORS

MERCEDES MCCALL
CHAIRWOMAN

VERNICE ATKINS-BRADLEY
VICE CHAIRWOMAN

SASCHA RIZZO
BOARD MEMBER

CURTIS HUNTER
BOARD MEMBER

ALBERT HANKS
BOARD MEMBER

MEMORANDUM

TO:	OCHFHA Board of Directors
FROM:	W.D. Morris, Executive Director
DATE:	April 17, 2020
RE:	CONSIDER APPROVAL OF BOND RESOLUTION AND ASSOCIATED DOCUMENTS, TERMS AND FINANCING OF MULTI-FAMILY TAX-EXEMPT BONDS, FOR JERNIGAN GARDEN APARTMENTS; NOT-TO-EXCEED \$42,400,000 – REGION 14. MAY 6, 2020 REGULAR BOARD OF DIRECTORS' MEETING (TELEPHONIC)

BACKGROUND

On November 7, 2019, the Board approved the Reimbursement Resolution for Jernigan Gardens Apartments, not-to-exceed \$43MM, for acquisition and rehabilitation of the development; consisting of 256-units of multi-family affordable housing.

The applicant for Jernigan Garden Apartments is Millennia Housing Development Ltd. The development is located at 1488 Mercy Drive, in Orlando; and consists of ninety-six (96) 2-bd/2-ba and one hundred-sixty (160) 3-bd/2-ba multi-family units; with rents ranging from \$1,190 - \$1,435 per month. These rents are supported by a HUD Housing Assistance Plan (HAP), contracted to subsidize the rents for a 20-year period.

CURRENT

The enclosed Bond Resolution is in the amount of \$42.4MM, as reflected in the Credit Underwriting Report (CUR). Enclosed for your review is the Real Estate Credit Underwriting Report prepared by Seltzer Management. The financing structure involves a public offering underwritten by RBC Capital Markets (RBC). The Authority will issue \$42.4MM Tax-Exempt Multi-Family Mortgage Revenue Bonds (MMRB). The bonds will be "interest-only" thru the maturity date, approximately 36-months following the date of issuance. Proceeds will be held in cash or permitted investments that will secure the repayment of the MMRB. The bonds will be collateralized by a cash source at all times, with funds on deposit in the Project Fund, Collateral Fund and Capitalized Interest account, held by the Trustee. The MMRB will pay a fixed rate of interest. The bonds will require interest-only payments on a semi-annual basis.

The collateralized HUD 221(d)(4) loan is anticipated to be fixed at 3.25% (3.00% base rate + 0.25%) mortgage insurance premium (MIP). The loan will have a term and amortization period of 40-years. The HUD 221(d)(4) loan will require payment of interest-only during construction/Rehab. Based on the construction schedule, bonds interest will be for 19-months as reflected in the financial cost of the use of funds.

A second Mortgage providing Bridge Loan is provided by Cuyahoga River Capital, in the amount of \$15MM. The loan will require monthly interest-only payments at a variable interest rate comprised of the 30-day LIBOR (currently estimated at 0.99%), plus 260-basis points (2.60%).

The Underwriting firm, Seltzer Management, added an underwriting cushion of 25-basis points (0.25%) for an “all-in” rate of 3.84%. The Bridge Loan will have a term up-to 24-months. The Debt Service Coverage Ratio is 1.162. The total development cost during construction financing is \$72,435,331 – sources is as follows:

SOURCE	LENDER	APPLICANT	REV. APPLICANT	UNDERWRITER	INTEREST RATE	DEBT SERVICE
First Mortgage – 221(d)(4)	OCHFA Bonds/ Berkadia/ HUD	\$36,000,000	\$42,400,000	\$42,400,000	3.25%	\$2,161,552
Second Mortgage - Bridge	Cuyahoga River Capital	\$0	\$15,000,000	\$15,000,000	3.84%	\$912,000
Working Capital Reserve	Applicant	\$0	\$848,000	\$0	0.00%	\$0
HC Equity	RBC Community Investments	\$18,699,112	\$4,053,876	\$3,989,690		
Deferred Developer Fee	Development	\$7,063,415	\$5,916,400	\$7,444,214		
Operating Income	Jernigan Gardens	\$3,579,528	\$3,601,427	\$3,601,427		
Total		\$65,342,055	\$71,819,703	\$72,435,331		\$3,073,552

Seltzer Management recommends that the Authority approve the issuance of \$42.4MM of Tax-Exempt Bonds for acquisition and rehabilitation of Jernigan Gardens Apartments; and that the loan closing be subject to the following conditions:

- A Permit Ready Letter for the proposed rehabilitation was not provided during underwriting, which is a condition to close.
- As a company policy, EBI was unable to provide an executed Construction Consultant's Section 504 and ADA Design Certification. Seltzer has engaged On Solid Ground, LLC (“OSG”) to perform the necessary review and provide the required certification. Receipt and satisfactory review of the Construction Consultant's certification is a condition to close.
- Site Plan approval was not provided during underwriting for the proposed rehabilitation, which is a condition to close.
- The PCA received during underwriting was completed based on a previous GC Contract with a materially different contract amount. An updated PCA, based on the current GC Contract and Schedule of Values is a condition to close. The updated PCA must also confirm the plans and specifications include all features and amenities committed to in the OCHFA application
- A signed and sealed survey from 2018 was provided during underwriting. Receipt and satisfactory review of a signed and sealed survey, certified to the OCHFA is a condition to close.
- An unexecuted Property Management Agreement was provided between MHM and the Applicant. Receipt and satisfactory review of an executed Property Management Agreement with terms not materially different from those as underwritten in this report is a condition to close.
- An unexecuted GC Contract was provided during underwriting. Receipt and satisfactory review of an executed GC Contract with terms not materially different from those as underwritten in this report is a condition to close.

The remaining documents to be approved are available for review by Board Members at the office of the Authority. These documents have been reviewed by Staff, Financial Advisor, Bond Counsel and General Counsel; both its capacities as General and Disclosure Counsels'. The actual bond documentation creating the security for the bond issuance (i.e. Indenture, Loan Agreement, Mortgage, etc.) has been prepared by the Authority's Bond Counsel (i.e., the Official Statements and Continuing Disclosure Agreement) have been prepared by General Counsel in its Disclosure capacity. The Staff, General Counsel, Financial Advisor and Bond Counsel will be available at the Boards' meeting of May 6, 2020, to discuss any issues regarding this documentation and to advise that Board that such documents have been prepared in accordance with the Authority's policies and procedures.

ACTION REQUESTED

Board approval of the Bond Resolution (2020-03), Underwriting Report, Terms and financing in an amount not-to-exceed \$42,400,000 for the Acquisition and Rehabilitation of Multi-Family Development Jernigan Garden Apartments; and authorization for the Chairman, Board Member and Executive Director to execute all associated documents subject to General Counsel's review and assurance that the above conditions are satisfied prior to closing the bonds transaction.

RESOLUTION NO. 2020-03

RESOLUTION OF THE ORANGE COUNTY HOUSING FINANCE AUTHORITY (THE “AUTHORITY”) AUTHORIZING THE ISSUANCE BY THE AUTHORITY OF NOT EXCEEDING \$42,400,000 AGGREGATE PRINCIPAL AMOUNT OF ITS ORANGE COUNTY HOUSING FINANCE AUTHORITY MULTIFAMILY HOUSING REVENUE BONDS, 2020 SERIES [TO BE DESIGNATED] (JERNIGAN GARDENS) (THE “BONDS”); ESTABLISHING PARAMETERS FOR THE AWARD OF THE SALE THEREOF TO RBC CAPITAL MARKETS, LLC, AND ESTABLISHING CRITERIA FOR DETERMINING THE TERMS THEREOF, INCLUDING THE DATE, INTEREST RATE, INTEREST PAYMENT DATES AND MATURITY SCHEDULE AND OTHER TERMS OF SUCH BONDS; APPROVING THE FORMS OF AND AUTHORIZING THE EXECUTION OF A TRUST INDENTURE; LOAN AGREEMENT; ENDORSEMENT OF THE MULTIFAMILY PROMISSORY NOTE; LAND USE RESTRICTION AGREEMENT; ARBITRAGE REBATE AGREEMENT; AND ALL EXHIBITS THERETO; AUTHORIZING THE NEGOTIATED SALE OF THE BONDS AND APPROVING THE FORM OF THE PURCHASE CONTRACT AND EXECUTION THEREOF RELATING TO THE NEGOTIATED SALE OF THE BONDS TO THE UNDERWRITER; AUTHORIZING THE PREPARATION AND DISTRIBUTION OF A PRELIMINARY OFFICIAL STATEMENT FOR THE BONDS AND AUTHORIZING THE PREPARATION, DISTRIBUTION AND EXECUTION OF A FINAL OFFICIAL STATEMENT IN CONNECTION WITH THE ISSUANCE AND DELIVERY OF THE BONDS; AUTHORIZING THE APPOINTMENT OF A TRUSTEE AND REBATE ANALYST; AUTHORIZING THE EXECUTIVE DIRECTOR AND CHAIRMAN OR VICE CHAIRMAN OR ANY AUTHORITY MEMBER TO TAKE ANY OTHER ACTIONS NECESSARY TO ISSUE THE BONDS AND MAKING OTHER PROVISIONS IN CONNECTION THEREWITH; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Legislature of the State of Florida (the “State”) has enacted the Florida Housing Finance Authority Law, Sections 159.601 *et seq.*, Florida Statutes, as amended (the “Act”), pursuant to which the State has empowered each county in the State to create by ordinance a separate public body corporate and politic, to be known as a housing finance authority of the county for which it was created, for the purpose of alleviating a shortage of housing and creating capital for investment in housing in the area of operation of such housing finance authority; and

WHEREAS, pursuant to the Act, the Board of County Commissioners of Orange County, Florida (the “County”), enacted Ordinance No. 78-18 on October 31, 1978, and codified in the County’s Code at Section 2-151 *et seq.* approved April 16, 1991, and effective April 26, 1991 (the

“Ordinance”), creating the Orange County Housing Finance Authority to carry out and exercise all powers and public and governmental functions set forth in and contemplated by the Act; and

WHEREAS, pursuant to the Act and the Ordinance, the Orange County Housing Finance Authority (the “Authority”) has determined to authorize the issuance of not exceeding \$42,400,000 aggregate principal amount of its Orange County Housing Finance Authority Multifamily Housing Revenue Bonds, 2020 Series [to be designated] (Jernigan Gardens) (the “Bonds”) for the purpose of financing the acquisition and construction of a residential rental project for persons of low and moderate income (the “Project”). The Bonds are to be secured by cash and Permitted Investments (as defined in the hereinafter described Trust Indenture) sufficient, without need for reinvestment, to pay interest on the Bonds when due and to pay the principal of the Bonds at maturity or upon redemption; and

WHEREAS, the Authority deems it necessary to provide for the form of a Trust Indenture to be entered into with a bank or trust company to serve as Trustee, and provide for the form of a Loan Agreement; Multifamily Promissory Note, Land Use Restriction Agreement and Arbitrage Rebate Agreement for the Bonds and to authorize additional documents in connection therewith; and

WHEREAS, the Authority wishes to approve the Preliminary Official Statement relating to the Bonds and to authorize distribution of a Preliminary Official Statement for the Bonds and to authorize the preparation and distribution and execution of an Official Statement in connection with the issuance and delivery of the Bonds; and

WHEREAS, the Authority intends to negotiate the sale of the Bonds as hereinafter provided with RBC Capital Markets, LLC (the “Underwriter”); and

WHEREAS, the Authority desires to approve the form of a Purchase Contract and set parameters for certain members of the Authority to approve the final terms of the sale of the Bonds and to execute the Purchase Contract in accordance therewith upon the terms and conditions established herein in connection with issuance of the Bonds;

NOW, THEREFORE, BE IT RESOLVED BY THE ORANGE COUNTY HOUSING FINANCE AUTHORITY, as follows:

1. There is hereby authorized and directed to be issued the Authority's Orange County Housing Finance Authority Multifamily Housing Revenue Bonds, 2020 Series [to be designated] (Jernigan Gardens) in an aggregate principal amount not to exceed \$42,400,000 (the “Bonds”). The Bonds shall be issued under and secured by the Trust Indenture referred to below, the form of which by reference is hereby incorporated into this resolution as if set forth in full herein. The Bonds shall mature in the amounts and at the times, shall bear interest at the rates, be redeemable at the redemption prices and upon the terms and shall have all of the other characteristics, all as set forth in the form of Purchase Contract attached hereto as Exhibit H and in the Trust Indenture attached hereto as Exhibit A all as shall be approved by the Chairman or the Vice Chairman, or other Board Member and the Executive Director/Secretary of the Authority or their duly authorized

alternate officers prior to sale of said Bonds, as provided in this resolution. The Bonds shall be executed, authenticated and delivered by the officers of the Authority authorized below in substantially the form set forth in the Trust Indenture in fully registered form.

2. The Trust Indenture, between the Authority and U.S. Bank National Association (the “Trustee”), in substantially the form attached hereto as Exhibit A (the “Indenture”), is hereby approved, and the Chairman or Vice Chairman, or other Board Member and the Executive Director/Secretary of the Authority or their duly authorized alternate officers are hereby authorized and directed to execute and deliver the Trust Indenture on behalf of and in the name of the Authority with such additional changes, insertions and omissions therein including but not limited to, the insertion of rates, maturities, sinking fund redemption provisions and other details of the Bonds determined as herein provided and as may be made prior to the delivery of the Bonds, and as may be otherwise made or approved by the said officers of the Authority executing the same, such execution to be conclusive evidence of such approval.

3. The Loan Agreement, between the Authority and Jernigan Gardens FL TC, LP (the “Borrower”), in substantially the form attached hereto as Exhibit B (the “Loan Agreement”), is hereby approved, and the Chairman or the Vice Chairman, or any other Board Member and the Executive Director/Secretary of the Authority or their duly authorized alternate officers are hereby authorized and directed to execute and deliver the Loan Agreement on behalf of and in the name of the Authority with such additional changes, insertions and omissions therein as may be made or approved by the said officers of the Authority executing the same, such execution to be conclusive evidence of such approval.

4. The Land Use Restriction Agreement, among the Borrower, the Authority and the Trustee in substantially the form attached hereto as Exhibit C (the “Land Use Restriction Agreement”) is hereby approved, and the Chairman or the Vice Chairman, or other Board Member and the Executive Director/Secretary of the Authority or their duly authorized alternate officers are hereby authorized and directed to execute and deliver the Land Use Restriction Agreement on behalf of and in the name of the Authority with such additional changes, insertions and omission therein as may be made or approved by the said officers of the Authority executing the same, such execution to be conclusive evidence of such approval.

5. The Multifamily Promissory Note, from the Borrower to the Authority in substantially the form attached hereto as Exhibit D (the “Note”) is hereby approved, and the Chairman or the Vice Chairman, or any other Board Member and the Executive Director/Secretary of the Authority or their duly authorized alternate officers are hereby authorized and directed to endorse the Note to the Trustee, on behalf of and in the name of the Authority, with such additional changes, insertions and omissions therein as may be made or approved by the said officers of the Authority accepting the same, such acceptance to be conclusive evidence of such approval.

6. The Arbitrage Rebate Agreement, among the Authority, the Borrower and the Trustee, in substantially the form attached hereto as Exhibit E (the “Arbitrage Rebate Agreement”), is hereby approved and the Chairman or the Vice Chairman, or any other Board Member and the Executive Director/Secretary of the Authority or their duly authorized alternate officers are hereby

authorized and directed to execute and deliver such Arbitrage Rebate Agreement on behalf of and in the name of the Authority with such additional changes, insertions and omissions therein as implement the provisions of the Indenture, and as may be made or approved by the said officers of the Authority executing the same, such execution to be conclusive evidence of such approval.

7. The Environmental Indemnity, from the Borrower and other guarantors in favor of the Authority and the Trustee, in the form attached hereto as Exhibit F (the “Environmental Indemnity”) is hereby approved, and the Chairman or the Vice Chairman, or any other Board Member and the Secretary of the Authority or their duly authorized alternate officers are hereby authorized and directed to accept the Environmental Indemnity on behalf of and in the name of the Authority with such additional changes, insertions and omissions therein as may be made or approved by the said officers of the Authority.

8. The Guaranty of Recourse Obligations from the Borrower and other guarantors in favor of the Authority and the Trustee, in the form attached hereto as Exhibit G (the “Guaranty”) is hereby approved, and the Chairman or the Vice Chairman, or any other Board Member and the Secretary of the Authority or their duly authorized alternate officers are hereby authorized and directed to accept the Guaranty on behalf of and in the name of the Authority with such additional changes, insertions and omissions therein as may be made or approved by the said officers of the Authority.

9. Following consultation with the Borrower and Underwriter, it being understood that virtually all transaction costs are being borne by the Borrower, it is hereby found and determined that due to the characteristics of the financing and the prevailing and anticipated market conditions, it is in the best interest of the Authority to negotiate the sale of the Bonds. The negotiated sale of the Bonds to the Underwriter, upon substantially the terms and conditions set forth in the Purchase Contract attached hereto as Exhibit H, is hereby approved, and the Purchase Contract among the Authority, the Underwriter and the Borrower, is hereby approved in substantially the form attached hereto as Exhibit H. The Authority hereby authorizes the Chairman or Vice Chairman of the Authority or any other Board Member to execute and deliver (attested by the Executive Director/Secretary of the Authority), said Purchase Contract in the name of and on behalf of the Authority, with such changes, alterations and corrections, if any, as may be approved by said Chairman or Vice Chairman or other Board Member, all of the provisions of which, when executed and delivered by the Authority as authorized herein shall be deemed to be a part of this instrument as fully and to the same extent as if incorporated verbatim herein. The Bonds are hereby sold to the Underwriter (subject to such terms and conditions) in the amount, at the price and upon the final terms set forth in the Purchase Contract as may be approved by the Chairman or Vice Chairman or other Board Member as attested by the Executive Director/Secretary; provided, that (a) the purchase price of the Bonds shall be not less than 98% of the original principal amount thereof, (b) the average yield of the Bonds determined as required for purposes of Section 148 of the Internal Revenue Code of 1986, as amended (the “Code”), shall not exceed the limitation on interest rates set forth in Section 215.84, Florida Statutes, and (c) the Bonds shall finally mature not later than 40 years from the date of issuance of the Bonds.

10. The Authority hereby approves the Preliminary Official Statement relating to the Bonds in the form attached hereto as Exhibit I and authorizes the use and distribution by the Underwriter of said Preliminary Official Statement in connection with the public offering for sale of the Bonds. The Chairman, Vice Chairman or any other Board Member and Executive Director are hereby authorized to make or approve insertions, modifications and changes in the Preliminary Official Statement. The Authority hereby approves and authorizes the preparation and distribution of a final Official Statement relating to the Bonds with such revisions as shall hereafter be approved by the Chairman or Vice Chairman or other Board Member and the Executive Director of the Authority, with such approval and authorization to be presumed by the execution thereof.

11. With respect to the Bonds, U.S. Bank National Association., is hereby appointed as Trustee (the "Trustee") pursuant to the Indenture.

12. With respect to the Bonds, the Rebate Analyst shall be as determined in accordance with the Indenture, as shall be evidenced by the execution of the Indenture. The Chairman, Vice Chairman or other Board Member and the Executive Director/Secretary are hereby authorized to execute any and all instruments necessary in connection therewith.

13. All prior resolutions and motions of the Authority inconsistent with the provisions of this resolution are hereby modified, supplemented and amended to conform with the provisions herein contained and except as otherwise modified, supplemented and amended hereby shall remain in full force and effect.

14. To the extent that the Chairman, Vice Chairman, or other Board Member, and/or the Executive Director/Secretary of the Authority are unable for any reason to execute or deliver the documents referred to above, such documents may be executed, attested and/or delivered by their duly authorized alternate officers, with the same effect as if executed and/or delivered by the Chairman, Vice Chairman, or other Board Member, or Executive Director/Secretary.

15. The Chairman, the Vice Chairman, and all other Board Members of the Authority and the Executive Director/Secretary and staff of the Authority are hereby authorized and directed to execute any and all certifications or other instruments or documents required by the Indenture, the Loan Agreement, the Purchase Contract or any other document referred to above as a prerequisite or precondition to the issuance of the Bonds and any representation made therein shall be deemed to be made on behalf of the Authority. All action taken to date by the members of the Authority and the staff of the Authority in furtherance of the issuance of the Bonds is hereby approved, confirmed and ratified.

16. It is hereby found and determined that all formal actions of the governing body of the Authority concerning and relating to the adoption of this resolution and the consummation of the transactions contemplated by this resolution were adopted in open meetings of the governing body of the Authority, and that all deliberations of the governing body of the Authority that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements.

17. This resolution shall become effective immediately upon its adoption.

[Remainder of Page Intentionally Left Blank]

APPROVED AND ADOPTED this 6th day of May, 2020.

ORANGE COUNTY HOUSING FINANCE
AUTHORITY

[S E A L]

By: _____
Chair/Vice Chair/Board Member

ATTEST:

W. D. Morris, Secretary

APPROVED AS TO LEGAL SUFFICIENCY:

By: _____
Greenberg Traurig, P.A.
General Counsel

Orange County Housing Finance Authority

Credit Underwriting Report

Jernigan Gardens

Tax Exempt Bond Program

Section A	Report Summary
Section B	HC Allocation Recommendation and Contingencies
Section B	Supporting Information and Schedules

Prepared by

Seltzer Management Group, Inc.

Final Report

April 24, 2020

JERNIGAN GARDENS

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Section A
Report Summary

Recommendation

Seltzer Management Group, Inc. ("SMG" or "Seltzer") recommends the Orange County Housing Finance Authority ("OCHFA" or "Authority") fund Multifamily Mortgage Revenue Bonds ("MMRB") in the amount of \$42,400,000 and an Annual Housing Credit ("HC") allocation of \$2,301,655 to Jernigan Gardens ("Development") for acquisition, rehabilitation and permanent financing.

DEVELOPMENT & SET-ASIDES

Development Name: Jernigan Gardens

RFA/Program Numbers: _____ / _____

Address: 1488 Mercy Drive

City: Orlando Zip Code: 32808 County: Orange County Size: Large

Development Category: Acquisition/Rehab Development Type: Garden Apts (1-3 Stories)

Construction Type: Masonry

Demographic Commitment:

Primary: Family for 100% of the Units
Secondary: _____ for _____ of the Units

Unit Composition:

of ELI Units: 0 ELI Units Are Restricted to _____ AMI, or less. Total # of units with PBRA? 256
of Link Units: 0 Are the Link Units Demographically Restricted? _____ # of NHTF Units: _____

Bed Rooms	Bath Rooms	Units	Square Feet	AMI%	Low HOME Rents	High HOME Rents	Gross HC Rent	Utility Allow.	Net Restricted Rents	PBRA Contr Rents	Applicant Rents	Appraiser Rents	CU Rents	Annual Rental Income
2	1.0	96	776	60%			\$937	\$126	\$811	\$1,190	\$1,175	\$1,175	\$1,175	\$1,353,600
3	1.0	160	1,043	60%			\$1,083	\$164	\$919	\$1,435	\$1,435	\$1,435	\$1,435	\$2,755,200
		256	241,376											\$4,108,800

Buildings: Residential - 28 Non-Residential - 2

Parking: Parking Spaces - 395 Accessible Spaces - 17

Absorption Rate 30 units per month for 0.0 months.

Occupancy Rate at Stabilization: Physical Occupancy 97.00% Economic Occupancy 96.00%
Occupancy Comments Occupied, renovation with tenants in place

DDA: No QCT: Yes Multi-Phase Boost: No QAP Boost: No
Site Acreage: 16.86 Density: 15.1857 Flood Zone Designation: B
Zoning: R-3B/W (Medium Intensity Development) Flood Insurance Required?: No

It should be noted that portions of the subject property lay within Flood Zones B and AE, designated as an area within the 500- and 100-year flood zone, respectively. No property structures will be located in Zone AE. Therefore, flood insurance should not be required.

DEVELOPMENT TEAM		
Applicant/Borrower:	Jernigan Gardens FL TC, LP	% Ownership
General Partner	Jernigan Gardens TC Investment, LLC	0.0090%
Limited Partner	RBC Community Investments, LLC	99.9900%
Special LP	RBC Community Investments Manager II, Inc.	0.0010%
Construction Completion Guarantor(s):		
CC Guarantor 1:	Jernigan Gardens FL TC, LP	
CC Guarantor 2:	Jernigan Gardens TC Investment, LLC	
CC Guarantor 3:	Frank T. Sinito	
CC Guarantor 4:	Millennia Housing Development, Ltd.	
CC Guarantor 5:	Malisse Sinito	
Operating Deficit Guarantor(s):		
OD Guarantor 1:	Jernigan Gardens FL TC, LP	
OD Guarantor 2:	Jernigan Gardens TC Investment, LLC	
OD Guarantor 3:	Frank T. Sinito	
OD Guarantor 4:	Millennia Housing Development, Ltd.	
OD Guarantor 5:	Malisse Sinito	
Bond Purchaser	Public Offering	
Developer:	Millennia Housing Development, Ltd.	
Principal 1	Frank T. Sinito	
Principal 2	Malisse Sinito	
DEVELOPMENT TEAM (cont)		
General Contractor 1:	NEI General Contracting, Inc.	
Management Company:	Millennia Housing Management, Ltd	
Const. Credit Enhancer:	HUD 221(d)(4)	
Perm. Credit Enhancer:	HUD 221(d)(4)	
Syndicator:	RBC Community Investments, LLC	
Bond Issuer:	Housing Finance Authority of Orange County, Florida	
Architect:	Dimit Architects, LLC	
Market Study Provider:	Walter Duke + Partners, Inc.	
Appraiser:	Colliers International Valuation & Advisory Services, Inc.	

PERMANENT FINANCING INFORMATION						
	1st Source	2nd Source	3rd Source	4th Source	5th Source	Other
Lender/Grantor	OCHFA Bonds/Berkadia/HUD					
Amount	\$42,400,000					
Underwritten Interest Rate	3.25%					
Loan Term	40.0					
Amortization	40.0					
Market Rate/Market Financing LTV	109.3%					
Restricted Market Financing LTV	109.8%					
Loan to Cost - Cumulative	58.5%					
Debt Service Coverage	1.162					
Operating Deficit & Debt Service Reserves	\$1,857,836					
# of Months covered by the Reserves	12.6					

Deferred Developer Fee	\$6,485,454
As-Is Land Value	\$4,100,000
As-Is Value (Land & Building)	\$12,900,000
Market Rent/Market Financing Stabilized Value	\$38,800,000
Rent Restricted Market Financing Stabilized Value	\$38,600,000
Projected Net Operating Income (NOI) - Year 1	\$2,202,053
Projected Net Operating Income (NOI) - 15 Year	\$2,632,005
Year 15 Pro Forma Income Escalation Rate	2.00%
Year 15 Pro Forma Expense Escalation Rate	3.00%
Bond Structure	Publically Offered, Short-term, cash collateralized
Housing Credit (HC) Syndication Price	\$0.88
HC Annual Allocation - Qualified in CUR	\$2,301,655
HC Annual Allocation - Equity Letter of Interest	\$2,267,096

CONSTRUCTION/PERMANENT SOURCES:				
Source	Lender	Construction	Permanent	Perm Loan/Unit
First Mortgage - 221(d)(4)	OCHFA Bonds/Berkadia/HUD	\$42,400,000	\$42,400,000	\$165,625.00
Second Mortgage - Bridge	Cuyahoga River Capital	\$15,000,000	\$0	\$0.00
HC Equity	RBC Community Investments	\$3,989,690	\$19,948,450	\$77,923.63
Deferred Developer Fee	Millennia Housing Development	\$7,444,214	\$6,485,454	\$25,333.81
Working Capital Reserve	Applicant	\$0	\$0	\$0.00
Operating Income	Jernigan Gardens	\$3,601,427	\$3,601,427	\$14,068.07
TOTAL		\$72,435,331	\$72,435,331	\$282,950.51

Financing Structure:

Applicant submitted to the OCHFA a MMRB Application on November 7, 2019. Jernigan Gardens will receive funding from the issuance of OCHFA Tax-Exempt Bonds in the amount of \$42,400,000. The MMRB will be a public offering underwritten by RBC Capital Markets ("RBC"). Funds will be held in cash or permitted investments (consisting of Government Obligations) that will secure the repayment of the MMRB and will mature on or before the earlier to occur of the first optional redemption date, mandatory tender/redemption date or maturity. The release of the MMRB proceeds to fund the acquisition and construction of the Development will be restricted, contingent upon a like sum being funded to the Trustee and placed in the collateral fund. The principal and interest of the MMRB will be secured by a cash source (HUD 221(d)(4) loan), or permitted investments at all times until they are fully repaid. The MMRB will pay interest only until their maturity or their earlier date of redemption, approximately thirty-six (36) months following the date of issuance.

Changes from the Application:

COMPARISON CRITERIA	YES	NO
Does the level of experience of the current team equal or exceed that of the team described in the application?	X	
Are all funding sources the same as shown in the Application?		1
Are all local government recommendations/contributions still in place at the level described in the Application?	X	
Is the Development feasible with all amenities/features listed in the Application?	X	
Do the site plans/architectural drawings account for all amenities/features listed in the Application?	X	2
Does the Applicant have site control at or above the level indicated in the Application?	X	
Does the Applicant have adequate zoning as indicated in the Application?	X	
Has the Development been evaluated for feasibility using the total length of set-aside committed to in the Application?	X	
Have the Development costs remained equal to or less than those listed in the Application?		3
Is the Development feasible using the set-asides committed to in the Application?	X	
If the Development has committed to serve a special target group (e.g. elderly, large family, etc.), do the development and operating plans contain specific provisions for implementation?	X	
HOME ONLY: If points were given for match funds, is the match percentage the same as or greater than that indicated in the Application?	N/A	
HC ONLY: Is the rate of syndication the same as or greater than that shown in the Application?	X	
Is the Development in all other material respects the same as presented in the Application?	X	

The following are explanations of each item checked "No" in the table above:

1. Changes in sources of funds:

- a. The specific providers of each funding source were not identified at the time of application. However, the Applicant has added a bridge loan in the amount of \$15,000,000 to be provided by Cuyahoga River Capital, LLC ("CRC").
- b. The Applicant committed in the application to provide certain features and amenities as part of the rehabilitation of the Development (see *Scope of Rehabilitation* in Section C). The Plan and Cost Analysis ("PCA") completed by EBI Consulting, LLC on December 21, 2018, did

not include a review and confirmation of the committed features and amenities. An updated PCA, based on the current construction contract, that confirms all committed features and amenities are included in the Development's plans and/or specifications is a condition to close.

2. Total Development Costs ("TDC") as stated in the application were \$65,342,055. TDC have increased to \$72,435,331, an increase of \$7,093,276 (approximately 10.86%). Construction costs and reserve accounts have increased over those projected in the application.

These changes have no substantial material impact to the MMRB recommendation for this Development.

Strengths:

1. Per the Market Study, Walter Duke & Partners ("WDP"), states that the Development will remain at stabilized occupancy throughout the renovation process, and thus a lease-up will not be required.
2. Per the Market Study, WDP advised that the comparable properties in the subject's market area are reporting a weighted average occupancy rate of 99.5%.
3. The Development will receive Section 8 HAP rents that are more than 30% higher than the maximum 2019 HC rents. Qualifying low-income tenants pay 30% of their income for their rent, and the owner is provided monthly rent subsidies to bridge the gap. This will result in the Development receiving increased cash flow above the HC program rents while not negatively impacting the rents charged to the tenants.

Additional Information:

1. The United States is currently under a national emergency due to the spread of the virus known as COVID-19. The extent of the virus' impact to the overall economy is unknown. More specifically, it is unknown as to the magnitude and timeframe the residential rental market (e.g. absorption rates, vacancy rates, collection losses, appraised value, etc.) and the construction industry (e.g. construction schedules, construction costs, subcontractors, insurance, etc.) will be impacted. Recommendations made by Seltzer in this report, in part, rely upon assumptions made by third-party reports that are unable to predict the impacts of the virus.
2. All residents at Jernigan Gardens will be relocated to newly upgraded, complete, safe, sanitary, comparable units on-site. No resident will be permanently displaced or displaced outside of the Development.

All residents will be relocated from their existing unit to a fully-renovated unit of the same size for permanent occupancy. Professional movers will be hired to move the resident's belongings to their new unit. Boxes and moving supplies for these moves will be provided by MHM staff, free of charge, to residents. Every tenant will receive a 30-Day Notice of Construction prior to date of move. After delivering a tenant's 30-Day Notice of Construction, MHM will contact the tenant periodically to address any problems and to ensure that he or she will be ready when construction starts. Packing and unpacking will be the responsibility of each tenant; however, assistance from management will be available to any tenant upon request. Utility connections and reconnections will be provided by management.

3. As a condition of the bridge loan, CRC is requiring the bridge loan be fully-drawn at closing. Based on the amount of funds needed at closing, approximately 44% of the first mortgage loan (est. \$18,800,567) will be drawn. During construction, construction draws will include additional disbursements of the first mortgage loan until it is fully-drawn (\$42,400,000).
4. The Developer's development budget and eligible calculation includes approximately 19 months of interest based on the entire permanent loan and bridge loan amounts. It is Seltzer's general understanding (and consistent with guidance provided by FHFC) that only interest attributable to the portion of the loan funding direct rehabilitation cost is included in eligible basis. Accordingly, SMG has limited permanent loan interest included in eligible basis to the amount of interest attributable to the portion of the loan funding direct rehabilitation costs (\$16,102,234) for the 19-month rehabilitation period. However, SMG understands that there are continuing discussions regarding this issue that may result in revised guidance from FHFC which could impact the amount of interest ultimately capitalized and included in eligible basis as part of the cost certification process.
5. Seltzer was not engaged to provide closing services. Therefore, Seltzer has provided the following list of items that must be resolved prior to closing:
 - a. A Permit Ready Letter for the proposed rehabilitation was not provided during underwriting, which is a condition to close.
 - b. As a company policy, EBI was unable to provide an executed Construction Consultant's Section 504 and ADA Design Certification. Seltzer has engaged On Solid Ground, LLC ("OSG") to perform the necessary review and provide the required certification. Receipt and satisfactory review of the Construction Consultant's certification is a condition to close.
 - c. Site Plan approval was not provided during underwriting for the proposed rehabilitation, which is a condition to close.
 - d. The PCA received during underwriting was completed based on a previous GC Contract with a materially different contract amount. An updated PCA, based on the current GC Contract and Schedule of Values is a condition to close. The updated PCA must also confirm the plans and specifications include all features and amenities committed to in the OCHFA application
 - e. A signed and sealed survey from 2018 was provided during underwriting. Receipt and satisfactory review of a signed and sealed survey, certified to the OCHFA is a condition to close.
 - f. An unexecuted Property Management Agreement was provided between MHM and the Applicant. Receipt and satisfactory review of an executed Property Management Agreement with terms not materially different from those as underwritten in this report is a condition to close.
 - g. An unexecuted GC Contract was provided during underwriting. Receipt and satisfactory review of an executed GC Contract with terms not materially different from those as underwritten in this report is a condition to close.

Issues and Concerns:

1. In July 2017 Millennia Housing Management, Ltd. ("MHM") commenced emergency management of the property when the then-3rd Party management agent of GMF-Windsor, LLC terminated its management of the property without notice.

Over the past several years the City of Orlando has, from time to time, provided notices identifying or re-asserting violations of building code. While most, if not all, violations were assessed against the then-owner of the property, GMF-Windsor, LLC, Millennia Housing Development, Ltd. ("MHD") who has had the property under contract, has been working with the management agent and the City of Orlando, on behalf of the owner, to address emergency repairs and to defer all actions associated with the numerous, existing code violations and liens that could reasonably be resolved from the proposed substantial rehabilitation.

Upon providing the City evidence of the pending acquisition, construction financing, and rehabilitation scope of work, which would address all of the physical issues at the property, the City has been supportive of the proposed rehabilitation project and is in the process of issuing a stipulated settlement that would address all open and outstanding violations.

2. Berkadia Commercial Mortgage, LLC ("Berkadia") engaged EBI Consulting, LLC ("EBI") to complete a Plan and Cost Analysis ("PCA"). The Rule (Chapter 67-21) governing Florida Housing Finance Corporation's ("FHFC") administration of the non-competitive HC program dictates the requirement of a Section 504 and ADA Design Certification, but EBI's company policy prohibits them from executing the required form.
3. According to the Schedule of Values ("SOV") provided with the executed General Contractor's ("GC") Contract, the amount of construction costs subject to a GC Fee is \$16,102,234. As published within Rule Chapter 67-21 ("Rule"), Florida Administrative Code, the maximum GC Fee is 14%. For this transaction that is \$2,254,312.76. Per the SOV, the GC Fee is \$2,254,313, exceeding the maximum by \$0.24.

Mitigating Factors:

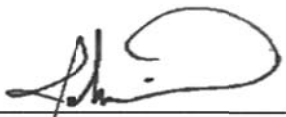
1. A permit-ready letter from the City of Orlando, citing any code violations that must be remedied during the rehabilitation, and permitting the rest of the scope of rehabilitation upon payment of any required permitting fees, is a condition to close.
2. Seltzer has engaged OSG to perform an ADA, FHA, and Section 504 Accessibility review as well as completion and execution of a Section 504 and ADA Design Certification. This is a condition to close.
3. The GC and the Applicant have agreed that, prior to or concurrent with closing, the GC Fee will be adjusted to comply with the Rule.

Recommendation:

SMG recommends the OCHFA issue the MMRB in the amount of \$42,400,000. This recommendation is based upon the assumptions detailed in the Report Summary (Section A) and Supporting Information and Schedules (Section B). The reader is cautioned to refer to these sections for complete information.


This recommendation is only valid for six months from the date of the report.

Prepared by:



Joshua Scribner
Credit Underwriter

Reviewed by:



Cindy Highsmith
Credit Underwriting Manager

Overview

Construction Financing Sources

Source	Lender	Applicant	Revised Applicant	Underwriter	Interest Rate	Construction Debt Service
First Mortgage - 221(d)(4)	OCHFA Bonds/Berkadia/HUD	\$36,000,000	\$42,400,000	\$42,400,000	3.25%	\$2,161,552
Second Mortgage - Bridge	Cuyahoga River Capital	\$0	\$15,000,000	\$15,000,000	3.84%	\$912,000
Working Capital Reserve	Applicant	\$0	\$848,000	\$0	0.00%	\$0
HC Equity	RBC Community Investments	\$18,699,112	\$4,053,876	\$3,989,690		
Deferred Developer Fee	Development	\$7,063,415	\$5,916,400	\$7,444,214		
Operating Income	Jernigan Gardens	\$3,579,528	\$3,601,427	\$3,601,427		
Total		\$65,342,055	\$71,819,703	\$72,435,331		\$3,073,552

Proposed First Mortgage - MMRB:

The OCHFA will issue a \$42,400,000 allocation of tax-exempt MMRB. The Bonds will pay interest-only until their maturity, approximately 36 months following the date of issuance. Based on market conditions and the expected length of the construction period, a longer or shorter maturity may be selected provided sufficient eligible funds are deposited with the Trustee to make payment of all principal and interest on the bonds through the earlier to occur of the maturity date or mandatory tender/redemption date. The MMRB will be a public offering underwritten by RBC and cash collateralized with the proceeds from the anticipated \$42,400,000 HUD 221(d)(4) loan. The Bonds will be collateralized by a cash source at all times with funds on deposit in the Project Fund, the Collateral Fund and Capitalized Interest Account, each held and administered by the Trustee. The MMRB will pay a fixed rate of interest. The Bonds will require interest-only payments, on a semi-annual basis, until earlier of the maturity date, which is approximately 36 months from the date of closing, or the date of redemption.

Per the Berkadia financing proposal dated March 11, 2020, the interest rate of collateralizing HUD 221(d)(4) loan is anticipated to be fixed at 3.25% (3.00% base rate + 0.25% mortgage insurance premium ("MIP")). The loan will have a term and amortization period of 40 years. The HUD 221(d)(4) loan will be require payment of interest only during construction. Based on the Applicant's construction schedule, MMRB interest for 19 months is reflected in Financial Cost of the Use of Funds section of this report.

Second Mortgage – Bridge Loan:

Per the CRC LOI dated March 31, 2020, CRC will provide bridge loan financing in the amount of \$15,000,000. The loan will require monthly interest-only payments and charge a variable interest rate comprised of the 30-day LIBOR (currently estimated at 0.99%) plus 260 basis points (2.60%). Seltzer added an underwriting cushion of 25 basis points (0.25%) for an "all-in" rate of 3.84%.

CRC will establish an interest reserve from the loan proceeds sufficient to pay all projected interest payments through the maturity. The loan will have a term up to 24 months, with two six-month extension options, and an origination fee of 2.50%. Interest-only payments shall be made monthly until the maturity date.

Other Construction Sources of Funds:

Additional construction sources of funds for this Development consist of housing credit equity in the amount of \$3,989,690, net operating income from continued operation of the Development in the amount of \$3,601,427, and deferred developer fees in the amount of \$7,444,214. See the Permanent Financing section below for details.

Construction/Stabilization Period:

An unexecuted HUD-92442M Construction Contract with Guaranteed Maximum Price reflects NEI General Contracting, Inc. ("NEI") as the General Contractor. The Applicant and NEI anticipate a construction period of approximately 19 months. According to the Market Study dated February 11, 2020, WDP expects the Development to remain stable throughout the renovation process, and thus a lease-up will not be required. Seltzer has utilized a 19-month construction/stabilization period for purposes of this credit underwriting report.

Permanent Financing Sources

Source	Lender	Applicant	Revised Applicant	Underwriter	Interest Rate	Amort. Yrs.	Term Yrs.	Annual Debt
First Mortgage - 221(d)(4)	OCHFA Bonds/Berkadia/HUD	\$36,000,000	\$42,400,000	\$42,400,000	3.25%	40	40	\$1,895,490
Deferred Reserve Funding	Applicant	\$0	\$848,000	\$0				\$0
HC Equity	RBC Community Investments	\$18,699,112	\$20,022,973	\$19,948,450				
Deferred Developer Fee	Development	\$7,063,415	\$4,947,303	\$6,485,454				
Operating Income	Jernigan Gardens	\$3,579,528	\$3,601,427	\$3,601,427				
Total		\$65,342,055	\$71,819,703	\$72,435,331				\$1,895,490

Proposed First Mortgage – MMRB:

See *Construction Financing Sources* above.

Housing Credits Equity Investment:

The Borrower will apply to Florida Housing to receive 4% Housing Credits directly from the United States Treasury in conjunction with tax-exempt financing. An HC calculation is contained in Exhibit 4 of this Credit Underwriting Report.

Based upon an April 1, 2020 draft Amended and Restated Agreement of Limited Partnership, RBC Community Investments, LLC ("RBCI") and/or an affiliate will purchase a 99.991% membership interest in the Applicant and provide HC equity as follows:

Capital Contributions	Amount	Percent of Total	When Due
1st Installment	\$3,989,690	20.00%	at closing
2nd Installment	\$1,396,392	7.00%	100% construction completion; not before 1/1/22
3rd Installment	\$13,962,368	69.99%	stabilized operations; not before 4/1/22
4th Installment	\$600,000	3.01%	8609; not before 7/1/22
Total	\$19,948,450	100.00%	

Annual Tax Credits per Syndication Agreement: \$2,267,096

Total HC Available to Syndicator (10 years): \$22,668,920

Syndication Percentage (limited partner interest): 99.991%

Calculated HC Exchange Rate (per dollar): \$0.880

Proceeds Available During Construction: \$3,989,690

Sufficient equity proceeds will be disbursed at closing to meet regulatory requirements.

Other Permanent Sources of Funds:

In order to balance the sources and uses of funds after all loan proceeds and capital contributions payable under the RBCI LOI have been received, the Developer will have to defer \$6,485,454 of Developer Fees.

Uses of Funds

CONSTRUCTION COSTS:	Applicant Costs	Revised Applicant Costs	Underwriters Total Costs - CUR	Cost Per Unit	HC Ineligible Costs - CUR
Accessory Buildings				\$0	
Demolition				\$0	\$0
Installation of Pre Fab Units				\$0	
New Rental Units				\$0	
Off-Site Work				\$0	\$0
Recreational Amenities				\$0	
Rehab of Existing Common Areas				\$0	
Rehab of Existing Rental Units	\$19,100,000	\$15,981,428	\$16,102,234	\$62,899	
Site Work				\$0	
Swimming Pool				\$0	
Furniture, Fixture, & Equipment				\$0	
Hard Cost Contingency - in Constr. Cont.				\$0	
Constr. Contr. Costs subject to GC Fee	\$19,100,000	\$15,981,428	\$16,102,234	\$62,899	\$0
General Conditions		\$966,134	\$966,134	\$3,774	
Overhead		\$322,045	\$322,045	\$1,258	
Profit		\$966,134	\$966,134	\$3,774	
Builder's Risk Insurance				\$0	
General Liability Insurance		\$206,869	\$206,869	\$808	
Payment and Performance Bonds		\$170,684	\$170,684	\$667	
Contract Costs not subject to GC Fee		\$486,706	\$365,900	\$1,429	\$120,806
Total Construction Contract/Costs	\$19,100,000	\$19,100,000	\$19,100,000	\$74,609	\$120,806
Hard Cost Contingency		\$1,932,268	\$1,932,268	\$7,548	
PnP Bond paid outside Constr. Contr.				\$0	
Fees for LOC used as Constr. Surety				\$0	
Demolition paid outside Constr. Contr.				\$0	
FF&E paid outside Constr. Contr.		\$100,000	\$100,000	\$391	
Other: Site Security Equipment		\$200,000	\$200,000	\$781	
Total Construction Costs:	\$19,100,000	\$21,332,268	\$21,332,268	\$83,329	\$120,806

Notes to the Construction Costs:

1. Seltzer has reviewed an unexecuted HUD-92442M Construction Contract with Guaranteed Maximum Price between the Applicant and NEI in the amount of \$19,100,000, which includes the cost for general liability insurance, a payment and performance bond, preconstruction to date, and a portion of building permits. NEI and the Applicant anticipate construction completion within 19 months. The contract requires 10% retainage to be withheld on all work performed up to 50% construction completion, 5% until 75% completion, and 2.5% thereafter. Final payment will be made when the contract has been fully performed, the General Contractor has submitted final accounting for the Cost of the Work and a final Certificate for Payment has been issued by the Architect. The Owner's final payment to the Contractor shall be made no later than 30 days after the Architect's final Certificate for Payment. General Contractor fees as stated are within the 14% maximum per the Rule.
2. General Contractor fees exceed 14% of the cost to construct the Development by \$0.24. The Applicant and GC have agreed that prior to or concurrent with closing, the GC Fee will be adjusted to comply with the maximum fee of 14%.

3. The Hard Cost Contingency is 9.96% of the construction contract amount and is within the limits of the Rule. The hard cost contingency is reflected on the schedule of values; however, it is not included in the contract amount and no GC fee is calculated on the amount.
4. General Liability Insurance (\$206,869), Payment and Performance Bonds (\$170,684), and other Contract Costs not subject to GC Fee (\$365,900) are within the GC Contract.
5. SMG engaged and received a Plan and Cost Analysis ("PCA") from EBI Consulting, LLC ("EBI"). Complete results are set forth in Section C of this credit underwriting report.

GENERAL DEVELOPMENT COSTS:	Applicant Costs	Revised Applicant Costs	Underwriters Total Costs - CUR	Cost Per Unit	HC Ineligible Costs - CUR
Accounting Fees		\$75,000	\$75,000	\$293	\$37,500
Appraisal		\$15,000	\$5,500	\$21	
Architect's and Planning Fees		\$325,000	\$325,000	\$1,270	
Architect's Fee - Green Initiative				\$0	
Architect's Fee - Landscape	\$682,567			\$0	
Architect's Fee - Site/Building Design		\$391,989	\$391,989	\$1,531	
Architect's Fee - Supervision		\$80,511	\$80,511	\$314	
Building Permits		\$15,000	\$15,000	\$59	
Builder's Risk Insurance		\$25,000	\$25,000	\$98	
Capital Needs Assessment/Rehab		\$7,500	\$3,950	\$15	
Engineering Fees		\$40,000	\$40,000	\$156	
Environmental Report		\$27,000	\$27,000	\$105	
Federal Labor Standards Monitoring				\$0	
FHFC Administrative Fees		\$142,237	\$207,149	\$809	\$207,149
FHFC Application Fee		\$3,000	\$3,000	\$12	\$3,000
FHFC Credit Underwriting Fee		\$18,422	\$18,422	\$72	\$18,422
FHFC Compliance Fee		\$183,808	\$172,068	\$672	\$172,068
FHFC Other Processing Fee(s)				\$0	
Impact Fee				\$0	
Lender Inspection Fees / Const Admin		\$93,671	\$93,671	\$366	
Green Building Cert. (LEED, FGBC, NGBS)				\$0	
Home Energy Rating System (HERS)				\$0	
Insurance		\$248,499	\$248,499	\$971	
Legal Fees - Organizational Costs	\$335,000	\$207,745	\$207,745	\$812	\$103,873
Local Subsidy Underwriting Fee				\$0	
Market Study		\$9,000	\$9,000	\$35	\$9,000
Marketing and Advertising				\$0	\$0
Plan and Cost Review Analysis			\$8,000	\$31	
Property Taxes		\$596,927	\$596,927	\$2,332	
Soil Test				\$0	
Survey		\$25,000	\$25,000	\$98	
Tenant Relocation Costs		\$265,000	\$265,000	\$1,035	
Title Insurance and Recording Fees		\$519,200	\$519,500	\$2,029	\$214,200
Traffic Study				\$0	
Utility Connection Fees				\$0	
Soft Cost Contingency		\$175,000	\$168,147	\$657	
Other: Total Owner Cost	\$4,642,430			\$0	
Total General Development Costs:	\$5,659,997	\$3,489,509	\$3,531,078	\$13,793	\$765,212

Notes to the General Development Costs:

1. Appraisal Fees reflect the cost of the report engaged by Seltzer.
2. Architect's Fees for Site/Building Design and Supervision reflect the fees as stipulated in the Architect Contract dated February 28, 2018, between the Applicant and Dimit Architects, LLC ("Dimit"). Additionally, a letter was provided Project Management Consultants ("PMC"), in which PMC summarized the architectural services they provided in association with this transaction. The approximate sum total of these two contracts supports the amount(s) in the development budget.
3. Capital Needs Assessment/Rehab reflects the expenses for the report engaged by Seltzer.
4. Engineering Fees are reflected on a separate expense line, but engineering services are included in the Architect's Contract as a subcontracted service.
5. Environmental Report includes cost of the ESA, Phase I, asbestos and lead based paint screening, short term radon gas testing, and noise intrusion calculations.
6. The FHFC Administrative Fee is based on 9% of the recommended annual allocation of HC. The FHFC Application Fee is reflective of the application fee for 4% HC. FHFC Credit Underwriting Fees are based on 2020 contractual amounts. FHFC Compliance Fees were calculated from the FHFC 2020 4% HC Compliance Monitoring Fees calculator.
7. Market Study fees reflect the actual cost of the report engaged by Seltzer.
8. Tenant relocation costs are based on relocation costs of \$960.42 per two-bedroom apartments (96 units) and \$1,080.00 per three-bedroom apartments (160 units), as outlined in the Relocation Plan provided for Seltzer's review.
9. Soft cost contingency is within the 5% as allowed per Rule.
10. Other General Development Costs are based on the Applicant's estimates, which appear reasonable.

FINANCIAL COSTS:	Applicant Costs	Revised Applicant Costs	Underwriters Total Costs - CUR	Cost Per Unit	HC Ineligible Costs - CUR
Construction Loan Application Fee				\$0	
Construction Loan Interest		\$2,756,000	\$2,161,552	\$8,444	\$1,681,043
Construction Loan Servicing Fees				\$0	
Permanent Loan Application Fee		\$127,200	\$127,200	\$497	\$127,200
Permanent Loan Underwriting Fee				\$0	\$0
Permanent Loan Subsidy Layering Rev.				\$0	\$0
Permanent Loan Commitment Fee				\$0	\$0
Permanent Loan Origination Fee		\$636,000	\$424,000	\$1,656	\$424,000
Permanent Loan Closing Costs		\$4,500	\$110,500	\$432	\$110,500
Bridge Loan Application Fee				\$0	
Bridge Loan Underwriting Fee		\$50,000	\$50,000	\$195	\$50,000
Bridge Loan Origination Fee		\$375,000	\$375,000	\$1,465	
Bridge Loan Commitment Fee				\$0	
Bridge Loan Closing Costs		\$6,500	\$6,500	\$25	
Bridge Loan Interest		\$912,000	\$912,000	\$3,563	\$709,264
Bridge Loan Servicing Fee				\$0	
Local HFA Application Bond Fee		\$42,400	\$42,400	\$166	\$42,400
Local HFA Bond Trustee Fee		\$25,698	\$25,698	\$100	\$25,698
Local HFA Bond Credit Enh. Fee				\$0	\$0
Local HFA Bond Rating Fee				\$0	\$0
Local HFA Bond Cost of Issuance		\$544,492	\$667,000	\$2,605	\$667,000
Legal Fees - Financing Costs		\$570,800	\$570,800	\$2,230	
Negative Arbitrage				\$0	
Forward Rate Lock Fee				\$0	
Placement Agent/Underwriter Fee	\$350,253			\$0	
Initial TEFRA Fee				\$0	\$0
FHA MIP (Prepayment)		\$212,000	\$212,000	\$828	
FHA Exam Fee				\$0	
NIBP Commitment Fee				\$0	
Other: Total Closing Costs	\$1,839,805			\$0	
Other: Total Financial Fees	\$2,572,000			\$0	
Other: Syndicator Due Diligence		\$75,000	\$75,000	\$293	\$75,000
Other: Volume Cap Application Fee		\$2,000	\$2,000	\$8	\$2,000
Total Financial Costs:	\$4,762,058	\$6,339,590	\$5,761,650	\$22,506	\$3,914,105
Dev. Costs before Acq., Dev. Fee & Reserves	\$29,522,055	\$31,161,367	\$30,624,995	\$119,629	\$4,800,123

Notes to the Financial Costs:

1. Construction Loan Interest included in eligible basis is limited to interest accruing on the portion of the permanent loan (approximately \$16,102,234) utilized to fund direct rehabilitation costs during the 19-month rehabilitation period. The balance of required interest payments will be funded from property operations.
2. Permanent Loan Application Fee is 0.30% of the total HUD 221(d)(4) loan amount.
3. Permanent Loan Origination Fee is equal to 1.00% of the loan amount, as reflected in the Berkadia LOI.
4. Bridge Loan Origination Fee is equal to 2.50% of the loan amount, in accordance with the CRC LOI.
5. Local HFA Application Bond and Bond Underwriting Fees reflect the actual costs charged.

6. Local HFA Bond Cost of Issuance includes fees and expenses of the Issuer, Real Estate Counsel, Bond Counsel, Disclosure Counsel and other fees.
7. FHA MIP (Prepayment) reflects the mortgage insurance premiums on the first mortgage loan over two years (0.25% per year).
8. Other Financial Costs are based on the Applicant's estimates, which appear reasonable.

NON-LAND ACQUISITION COSTS	Applicant Costs	Revised Applicant Costs	Underwriters Total Costs - CUR	Cost Per Unit	HC Ineligible Costs - CUR
Brokerage Fees - Building		\$300,000	\$256,228	\$1,001	
Building Acquisition Cost	\$27,000,000	\$23,885,000	\$24,000,000	\$93,750	
Developer Fee on Non-Land Acq. Costs		\$4,299,300	\$4,320,000	\$16,875	
Total Non-Land Acquisition Costs:	\$27,000,000	\$28,484,300	\$28,576,228	\$111,626	\$0

Notes to the Non-Land Acquisition Costs:

1. Brokerage Fees – Building reflects the proportionate share of the total brokerage fee assigned to the acquisition of the building (85.41%). Per an invoice from Marcus & Millchap Real Estate Investment Services (of Florida), Inc., the total brokerage fee is equal to \$300,000.
2. The Applicant submitted an Option to Purchase and Sale Agreement dated March 30, 2020, between Windsor Cove FL, LLC (Seller) and the Applicant (Purchaser), reflecting a purchase price of \$28,100,000 with a closing date of July 31, 2020.

Due to the extenuating circumstances related to the HUD forced acquisition of the Development, for underwriting purposes the OCHFA and FHFC have agreed to utilize the lesser of the actual purchase price or the appraised value, assuming receipt of the proposed Section 8 rents post-rehabilitation will be in at closing. Therefore, the acquisition cost is supported by the appraisal dated February 7, 2020, prepared by Colliers, which reflects a restricted value (with HAP rents) "as renovated" (note: effective at closing) of \$38,600,000.

3. The \$24,000,000 reflected as Non-Land Acquisition Costs represents the allocation of the purchase price to the subject's existing buildings. The remainder of the purchase price (\$4,100,000) is allocated to land.
4. Maximum Developer Fee on Acquisition is the purchase price (exclusive of land acquisition costs as explained under Land Acquisition Costs) \$24,000,000 x 18% = \$4,320,000.

DEVELOPER FEE ON NON-ACQUISITION COSTS	Applicant Costs	Revised Applicant Costs	Underwriters Total Costs - CUR	Cost Per Unit	HC Ineligible Costs - CUR
Developer Fee - Unapportioned	\$8,820,000	\$5,200,700	\$5,202,500	\$20,322	
DF to fund Operating Debt Reserve				\$0	
DF to Brokerage Fees - Land				\$0	
DF to Excess Land Costs				\$0	
DF to Excess Bldg Acquisition Costs				\$0	
DF to Consultant Fees				\$0	
DF to Guaranty Fees				\$0	
Other: Bank Fees		\$10,000		\$0	
Other: Organization Expense		\$12,500		\$0	
Total Other Development Costs:	\$8,820,000	\$5,223,200	\$5,202,500	\$20,322	\$0

Notes to the Other Development Costs:

1. Developer Fee is within 18% of the Development's construction cost, exclusive of land acquisition costs and reserves, as required per Rule.

LAND ACQUISITION COSTS	Applicant Costs	Revised Applicant Costs	Underwriters Total Costs - CUR	Cost Per Unit	HC Ineligible Costs - CUR
Brokerage Fees - Land			\$43,772	\$171	\$43,772
Land Acquisition Cost				\$0	\$0
Land		\$4,215,000	\$4,100,000	\$16,016	\$4,100,000
Land Lease Payment				\$0	\$0
Land Carrying Costs				\$0	\$0
Total Acquisition Costs:	\$0	\$4,215,000	\$4,143,772	\$16,187	\$4,143,772

Notes to the Land Acquisition Costs:

1. Brokerage Fees – Land reflects the proportionate share of the total brokerage fee assigned to the acquisition of the land (14.59%).
2. SMG received a copy of a February 7, 2020 appraisal report by Colliers International Valuation & Advisory Services, Inc. ("Colliers") that concluded a fee simple interest in the subject site "as if vacant" of \$4,100,000.

RESERVE ACCOUNTS	Applicant Costs	Revised Applicant Costs	Underwriters Total Costs - CUR	Cost Per Unit	HC Ineligible Costs - CUR
ACC Reserve (Lender)				\$0	\$0
ACC Reserve (Syndicator)				\$0	\$0
Operating Deficit Reserve (Lender)				\$0	\$0
Operating Deficit Reserve (Syndicator)		\$1,857,836	\$1,857,836	\$7,257	\$1,857,836
Replacement Reserves (Lender)				\$0	\$0
Replacement Reserves (Syndicator)				\$0	\$0
Reserves - Start-Up/Lease-up Expenses		\$30,000	\$30,000	\$117	\$30,000
Reserves - Working Capital		\$848,000	\$848,000	\$3,313	\$848,000
Other: Bridge Loan Interest Reserve			\$1,152,000	\$4,500	\$1,152,000
Total Reserve Accounts:	\$0	\$2,735,836	\$3,887,836	\$15,187	\$3,887,836

Notes to Reserve Accounts:

1. Operating Deficit Reserve (Syndicator). The reserve will be funded via two installments. No later than the disbursement of the first equity installment, an initial amount of \$889,000 shall be funded into a reserve account. No later than the disbursement of the third equity installment, an additional amount of \$968,836 shall be funded into a reserve account, resulting in a total ODR of \$1,857,836.
2. Reserves – Start-up/Lease-up Expenses in an amount not less than \$30,000 shall be funded prior to construction completion.
3. Reserves - Working Capital is a requirement of the HUD 221(d)(4) program and may be required to be established at loan closing. The initial reserve is calculated based on 2% of the loan amount.

4. Bridge Loan Interest Reserve reflects the total interest payments projected over the bridge loan's 24-month term. Per the CRC LOI, this reserve shall be funded at closing and held by CRC until maturity of the bridge loan.

TOTAL DEVELOPMENT COSTS	Applicant Costs	Revised Applicant Costs	Underwriters Total Costs - CUR	Cost Per Unit	HC Ineligible Costs - CUR
TOTAL DEVELOPMENT COSTS:	\$65,342,055	\$71,819,703	\$72,435,331	\$282,951	\$12,831,731

Notes to the Total Development Costs: None

Operating Pro forma

OPERATING PRO FORMA				ANNUAL	PER UNIT
INCOME	Gross Potential Rental Income			\$4,108,800	\$16,050
	Rent Subsidy (ODR)			\$0	\$0
	Other Income: Gain-to-Lease			\$0	
	Ancillary Income-Commerical Income			\$0	\$0
	Miscellaneous			\$33,280	\$130
	Washer/Dryer Rentals			\$0	\$0
	Gross Potential Income			\$4,142,080	\$16,180
	Less:				
	Physical Vacancy Loss - Percentage:	3.0%		(\$124,262)	(\$485)
	Collection Loss - Percentage:	1.0%		(\$41,421)	(\$162)
Total Effective Gross Revenue				\$3,976,397	\$15,533
EXPENSES	Fixed:				
	Real Estate Taxes			\$616,057	\$2,406
	Insurance			\$102,400	\$400
	Variable:				
	Management Fee - Percentage:	5.5%		\$217,252	\$849
	General and Administrative			\$100,075	\$391
	Payroll Expenses			\$307,200	\$1,200
	Utilities			\$192,000	\$750
	Marketing and Advertising			\$2,560	\$10
	Maintenance and Repairs			\$76,800	\$300
	Grounds Maintenance and Landscaping			\$32,000	\$125
	Security			\$0	\$0
	Other-Unit Turnover Expenses			\$51,200	\$200
	Reserve for Replacements			\$76,800	\$300
Total Expenses				\$1,774,344	\$6,931
Net Operating Income				\$2,202,053	\$8,602
Debt Service Payments					
	First Mortgage - OCHFA Bonds/Berkadia/HUD			\$1,895,490	\$7,404
	All Other Mortgages -			\$0	\$0
	First Mortgage Fees - OCHFA Bonds/Berkadia/HUD			\$0	\$0
	All Other Mortgages Fees -			\$0	\$0
Total Debt Service Payments				\$1,895,490	\$7,404
Cash Flow After Debt Service				\$306,563	\$1,198
Debt Service Coverage Ratios					
	DSC - First Mortgage plus Fees			1.162	
	DSC - All Mortgages and Fees			1.162	
Financial Ratios					
	Operating Expense Ratio			44.6%	
	Break-Even Ratio			88.8%	

Notes to the Operating Pro forma and Ratios:

1. The Development will be utilizing Housing Credits in conjunction with the OCHFA MMRB financing, which will both impose rent restrictions on 100% of the units (256 units), set-aside for households earning 60% or less of the Area Median Income ("AMI").

2. The Development's rent structure will be based on a U.S. Department of Housing and Urban Development ("HUD") Mark-Up-To Market Renewal and Rent Determination of the Housing Assistance Payments ("HAP") Contract dated January 10, 2020. Rents are net of utility allowances.

A rent roll for the Development is illustrated in the following table:

MSA/County: Orlando-Kissimmee-Sanford MSA / Orange County

Bed Rooms	Bath Rooms	Units	Square Feet	AMI%	Low HOME Rents	High HOME Rents	Gross HC Rent	Utility Allow.	Net Restricted Rents	PBRA Contr Rents	Applicant Rents	Appraiser Rents	CU Rents	Annual Rental Income
2	1.0	96	776	60%			\$937	\$126	\$811	\$1,190	\$1,175	\$1,175	\$1,175	\$1,353,600
3	1.0	160	1,043	60%			\$1,083	\$164	\$919	\$1,435	\$1,435	\$1,435	\$1,435	\$2,755,200
		256	241,376											\$4,108,800

3. Residents pay for all in unit electricity with the Applicant paying for water, sewer, trash disposal, pest control, and common area electricity.
4. Miscellaneous income includes revenues from vending machines, application fees, late fees, pet fees, damage fees, laundry income, and other miscellaneous sources.
5. The Appraiser estimates a stabilized physical vacancy rate of 3% and collection loss of 1% for an economic occupancy of 96% and a physical occupancy rate of 97%.
6. Real estate tax expense is based on the Appraiser's estimate.
7. Insurance expense is based on the Appraiser's estimate and is within the historical and comparable range.
8. Applicant provided SMG with an unexecuted Property Management Agreement with Millennia Housing Management, Ltd. ("MHM" or "Agent") as the on-site Property Manager and Leasing Agent for Jernigan Gardens. The management fee shall be the greater of Five Percent (5%) of adjusted total revenue, or the maximum allowable Per Unit Per Month ("PUPM") fee computed according to HUD guidelines. In addition, the Development will be charged \$6.00 PUPM for the payroll, corresponding taxes and benefits and electronic data processing expenses associated with Agent's centralized staff performing front-line accounting and reporting functions for the Building. Combined with the monthly administrative charges, the total management fee is equivalent to 5.5% of total effective gross revenue.
9. General and Administrative costs are based on the Applicant's estimate, which is within the range of comparable properties in the appraisal. General and Administrative costs include the estimated costs to provide the resident programs committed by the Applicant.
10. Payroll expenses are based on the Appraiser's estimate at \$1,200 per unit. The Applicant estimated \$1,121 per unit, which is based on their current operation of the Development.
11. Security expenses were estimated by the Appraiser at \$149,760/year. The Applicant included expenses associated with security within the Management Fees and Payroll Expenses. Therefore, Seltzer did not segregate security expenses.
12. Other operating expense estimates are based on comparable properties and are supported by the appraisal.

13. EBI completed a Capital Needs Assessment ("CNA") and Plan and Cost Analysis ("PCA") in accordance with HUD MAP and LEAN Guidelines. EBI determined a replacement reserve amount utilizing standard industry replacement costs provided by RS Means, Marshall & Swift cost factors adjusted for the geographic location, a standard inflation factor and concluded a replacement reserve amount of \$287 per unit/per year. Per the Rule (Chapter 67-21), a minimum amount of \$300 per unit per annum must be deposited annually in the replacement reserve account for all developments. Therefore, Seltzer has utilized the replacement reserve amount of \$300 per unit/per year.
14. A 15-year income and expense projection is attached to this report as Exhibit 1.

Section B

Supporting Information and Schedules

Additional Development and Third Party Supplemental Information

Appraised Value:	<p>The appraised value is \$38,800,000 as if completed and stabilized, based on market rents and market financing, as reported in the full narrative appraisal dated February 7, 2020, performed by Colliers International Valuation & Advisory Services, Inc. ("Colliers") of Tampa, Florida. Ryan Tolle, MAI, MRICS, of Colliers is a State Certified General Real Estate Appraiser, Florida License No. RZ3416. Based on the market value of the property, the loan-to-value ratio for the first mortgage debt is 109.3%.</p> <p>The appraised value as if completed and stabilized and based on restricted rents and market financing terms is estimated at \$38,600,000. The loan-to-value ratio for the first mortgage debt based on this value is 109.8%.</p> <p>The appraisal estimated an "as is" market value for the subject of \$15,400,000. Assuming current Section 8 encumbrances the "as-is value is estimated to be \$12,900,000. The appraiser estimated the "as if vacant" value of the land at \$4,100,000.</p> <p>The Section 8 post-rehab rental rates will take effect at closing. Therefore, the appraised value utilized to determine the appropriateness of the purchase price is \$38,600,000.</p>
Market Study:	<p>A Market Study was prepared for the subject property by Walter Duke & Partners ("WDP"), dated February 10, 2020. The subject property is an existing low-income affordable apartment community located in Orlando, Florida. The improvements are situated on a 16.86-acre site located along the west side of Mercy Drive, a local two-lane roadway. Overall, access and exposure are considered good for multifamily purposes, and all necessary utilities and services are available to the site to support the Development. The location of the site is convenient to neighborhood shopping, employment, educational and medical facilities. Based on these investigations, the subject's highest and best use is suitable for multifamily development.</p> <p>The existing structure that houses the management offices is outdated and worn, and does not meet the needs of the residents in terms of services or amenities. A new community building will be built in its place, and include a new fitness/activity room, computer lab, a large community room and kitchen, offices, maintenance room, and new bathrooms. There will be outdoor seating with a trellis structure and a new patio as part of the exterior improvements. The laundry building and maintenance buildings will be renovated to accommodate new laundry facilities.</p>

Each of the two-story, stucco-brick Concrete Masonry Unit ("CMU") block apartment buildings will be renovated and improved with new windows and doors, new roofing with a breezeway entry feature, new stairs, new exterior trim, landscaping and site amenity work. The new breezeway feature will be provided in different color and material palettes to create a variety of building looks throughout the complex. The new community building will have an exterior trellis, porch and patio for seasonal resident events coordinated by management and available for residents use for gatherings. There will be new mail kiosks and picnic pavilion, repaired property fences, new exterior light poles and dusk-to-dawn lights, signage, site furniture and landscaping. This large site will be accented with walking paths and dumpster pads with enclosures, expanded playground, and new basketball half-court will be included in the exterior improvements.

The Market Study confirms that the property is not located in a Difficult Development Area ("DDA"), but it is located within Qualified Census Tract ("QCT") 0187.00.

WDP defines the Primary Market Area ("PMA") and Competitive Market Area ("CMA") as the area within a five mile radius of the subject property with similar income restrictions and demographic commitments. Overall vacancy for apartments within the subject's West Orlando submarket currently stands at 5.6%, well below long-term trends and roughly 100 basis points above the all-time low. This is compared to the broader Orlando market, with a vacancy of 7.7%. There are a total of 25 LIHTC family developments located within the PMA, reflecting an overall occupancy rate of 99.5%.

According to FHFC requirements, market rents are to exceed restricted rents by a minimum of 10%. Maximum restricted rents under the HC program are generally 31%-36% below market rents in the subject's submarket, meeting FHFC requirements.

As previously stated, the Development will receive Section 8 HAP rents on 100% of the units that are more than 30% higher than the maximum 2019 HC rent.

In the rental market analysis, the absorption performance of comparable/competitive apartment rentals was analyzed. A range of 34 to 82 units per month was indicated. Therefore, a typical absorption period for a new LIHTC development comparable to the subject is estimated at 30-40 units per month. However, the subject represents an existing development that will remain stable throughout the renovation process, and thus a lease-up will not be required.

WDP estimates the subject would need to capture a minimum of 5.81% of the income-qualified pool of renters within the PMA to achieve stabilized occupancy at the projected rental rates at 60% AMI.

There are no Guarantee Fund developments located within the Orange County market. There is currently strong and consistent demand for low-income affordable housing, with all existing properties holding extensive waiting lists. Thus the impact of new development on existing properties is minimal. Further, the subject represents an existing property that will remain stable during the renovation process without the need for a lease-up period.

Environmental Report:

ATC Group Services, LLC ("ATC") performed a Phase I Environmental Site Assessment ("ESA") in accordance with ASTM Standard E-1527-13. The ESA indicates an inspection date of July 25, 2017 with an effective date of January 20, 2018. Note, an updated ESA, less than 12 months old, is a condition to close.

The purpose of the Phase I ESA is to provide appropriate inquiry into the previous ownership and uses of the subject property and to identify Recognized Environmental Conditions ("REC"), Historical Recognized Environmental Conditions ("HREC"), or Controlled Recognized Environmental Conditions ("CREC").

ATC conducted an Asbestos Survey as part of this Phase I ESA. Asbestos-Containing Materials ("ACM") were documented onsite. ATC subsequently prepared an ACM Operations and Maintenance ("O&M") Plan to manage ACM.

ATC completed a Lead-Based Paint ("LBP") Inspection conducted under HUD's Guidelines for the Evaluation on Control of Lead-Based Paint Hazards in Housing by ATC as part of the ESA. It was concluded that no painted surfaces tested were above the HUD and USEPA level of 1.0 mg/cm².

ATC's review of published radon data compiled by EDR (using federal and state agency sources) revealed that the property is located in EPA Radon Zone 3, an area of low propensity with regard to the potential for elevated levels of radon gas. Federal radon tests results revealed that of 141 sites tested in Orange County, 98% of first floor living areas had radon concentrations of less than 4.0 pCi/L with an average radon concentration of 0.620 pCi/L, and 100 percent of basement levels had radon concentrations of less than 4.0 pCi/L with an average radon concentration of 0.930 pCi/L.

ATC did not conduct a screening survey for radon gas at the property. Radon testing will be performed post-rehabilitation.

	<p>Following their review, ATC concluded the site has revealed no evidence of any RECs, HRECs, or CRECs.</p>
Soil Test Report:	<p>The subject is an existing purchase/rehabilitation. The Applicant intends to construct a new community building in place of the outdated existing community building, and include a new fitness/activity room, computer lab, a large community room and kitchen, offices, maintenance room, and new bathrooms. Therefore, the Applicant engaged ATC Group Services, LLC ("ATC") to complete a Geotechnical Soils Report dated September 7, 2017.</p> <p>On August 29, 2017, ATC performed seven Standard Penetration Tests ("SPT") within the proposed areas of improvement. A subsurface profile and, boring logs, and boring locations were provided in ATC's report.</p> <p>Groundwater levels were encountered between 6 and 8 feet below land surface ("bls") during the time borings were drilled. Note that groundwater levels are influenced by a number of factors such as climatic changes during wet and dry seasons, tidal influence and in particular by the effects of drilling on soil materials. Therefore, accurate water levels should be established during construction.</p> <p>ATC provided recommendations for site and subgrade preparation, structural fill, excavation conditions, groundwater control, and foundation construction and excavation. Seltzer's recommendation in this report is contingent upon the General Contractor's strict adherence to the recommendations within ATC's Geotechnical Soils Report.</p>
Capital Needs Assessment:	<p>SMG received and reviewed a Capital Needs Assessment ("CNA") from EBI Consulting, LLC ("EBI") dated February 13, 2020. The CNA was performed in general conformance with the scope and limitations as set forth by ASTM E2018-08. The purpose of the CNA was to determine the property's current condition and to identify major deficiencies and other problems currently present at the property or anticipated to require repair or replacement in the future to operate as a competitive affordable residential community. The CNA included a site assessment, report information from Property Management, and visual observations of the following areas: site, building, all common areas, mechanical spaces, mechanical equipment and building components were observed, and more than 25% of the dwelling units were surveyed. Overall, EBI states that the subject property appeared to be in good to fair condition.</p> <p>Critical repairs are defined as repairs that may be identified during the survey that are typically limited to life, safety, health, building code violation, or building or property stabilization issues observed at a subject property. The CNA identified suspect mold from visual and</p>

olfactory indications and recommends a mold assessment by a qualified mold inspection specialist at an estimated cost of \$1,000.

Non-critical repairs are recommended for deferred maintenance that could result in physical depreciation or loss of property value. Non-critical repairs are for those items that should be completed within the next 12 months, but are not considered critical repair issues. As part of the CNA, EBI has reviewed the Applicant's scope of rehabilitation to generally determine if the proposed work will sufficiently address the property's current physical needs. As necessary, EBI has supplemented the Applicant's proposed scope of work with critical and/or non-critical repair recommendations based on the findings of the CNA. EBI considers the Applicant's proposed rehabilitation work together with the CNA repair recommendations to be adequate in scope and depth to meet the physical needs of the Subject Property. Additionally, EBI found the costs associated with the work (\$13,257,327) to be reasonable. It should be noted that the GC Contract significantly exceeds the construction budget reviewed by EBI. Receipt and satisfactory review of an updated PCA that was completed based on the current GC Contract is a condition to close.

The property was built in 1973 and has an estimated remaining useful life of approximately 50 years provided that recommended repairs identified in the PNA are completed, physical improvements receive continuing maintenance and the various components and/or systems are replaced or repaired in a timely basis. Capital reserve items consist of predictable or cyclical replacement type items. These items are included in the Replacement Reserve schedule.

Section 504 of the Rehabilitation Act of 1973 requires that any public or private entity that has or is currently receiving federal funds be fully accessible and usable as defined by the Uniform Federal Accessibility Standards (UFAS) 24 CFR part 40 or other comparable standards. The minimum requirements are that 5 percent of the units be accessible by those individuals with mobility impairments and 2 percent of the units accessible by individuals with hearing/visual impairments.

No accessible dwelling units are present at Jernigan Gardens. Section 504 requires that 5% of the total units, or 13 units, be fully accessible. Accordingly, it is recommended that 13 units be modified for accessibility to comply with the requirements of Section 504.

As part of the proposed rehabilitation work, the Applicant intends to convert 13 units (five two-bedroom units and eight three-bedroom units) to accessible units and five (5) units to visual/hearing impaired units at Jernigan Gardens. EBI has reviewed the proposed work and associated cost and found them to be appropriate and reasonable.

Accordingly, costs associated with this work have been included in non-critical repairs.

Based on the proposed scope of rehabilitation, and a 20-year reserve schedule, EBI estimates an inflated post-rehabilitation reserve amount of \$262 per unit per year (later updated in the PCA to \$287 per unit per year).

Pre-Construction Analysis:

SMG received an Architectural and Cost Review Report aka Pre-Construction Analysis ("PCA") prepared by EBI Consulting dated December 21, 2018. The PCA was engaged by Berkadia and consisted of a review of a GC Contract in the amount of \$17,983,297. Since that time, the GC Contract has increased by more than \$1.1 million, negating the value of EBI's analysis. Furthermore, EBI is unable to execute the necessary ADA and 504 Design Certification, which is a requirement for the Development to receive HCs.

EBI will provide an updated PCA based on the current GC Contract and Schedule of Values (\$19,100,000). Additionally, Seltzer has engaged On Solid Ground, LLC ("OSG") to perform an ADA, FHA and Section 504 Accessibility Review. Upon satisfactory review of the plans and specifications, OSG will execute an ADA and 504 Design Certification. An updated PCA, a satisfactory Accessibility Review, and an executed ADA and 504 Design Certification are conditions to close.

Scope of Rehabilitation:

The rehabilitation will include construction of a new community building in place of the existing community building, which will include a new fitness/activity room, computer lab, a large community room and kitchen, offices, maintenance room, and new bathrooms. There will be outdoor seating with accent landscaping, trellis structure and a new patio as part of the exterior improvements. The laundry building and maintenance buildings will be renovated to accommodate new laundry facilities.

Each of the two-story, stucco-brick veneer clad concrete masonry unit block apartment buildings will be renovated and improved with new windows and doors, new roofing with a breezeway entry feature, new stairs, new exterior trim, landscaping and site amenity work. The new community building will have an exterior trellis, porch and patio for seasonal resident events and residents' use for gatherings. There will be new mail kiosks and a picnic pavilion, repaired property fences, new exterior light poles and dusk-to-dawn lights, signage, site furniture, and landscaping. The site will be accented with walking paths and dumpster pads, expanded playground, and a new basketball court (half-court) will be included in the exterior improvements.

Interior renovations will include complete unit interior upgrades with new high-efficiency furnaces and central air-conditioning, new water heaters, new eco-friendly cabinets and countertops, low-flow plumbing fixtures. Most units will receive new EnergyStar appliances and all new lighting. New finishes are proposed in a modern "Florida style" with plank flooring and lighter colors. Unit entry doors are to be replaced with secure steel doors along with over 80% of new interior unit doors. Both will be provided with lever door hardware. New hard-wired smoke detectors are to be installed throughout.

Site Inspection:

Tarrah LaPolla of Seltzer Management Group, Inc. conducted a site visit on June 14, 2018. This site is an existing apartment community, featuring two and three bedroom units, in two-story apartment buildings located in Orange County. The local Orlando Police Department has an on-site office open to the neighborhood, with emergency numbers posted on the exterior of the building. Surrounding area contains multiple residential neighborhoods, apartment communities, and churches. The land north of the site is partially wooded and undeveloped. Northeast, less than a quarter mile, resides two community churches: Heart of Mercy Community Church, and Beraca One French Sda Church. Less than one mile northeast on the corner of Mercy Drive and Sampson Drive is Riviera Villas Apartments, a typical garden style with one and two bedroom units.

South of the project are multiple residential neighborhoods which back up to Lawne Lake and Barnett Community Park. Senior and elderly housing less than one mile directly east is located at Magnolia Pointe Apartments, a 55 and over multifamily housing development with one and two bedroom units.

Highway 408 is located directly west of the property, with easy access to I-4 (east and west bound directions of travel). The local schools for this property consist of Evans High School east of the property off of Silver Star Road, Meadowbrook Middle School located near Powers Drive, and Mollie Ray Elementary School near Pine Hills Road.

Local restaurants can be found east of the property on Silver Star Road and include Christine Red Roof BBQ, Spring Rolls Chinese Restaurant, and Pizza Hut. West of the property additional restaurants on West Colonial Drive are in shopping plazas and include: Pho Viet, Golden Crust Caribbean Bakery, and Top China. Orlando Health is less than 5 miles east on Mercy Drive, and Family Medical Center is more than five miles south east on Silver Star Road. The property lies directly on the path of travel for Lynx bus lines which provide transportation throughout the city of Orlando.

Features, Amenities, and
Resident Programs:

There does not appear to be any apparent adverse conditions that would negatively affect this development nor impair the property's ability to attract residents.

The Applicant committed to provide certain features and amenities and certain resident programs in their application. These commitments are set forth in the attached Exhibit 2.

Borrower Information

Applicant/Borrower Name: Jernigan Gardens FL TC, LP ("Applicant")

Applicant/Borrower Type: Florida Limited Partnership

Ownership Structure: The Applicant provided SMG a copy of the Certificate of Limited Partnership filed with the State of Florida on June 30, 2017. Seltzer confirmed with the Florida Department of State's Division of Corporations (via www.sunbiz.org) that the Applicant is active and in good standing with the State of Florida.

Per the Agreement of Limited Partnership for Jernigan Gardens FL TC, LP effective June 30, 2017, the General Partner is Jernigan Gardens TC Investment, LLC ("JG TC Investment") and the Limited Partner is Millennia Housing Capital, Ltd. ("Millennia Capital") with ownership interests in the partnership of 1% and 99%, respectively. JG TC Investment is an Ohio Limited Liability Company registered with the State of Florida as a foreign Limited Liability Company on June 30, 2017. Millennia Capital is an Ohio Limited Liability Company, which serves as a temporary "placeholder" until it is replaced by the Syndicator at closing (further detailed below).

The General Partner, Jernigan Gardens TC Investment, is owned by Frank T. Sinito (90%) and Malisse Sinito (10%). The current Limited Partner, Millennia Capital, is a wholly-owned subsidiary of Millennia Housing Development, Ltd. ("MHD").

According to the draft A&R LPA, at or before closing, the Applicant entity is anticipated to consist of JG TC Investments (General Partner) with 0.009% ownership, RBC Community Investments Manager II, Inc. or an affiliate (Special Limited Partner) with 0.001% ownership, and RBC Community Investments, LLC or an affiliate (Limited Partner) with 99.99% ownership.

Contact Information: Tom Mignogna

Telephone (216) 520-1250

Facsimile (216) 447-9646

E-Mail: tmignogna@mhmltd.com

Address: 4000 Key Tower
127 Public Square
Cleveland, OH 44114-1309

Federal Employer ID: 82-1964011

Experience: The Applicant and JG TC Investment are single-purpose entities, created for the purpose of developing, constructing and operating Jernigan Gardens. In and of themselves, they have no development experience;

therefore, they do not have resumes, trade references, previous multifamily ownership, deposit accounts, financial statements, or contingent liabilities. However, Millennia Housing Development, Ltd. ("MHD") has extensive experience in developing single-family and multifamily residential housing throughout the nation, including affordable housing communities in the State of Florida.

The developer of Jernigan Gardens is MHD, a Cleveland, Ohio, firm registered on July 17, 2017 as a foreign business to do business in the State of Florida. MHD was formed in 1995 by Frank T. Sinito, President. MHD is part of a larger organization known as The Millennia Companies. The Millennia Companies is the name given to the combination of the following entities: MHD, Millennia Housing Management, Ltd., Millennia Housing Capital, Ltd., and American Preservation Builders, LLC, all of which are wholly owned by Frank and Malisse Sinito.

The Millennia Companies has a dedicated staff of over 1,000 people and have years of experience in preserving and managing affordable housing for thousands of residents. The Millennia Companies have grown with operations in twenty-three states – Ohio, Kentucky, Michigan, Indiana, Illinois, Iowa, Arkansas, Missouri, Kansas, Oklahoma, Texas, Mississippi, Alabama, Florida, Georgia, South Carolina, North Carolina, Tennessee, Virginia, West Virginia, Maryland, Pennsylvania, and New York. Since 2004 MHD has developed approximately 8,500 apartment units throughout the country.

Credit Evaluation:

An April 15, 2020, Business Credit Reports, Inc. Commercial Credit Report Plus for the Applicant reflected no credit activity.

An April 15, 2020, Business Credit Reports, Inc. Commercial Credit Report Plus for Jernigan Gardens TC Investment, LLC reflected no credit activity.

An April 15, 2020, Business Credit Reports, Inc. Commercial Credit Report Plus for the MHD reflected 14 active trade lines with some moderate slow-pay history. There are two UCC filings and no collections, tax liens, or judgments.

An April 15, 2020, ACRAnet Merged Beacon, FICO and Fair Isaac Credit Report for Frank T. Sinito reflected a total of 40 active or closed trade lines with total outstanding balances in the high seven figures. All credit reflects payments on time, with nothing adverse in the Public Records.

An April 20, 2020, ACRAnet Merged Beacon, FICO and Fair Isaac Credit Report for Malisse Sinito reflected a total of 31 active or closed trade lines with total outstanding balances in the high seven figures. All credit reflects payments on time (one 30-day late payment), with nothing adverse in the Public Records

References: Bank and business references for MHD, and Frank T. Sinito are satisfactory.

SMG received bank deposit account statements for Frank T. and Malisse Sinito as follows:

Frank T. Sinito and Malisse Sinito provided bank account statements ending December 31, 2019, from multiple financial institutions reflecting a combined average collected balance in the mid-seven figures.

Financial Statements: *Frank and Malisse Sinito:*

Cash and Equivalents:	\$4,670,800
Total Assets:	\$417,706,300
Total Liabilities:	\$35,412,200
Equity:	\$382,294,100

Financial data for Frank and Malisse Sinito is based upon a Certified Personal Financial Statement dated December 31, 2019. Major assets other than Cash and Equivalents are cash held in affiliated real estate entities and operating reserves, notes receivables, real estate owned, investments in closely-held businesses and real estates entities, personal property, cash surrender value of life insurance, and retirement investments. Liabilities consist of mortgages on personal residences and notes payable. SMG was also provided with 2017 and 2018 Form 1040 Federal Tax Returns for Frank and Malisse Sinito.

Millennia Housing Development:

Cash and Equivalents:	\$240,108
Total Assets:	\$60,304,791
Total Liabilities:	\$26,034,237
Equity:	\$34,270,554

Financial data for MHD is based upon a Certified Financial Statement dated December 31, 2019. Major assets other than Cash and Equivalents are accounts receivable, developer fees receivable, security deposits, notes receivable, and preliminary development costs. Liabilities consist of accounts payable and notes payable. SMG was also provided with 2017 and 2018 Form 1065 Federal Tax Returns for MHD.

Contingent Liabilities: A notation within the CPFS referenced above states that commitments and contingencies of Frank T. Sinito, as a general partner in some of the

Summary:

partnerships, include contingent liabilities, which totals approximately \$215,867,600.

According to the MHD's Statement of Financial and Credit Affairs, MHD has contingent liabilities in the approximate amount of \$231,257,422.

The Applicant, through its principals (Millennia Housing Development, Ltd. and Frank and Malisse Sinito), appears to have adequate development experience and financial resources to rehabilitate the Development.

Guarantor Information

Guarantor Name: Jernigan Gardens FL TC, LP, Jernigan Gardens TC Investment, LLC, Millennia Housing Development, Ltd., Frank T. Sinito, and Malisse Sinito

Contact Information: Tom Mignogna

Telephone (216) 520-1250

Facsimile (216) 447-9646

E-Mail: tmignogna@mhmltd.com

Address: 4000 Key Tower
127 Public Square
Cleveland, OH 44114-1309

Nature of the Guarantees: Guarantors noted above will provide:

- Construction Completion Guaranty
- Operating Deficit Guaranty
- Recourse Obligations Guaranty
- Standard Environmental Indemnities

Financial Statements: Please refer to the Borrower Information section of this report.

Contingent Liabilities: Please refer to the Borrower Information section of this report.

Summary: Collectively, the Principals of the Applicant, MHD, and Frank T. and Malisse Sinito, appear to have the financial resources necessary to support the Applicant by acting as Guarantors for the Development.

Syndicator Information

Syndicator Name: RBC Capital Markets, LLC ("RBC")

Type: The Syndicator will be RBC Tax Credit Equity, L.L.C., Cleveland, Ohio, a Limited Liability Company created and controlled by RBC Charlotte, North Carolina

Contact Person: Dan Kierce, Managing Director
216-875-2626 Telephone

Address: Royal Bank Plaza
200 Bay Street
Toronto, Ontario

Experience: RBC is a Canadian investment bank, which is part of the Royal Bank of Canada, Toronto, Canada. Operating since 1869, the Royal Bank of Canada is the 10th largest bank in the U.S., with offices in 23 states. The tax credit equity group was formed in July 1997 to provide equity capital for the development of affordable housing. It manages over billions of dollars of equity through several tax credit funds covering hundreds of affordable housing and new market developments throughout the U.S., Washington, D.C. and Puerto Rico.

Financial Statements: Royal Bank of Canada (in Canadian dollars)

Cash:	\$64,655,000,000
Total Assets:	\$1,428,935,000,000
Liabilities:	\$1,345,310,000,000
Equity:	\$83,625,000,000

Financial information for the Royal Bank of Canada was obtained from their annual report for the fiscal year that ended October 31, 2019, available at www.rbc.com.

Summary: RBC has demonstrated that it has the experience and financial strength to serve as the syndicator for this Development.

General Contractor Information

General Contractor Name: NEI General Contracting, Inc. ("NEI")

Type:	A Massachusetts Corporation, authorized to transact business in the State of Florida
Contact Persons:	Pieter A. Bockweg
Telephone	(407) 489-3979
E-Mail	pbockweg@neigc.com
Principal Address:	2707 Rew Circle Ocoee, FL 34761
Experience:	<p>Josef Rettman and Kevin Fish, from Keith Construction and Northeast Interiors, respectively, decided in 2003 to join forces and build a full-service construction company, NEI. NEI is incorporated in Massachusetts and registered as a Foreign Profit Corporation with the State of Florida on August 5, 2013. Over the past 16 years they have constructed, renovated, and preserved over 9,200 residential units for over \$1 billion in contracts. More specifically, that work consisted of constructing over 1,800 new residential units (\$290.4 million), preserving over 2,200 historic units (\$208.6 million), and completing moderate rehabilitation of over 5,200 units (\$440.5 million) in Massachusetts, Rhode Island, and Florida. According to NEI's résumé, NEI currently has 3,300 units under construction (rehabilitation and historic conservation), with a total of the combined contracts, from 11 different developments, in excess of \$130 million. Seltzer has previously underwritten two transactions in 2016, of which NEI was the GC (Trinity Towers East and Trinity Towers South). NEI completed construction on time and performed in accordance with the GC contracts.</p> <p>A Florida Certified General Contractor's license No. CGC1521796 is in the name of Richard Ionelli, Jr. and NEI, and expires August 31, 2020.</p>
Credit Evaluation:	An April 15, 2020, Business Credit Reports, Inc. Commercial Credit Report Plus for NEI reflected acceptable credit history with no collections, judgements, bankruptcies, or liens. There are 16 standard UCC filings.
References:	References for NEI are considered satisfactory.
Financial Statements:	<p>NEI will provide a Payment and Performance Bond ("P&P Bond") in an amount equal to the construction contract prior to construction. Therefore, the requirement for financial information was waived.</p> <p>NEI provided a bonding letter issued by Everest Reinsurance Company dated September 26, 2018, stating that NEI has a total bonding capacity of approximately \$200,000,000 (\$65,000,000 per project), through Everest Reinsurance Company. Everest Reinsurance Company is rated</p>

Summary: as A+ (superior) by AM Best with a Financial Size of XV (\$2 billion or greater).
SMG recommends that NEI be approved as the General Contractor for Jernigan Gardens, subject to receipt and satisfactory review of an executed GC Contract.

Property Manager Information

Property Manager Name: Millennia Housing Management, Ltd (“MHM”)

Type: An Ohio corporation, registered to do business in the State of Florida

Contact Information: Frank T. Sinito

Telephone: (216) 520-1250

Address: 127 Public Square
Cleveland, OH 44114

Experience: MHM was established in December 1995 to manage a newly acquired portfolio and to build an organization with executives in both HUD subsidized and Low Income Housing Tax Credit (“LIHTC”) housing. MHM currently manages over 250 multifamily communities and scattered sites, consisting of over 27,000 apartment units, in Alabama, Arkansas, Florida, Georgia, Iowa, Illinois, Indiana, Kansas, Kentucky, Louisiana, Maryland, Michigan, Missouri, Mississippi, North Carolina, New York, Ohio, Oklahoma, Pennsylvania, South Carolina, Tennessee, Texas, Virginia, and West Virginia. Over 50% of all residential units under management are designated for elderly and/or disabled residents. About 70% of all Millennia management properties are Section 8 housing.

Millennia’s portfolio includes a wide variety of property types including garden, mid-rise and high-rise apartments, as well as flats and scattered site homes. Many of these properties provide tenants with rental assistance such as HUD project based Section 8 Contracts or USDA Rental Assistance Contracts. Additionally, many of these properties are also subject to various regulatory reporting requirements as they are encumbered by HUD insured mortgages or RD insured mortgages. A significant portion of these properties also are recipients of Low Income Housing Tax Credits.

Management Agreement: The Applicant provided SMG with an unexecuted draft Property Management Agreement between the Applicant and MHM, to be executed prior to closing. The agreement shall commence as of the effective date of the agreement and ending on the tenth (10th) anniversary of the effective date, and shall be automatically extended for five (5) year periods thereafter, subject to certain conditions detailed within the agreement.

MHM will receive payment for its services in accordance with HUD requirements. The Management Fee shall be in an amount equal to the greater of five percent (5.0%) of Adjusted Total Revenue, or the Maximum Allowable Per-Unit-Per-Month (“PUPM”) Fee computed according to HUD guidelines; provided, however, so long as the

Property Manager is an affiliate of the Property Owner, the Property Manager shall be entitled to a Management Fee of four percent (4.0%) of Adjusted Total Revenue, and the remaining Management Fee equal one percent (1.0%) of Adjusted Total Revenue, deferred, and payable based on available cash flow. In addition, the Development will be charged \$6.00 PUPM for the payroll, corresponding taxes and benefits and electronic data processing expenses associated with the Property Manager's centralized staff performing front-line accounting and reporting functions for the Building. This amount will be charged without imposition of a surcharge or other administrative fee and reimbursed to Agent from the Development's Operating Account.

Management Plan: The Applicant provided SMG a copy of a Management Plan for the Development that appears satisfactory.

Relocation Plan: The Applicant provided SMG a copy of a Relocation Plan for the Development that states that all residents at Jernigan Gardens will be relocated to newly upgraded, complete, safe, sanitary, comparable units on-site. No resident will be permanently displaced or displaced outside of the property. This Relocation Plan appears satisfactory.

Summary: MHM has demonstrated experience in the successful management of multifamily affordable housing. The Asset Management Department of FHFC has approved the selection of the management company. Continued approval is subject to ongoing satisfactory performance.

Exhibit 1
Jernigan Gardens
15 Year Income and Expense Projection

FINANCIAL COSTS:		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
OPERATING PRO FORMA																
INCOME	Gross Potential Rental Income	\$4,108,800	\$4,190,976	\$4,274,796	\$4,360,291	\$4,447,497	\$4,536,447	\$4,627,176	\$4,719,720	\$4,814,114	\$4,910,396	\$5,008,604	\$5,108,776	\$5,210,952	\$5,315,171	\$5,421,474
	Other Income:															
	Miscellaneous	\$33,280	\$33,946	\$34,625	\$35,317	\$36,023	\$36,744	\$37,479	\$38,228	\$38,993	\$39,773	\$40,568	\$41,379	\$42,207	\$43,051	\$43,912
	Gross Potential Income	\$4,142,080	\$4,224,922	\$4,309,420	\$4,395,608	\$4,483,521	\$4,573,191	\$4,664,655	\$4,757,948	\$4,853,107	\$4,950,169	\$5,049,172	\$5,150,156	\$5,253,159	\$5,358,222	\$5,465,387
	Less:															
	Economic Loss - Percentage:															
	Physical Vacancy Loss - Percentage: 3.0%	(\$124,262)	(\$126,748)	(\$129,283)	(\$131,868)	(\$134,506)	(\$137,196)	(\$139,940)	(\$142,738)	(\$145,593)	(\$148,505)	(\$151,475)	(\$154,505)	(\$157,595)	(\$160,747)	(\$163,962)
	Collection Loss - Percentage: 1.0%	(\$41,421)	(\$42,249)	(\$43,094)	(\$43,956)	(\$44,835)	(\$45,732)	(\$46,647)	(\$47,579)	(\$48,531)	(\$49,502)	(\$50,492)	(\$51,502)	(\$52,532)	(\$53,582)	(\$54,654)
Total Effective Gross Revenue		\$3,976,397	\$4,055,925	\$4,137,043	\$4,219,784	\$4,304,180	\$4,390,263	\$4,478,069	\$4,567,630	\$4,658,983	\$4,752,162	\$4,847,206	\$4,944,150	\$5,043,033	\$5,143,893	\$5,246,771
EXPENSES	Fixed:															
	Real Estate Taxes	\$616,057	\$634,539	\$653,575	\$673,182	\$693,378	\$714,179	\$735,604	\$757,672	\$780,403	\$803,815	\$827,929	\$852,767	\$878,350	\$904,700	\$931,841
	Insurance	\$102,400	\$105,472	\$108,636	\$111,895	\$115,252	\$118,710	\$122,271	\$125,939	\$129,717	\$133,609	\$137,617	\$141,746	\$145,998	\$150,378	\$154,889
	Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Variable:															
	Management Fee - Percentage: 5.5%	\$217,252	\$221,597	\$226,029	\$230,549	\$235,160	\$239,864	\$244,661	\$249,554	\$254,545	\$259,636	\$264,829	\$270,125	\$275,528	\$281,038	\$286,659
	General and Administrative	\$100,075	\$103,077	\$106,170	\$109,355	\$112,635	\$116,014	\$119,495	\$123,080	\$126,772	\$130,575	\$134,492	\$138,527	\$142,683	\$146,964	\$151,372
	Payroll Expenses	\$307,200	\$316,416	\$325,908	\$335,686	\$345,756	\$356,129	\$366,813	\$377,817	\$389,152	\$400,826	\$412,851	\$425,237	\$437,994	\$451,134	\$464,668
	Utilities	\$192,000	\$197,760	\$203,693	\$209,804	\$216,098	\$222,581	\$229,258	\$236,136	\$243,220	\$250,516	\$258,032	\$265,773	\$273,746	\$281,958	\$290,417
	Marketing and Advertising	\$2,560	\$2,637	\$2,716	\$2,797	\$2,881	\$2,968	\$3,057	\$3,148	\$3,243	\$3,340	\$3,440	\$3,544	\$3,650	\$3,759	\$3,872
	Maintenance and Repairs	\$76,800	\$79,104	\$81,477	\$83,921	\$86,439	\$89,032	\$91,703	\$94,454	\$97,288	\$100,207	\$103,213	\$106,309	\$109,498	\$112,783	\$116,167
	Grounds Maintenance and Landscaping	\$32,000	\$32,960	\$33,949	\$34,967	\$36,016	\$37,097	\$38,210	\$39,356	\$40,537	\$41,753	\$43,005	\$44,295	\$45,624	\$46,993	\$48,403
	Resident Programs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Contract Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Other-Unit Turnover Expenses	\$51,200	\$52,736	\$54,318	\$55,948	\$57,626	\$59,355	\$61,135	\$62,970	\$64,859	\$66,804	\$68,809	\$70,873	\$72,999	\$75,189	\$77,445
	Reserve for Replacements	\$76,800	\$76,800	\$76,800	\$76,800	\$76,800	\$76,800	\$76,800	\$76,800	\$76,800	\$76,800	\$79,104	\$81,477	\$83,921	\$86,439	\$89,032
Total Expenses		\$1,774,344	\$1,823,098	\$1,873,271	\$1,924,904	\$1,978,042	\$2,032,728	\$2,089,007	\$2,146,927	\$2,206,535	\$2,267,881	\$2,333,321	\$2,400,673	\$2,469,992	\$2,541,336	\$2,614,766
Net Operating Income		\$2,202,053	\$2,232,827	\$2,263,773	\$2,294,880	\$2,326,138	\$2,357,536	\$2,389,062	\$2,420,703	\$2,452,448	\$2,484,281	\$2,513,884	\$2,543,477	\$2,573,041	\$2,602,557	\$2,632,005
Debt Service Payments																
DEBT SERVICE	First Mortgage - OCHFA Bonds/Berkadia/HUD	\$1,895,490	\$1,895,490	\$1,895,490	\$1,895,490	\$1,895,490	\$1,895,490	\$1,895,490	\$1,895,490	\$1,895,490	\$1,895,490	\$1,895,490	\$1,895,490	\$1,895,490	\$1,895,490	\$1,895,490
	All Other Mortgages -	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	First Mortgage Fees - OCHFA Bonds/Berkadia/HUD	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	All Other Mortgages Fees -	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Debt Service Payments		\$1,895,490	\$1,895,490	\$1,895,490	\$1,895,490	\$1,895,490	\$1,895,490	\$1,895,490	\$1,895,490	\$1,895,490	\$1,895,490	\$1,895,490	\$1,895,490	\$1,895,490	\$1,895,490	\$1,895,490
Cash Flow After Debt Service		\$306,563	\$337,337	\$368,283	\$399,390	\$430,648	\$462,046	\$493,572	\$525,214	\$556,958	\$588,791	\$618,394	\$647,987	\$677,551	\$707,067	\$736,515
Debt Service Coverage Ratios																
DSC - First Mortgage plus Fees		1.162	1.178	1.194	1.211	1.227	1.244	1.260	1.277	1.294	1.311	1.326	1.342	1.357	1.373	1.389
DSC - All Mortgages and Fees		1.162	1.178	1.194	1.211	1.227	1.244	1.260	1.277	1.294	1.311	1.326	1.342	1.357	1.373	1.389
Financial Ratios																
Operating Expense Ratio		44.6%	44.9%	45.3%	45.6%	46.0%	46.3%	46.6%	47.0%	47.4%	47.7%	48.1%	48.6%	49.0%	49.4%	49.8%
Break-Even Ratio		88.8%	88.2%	87.7%	87.1%	86.6%	86.1%	85.6%	85.2%	84.7%	84.3%	84.0%	83.6%	83.3%	83.0%	82.7%

EXHIBIT "2"**JERNIGAN GARDENS****DESCRIPTION OF FEATURES AND AMENITIES****Community Amenities:**

- New community building that includes a new fitness/activity room, computer lab, large community room and kitchen, offices, maintenance room, and new bathrooms
- Outdoor seating with accent landscaping
- Trellis structure and new patio
- Laundry facilities
- New mail kiosks
- Picnic pavilion
- Basketball (half-court)

Unit / Building Amenities:

In addition to meeting all building code, Fair Housing Act, and Americans with Disabilities Act Requirements, the following items are required:

- New roofs (all buildings)
- New windows
- New steel entry doors
- Lever door handles
- New high-efficiency furnaces and central air-conditioning
- New water heaters
- New eco-friendly cabinets and countertops
- Low-flow plumbing fixtures
- New smoke detectors

Resident Programs:

- Health and nutrition classes
- Resident activities, such as property-wide holiday celebrations
- Financial counseling
- Resident assistance referral programs
- First time homebuyer seminars
- Employment assistance programs

COMPLETENESS AND ISSUES CHECKLIST

DEVELOPMENT NAME: Jernigan GardensDATE: April 24, 2020

In accordance with applicable Program Rule(s), the Borrower is required to submit the information required to evaluate, complete, and determine its sufficiency in satisfying the requirements for Credit Underwriting to the Credit Underwriter in accordance with the schedule established by the OCHFA. The following items must be satisfactorily addressed. "Satisfactorily" means that the Credit Underwriter has received assurances from third parties unrelated to the Borrower that the transaction can close within the allotted time frame. Unsatisfactory items, if any, are noted below and in the "Issues and Concerns" section of the Executive Summary.

CREDIT UNDERWRITING REQUIRED ITEMS:	STATUS	NOTE
	Satis. /Unsatis.	
1. The Development's final "as submitted for permitting" plans and specifications. Note: Final "signed, sealed, and approved for construction" plans and specifications will be required thirty days before closing.	Satis.	
2. Final site plan and/or status of site plan approval.	Satis.	1
3. Permit Status.	Satis.	
4. Pre-construction analysis ("PCA").	Satis.	2
5. Survey.	Satis.	3
6. Complete, thorough soil test reports.	Satis.	
7. Full or self-contained appraisal as defined by the Uniform Standards of Professional Appraisal Practice.	Satis.	
8. Market Study separate from the Appraisal.	Satis.	
9. Environmental Site Assessment – Phase I and/or Phase II if applicable (If Phase I and/or II disclosed environmental problems requiring remediation, a plan, including time frame and cost, for the remediation is required). If the report is not dated within one year of the application date, an update from the assessor must be provided indicating the current environmental status.	Satis.	4
10. Audited financial statements for the most recent fiscal year ended or acceptable alternative as stated in the Rule for credit enhancers, Borrower, general partner, principals, guarantors and general contractor.	Satis.	
11. Resumes and experience of Borrower, general contractor and management	Satis.	

agent.		
12. Credit authorizations; verifications of deposits and mortgage loans.	Satis.	
13. Management Agreement and Management Plan.	Satis.	5
14. Firm commitment from the credit enhancer or private placement purchaser, if any.	N/A	
15. Firm commitment letter from the syndicator, if any.	Satis.	
16. Firm commitment letter(s) for any other financing sources.	Satis.	
17. Updated sources and uses of funds.	Satis.	
18. Draft construction draw schedule showing sources of funds during each month of the construction and lease-up period.	Satis.	
19. Fifteen-year income, expense, and occupancy projection.	Satis.	
20. Executed general construction contract with "not to exceed" costs.	Satis.	6
21. HC ONLY: 15% of the total equity to be provided prior to or simultaneously with the closing of the construction financing.	Satis.	
22. Any additional items required by the credit underwriter.	Satis.	7

NOTES AND APPLICANT'S RESPONSES:

1. Site Plan approval was not provided during underwriting for the proposed rehabilitation, which is a condition to close.
2. The PCA received during underwriting was completed based on a previous GC Contract with a materially different contract amount. An updated PCA, based on the current GC Contract and Schedule of Values is a condition to close. The updated PCA must also confirm the plans and specifications include all features and amenities committed to in the OCHFA application
3. A signed and sealed survey from 2018 was provided during underwriting. Receipt and satisfactory review of a signed and sealed survey, certified to the OCHFA is a condition to close.
4. The Phase I ESA provided during underwriting exceeds the maximum 12-month shelf life. An updated Phase I ESA, free of any REC's is a condition to close.
5. An unexecuted Property Management Agreement was provided between MHM and the Applicant. Receipt and satisfactory review of an executed Property Management Agreement with terms not materially different from those as underwritten in this report is a condition to close.
6. An unexecuted GC Contract was provided during underwriting. Receipt and satisfactory review of an executed GC Contract with terms not materially different from those as underwritten in this report is a condition to close.

7. As a company policy, EBI was unable to provide an executed Construction Consultant's Section 504 and ADA Design Certification. Seltzer has engaged OSG to perform the necessary review and provide the required certification. Receipt and satisfactory review of the Construction Consultant's certification is a condition to close.

HC Allocation Calculation

Section I: Qualified Basis Calculation	
Development Cost	\$72,435,331
Less Land Cost	(\$4,143,772)
Less Federal Funds	\$0
Less Other Ineligible Cost	(\$8,687,959)
Less Disproportionate Standard	\$0
Acquisition Eligible Basis	\$28,576,228
Rehabilitation Eligible Basis	\$31,027,373
Total Eligible Basis	\$59,603,601
Applicable Fraction	100.00%
DDA/QCT Basis Credit	130.00%
Acquisition HC Percentage	3.34%
Rehabilitation HC Percentage	3.34%
Annual HC on Acquisition	\$954,446
Annual HC on Rehabilitation	\$1,347,209
Annual Housing Credit Allocation	\$2,301,655

Notes to the Qualified Basis Calculation:

1. Other Ineligible Costs primarily include a portion of accounting fees, FHFC administrative fees, FHFC application, credit underwriting, and compliance fees, a portion of legal fees, market study fee, the portion of construction interest accrued during lease-up (SMG estimate), permanent loan application fees, closing costs, and origination fees, a portion of construction and bridge loan interest attributable to interest accrued during construction on that portion of debt associated with the property acquisition (SMG estimate), Syndicator due diligence, volume cap application fee, a portion of third party reports engaged by the lender, bond cost of issuance, a portion of legal fees associated with financing costs, brokerage fees on land, and all reserves.
2. The Borrower committed to a set aside of 100%. Therefore, SMG has utilized an Applicable Fraction of 100.00%.
3. This Development will be located in Qualified Census Tract 0187.00. Therefore, the 130.00% basis credit has been applied to the Rehabilitation Eligible Basis.
4. A Housing Credit Percentage of 3.34% is used based on a rate of 3.19% as of the February 2020, plus 15 basis points.

Section II: Gap Calculation	
Total Development Cost (Including Land and Ineligible Costs)	\$72,435,331
Less Mortgages	(\$42,400,000)
Less Grants	\$0
Equity Gap	\$30,035,331
Percentage to Investment Partnership	99.99%
HC Syndication Pricing	\$0.8800
HC Required to Meet Gap	\$34,134,471
Annual HC Required	\$3,413,447

Notes to the Gap Calculation:

1. Mortgages include the First Mortgage provided by Berkadia/HUD.
2. HC Syndication Pricing and Percentage to Investment Partnership are based upon the draft A&R LPA.

Section III: Tax-Exempt Bond 50% Test	
Total Depreciable Cost	\$59,603,601
Plus Land Cost	\$4,143,772
Aggregate Basis	\$63,747,373
Tax-Exempt Bond Amount	\$42,400,000
Less Debt Service Reserve	\$0
Less Proceeds Used for Costs of Issuance	\$0
Plus Tax-exempt GIC earnings	\$0
Tax-Exempt Proceeds Used for Building and Land	\$42,400,000
Proceeds Divided by Aggregate Basis	66.51%

Notes to 50% Test:

1. SMG estimates the Tax-Exempt Bond amount to be 66.51% of Depreciable Development Costs plus Land Acquisition Costs. If, at the time of Final Cost Certification, the Tax-Exempt Bond Amount is less than 50%, developer fees will have to be reduced by an amount to ensure compliance with the 50% Test. That may, in turn, result in a reduction to HC Equity.

Section IV: Summary	
HC per Qualified Basis	\$2,301,655
HC per Gap Calculation	\$3,413,447
Annual HC Recommended	\$2,301,655

Notes to the Summary:

1. The Annual HC Recommended is based on the Qualified Basis Calculation.



W.D. MORRIS
EXECUTIVE DIRECTOR

DISCUSSION ITEM

BOARD OF DIRECTORS

MERCEDES MCCALL
CHAIRWOMAN

VERNICE ATKINS-BRADLEY
VICE CHAIRWOMAN

SASCHA RIZZO
BOARD MEMBER

CURTIS HUNTER
BOARD MEMBER

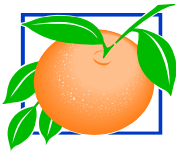
ALBERT HANKS
BOARD MEMBER

MEMORANDUM

TO:	OCHFA Board of Directors
FROM:	W.D. Morris, Executive Director
DATE:	May 29, 2019
RE:	BOARD AUTHORIZATION TO CANCEL THE JULY BOARD MTG. MAY 6, 2020 REGULAR BOARD OF DIRECTORS' MEETING (TELEPHONIC)

ACTION REQUESTED

Board authorization to cancel the July 2020 Regular Board meeting.



ORANGE COUNTY
HOUSING FINANCE AUTHORITY

W.D. MORRIS
EXECUTIVE DIRECTOR

BOARD OF DIRECTORS

MERCEDES MCCALL
CHAIRWOMAN

VERNICE ATKINS-BRADLEY
VICE CHAIRWOMAN

SASCHA RIZZO
BOARD MEMBER

CURTIS HUNTER
BOARD MEMBER

ALBERT HANKS
BOARD MEMBER

MEMORANDUM

TO:	OCHFA Board of Directors
FROM:	W.D. Morris, Executive Director
DATE:	April 27, 2020
RE:	ANNUAL CONFERENCE UPDATE MAY 6, 2020 REGULAR BOARD OF DIRECTORS' MEETING (TELEPHONIC)

CURRENT

The Authority's board members participate as members of National and State Affordable Housing Trade Associations; maintaining involvement with legislative processes which impacts on the present and future direction of the affordable housing industry. The opportunities to enhance industry knowledge, by attending national and statewide educational conferences/seminars with other affiliates in the industry, is of paramount importance in learning and sharing affordable housing financing methods and best practices that assist in make sound policy decisions that assist in achieving the Authority's goal and objects.

Information accessed and relationship developed at these events helps to keep the OCHFA on the cutting edge of the industry, expanding the vision of the Authority.

Due to the current COVID-19 pandemic, the following annual conferences have been cancelled.

- National Association of Local Housing Finance Agencies (NALHFA) May 2020
- Florida Association of Local Housing Finance Authorities (FALHFA) July 2020

ACTION REQUESTED

-Information only-