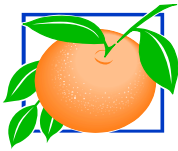


ORANGE COUNTY HOUSING FINANCE AUTHORITY
AGENDA PACKAGE

Board of Directors' Meeting

Wednesday, November 4, 2020 – 8:30 a.m.
Dial-In: 1 786-789-4796 | Passcode: 553700





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: October 28, 2020

RE: **NOVEMBER 4, 2020 BOARD OF DIRECTORS' AGENDA**

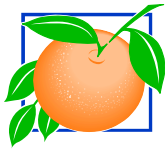
Due to the current Covid-19 Executive Orders:

- 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, November 4, 2020**
Time: **8:30 a.m.**
Location: **Telephonic/ Conference Call**



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

OCHFA BOARD OF DIRECTORS' MEETING
November 4, 2020 ~ 8:30 A.M.

AGENDA

The meeting of Orange County Housing Finance Authority Board of Directors' will be conducted telephonically (**conference call**); due to Covid-19 Executive Orders:
State of Florida and Orange County Florida

Dial-In: 1 786-789-4796 | Passcode: 553700

PUBLIC COMMENT

CONSENT AGENDA

A. GENERAL ADMINISTRATION

1. Adoption of October 7, 2020, Board of Directors Meeting minutes.

Pg. 2-3

B. EXECUTIVE DIRECTOR'S OFFICE

1. Opportunity Zones Status – No Activity.

Pg. 4

C. FINANCIAL MANAGEMENT

1. Acknowledgement of the consolidated balance sheet for the Operating Fund; acknowledgement of combined statement of rev(s)/ exp(s)/ changes in retained earnings; acknowledgement of FY 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.

Pg. 5-15

D. PROGRAM OPERATIONS

1. Acknowledgement of the Current Status of the Single-Family HRB Program.
2. Acknowledgement of the Multi-Family Audit Period: September – October 2020.

Pg. 16-27

Pg. 28-32

DISCUSSION AGENDA

A. EXECUTIVE DIRECTOR

– No Items –

B. OTHER BUSINESS

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, October 7, 2020 **Time:** 8:30am
Location: Telephonic / Conference Call

Board Members

PRESENT

Vernice Atkins-Bradley
Vice Chairwoman

Sascha Rizzo
Board Member

Curtis Hunter
Board Member

Albert Hanks
Board Member

Board Members

ABSENT

Mercedes McCall
Chairwoman

OCHFA Staff

PRESENT

W.D. Morris
Executive Director

Kayode Adetayo
CFO

Frantz Dutes
Director Program Ops

Olympia Roman
Staff

OCHFA Professionals

PRESENT

Warren Bloom
General Counsel, Greenberg Traurig

Mike Watkins
General Counsel, Greenberg Traurig

David Jones
Financial Advisor – CSG Advisors

Helen Feinberg
Managing Underwriter, RBC Capital

Misty Dalke
Co-Managing Underwriter, Raymond James

James Audette
Trustee, US Bank Global Corp Trust

BCC Staff

PRESENT

Stephanie Stone
Assistant County Attorney

MEETING OPENED: There being a quorum, Vice Chairwoman, Vernice Atkins-Bradley, called the meeting to order at 8: 42a.m.

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

CONSENT AGENDA:

ACTION TAKEN

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

MOTION / SECOND: S. Rizzo/ C. Hunter AYE BY VOICE VOTE: All Present NAY BY VOICE VOTE: ABSTAINED:

A. GENERAL ADMINISTRATION

1. Adoption of the September 2, 2020, Regular Board of Directors Meeting minutes.

B. EXECUTIVE DIRECTOR'S OFFICE

1. 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 August – September 2020.

DISCUSSION AGENDA

A. EXECUTIVE DIRECTOR

CONSIDER APPROVAL OF THE REIMBURSEMENT RESOLUTION, FOR DUNWOODIE PLACE APARTMENTS

W.D. Morris, Executive Director, addressed the Board regarding an Inducement Resolution, for the acquisition and rehabilitation of the proposed Dunwoodie Place Apartments, in an amount not-to-exceed \$18.940MM. He stated that the Authority received the proposal for the Dunwoodie Place Apartments, under the 2020 Open Cycle Allocation Process; submitted by Dunwoodie Place Preservations, Ltd. He then stated that the proposed development involves the acquisition and rehabilitation of an existing 172-unit community; and that the community would offer two and three bedroom units; located in the City limits of Orlando (Orange County). He also stated that the proposed development would consist of one hundred thirty-seven (137) 2-bd/2-ba; and thirty-five (35) 3-bd/2-ba, with rents ranging from \$874 – \$1,017 per month. He further stated that the proposed development would set-aside 100% of the units for families that earn 60% or less of the Area Median Income.

Mr. Morris provided the Board with the financial structure of the proposed development, with a total cost during construction of \$29,836,620. He concluded by stating that the proposed developments debt coverage ratio is 1.18 and that it exceeds the Authority's minimum Threshold Criteria of 1.10.

RESOLUTION NO. 2020-07

A RESOLUTION DECLARING THE OFFICIAL INTENT OF ORANGE COUNTY HOUSING FINANCE AUTHORITY TO REIMBURSE ITSELF AND/OR DUNWOODIE PLACE PRESERVATION, LTD. 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 discussion, the Board approved Reimbursement Resolution 2020-07, for Multi-Family Tax-Exempt Bonds, for the acquisition and rehabilitation of Dunwoodie Place Apartments, not-to-exceed \$18.940MM; 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: C. Hunter/ S. Rizzo AYE BY VOICE VOTE: All Present NAY BY VOICE VOTE: ABSTAINED:

OTHER BUSINESS

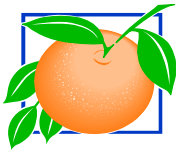
ADJOURNMENT

There being no further business, Vice Chairwoman, Vernice Atkins-Bradley, adjourned the meeting at 8:55 a.m.

ATTEST:

W.D. MORRIS
 EXECUTIVE DIRECTOR

VERNICE ATKINS-BRADLEY
 VICE CHAIRWOMAN



ORANGE COUNTY
HOUSING FINANCE AUTHORITY

W.D. MORRIS
EXECUTIVE DIRECTOR

CONSENT

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:	October 26, 2020
RE:	OPPORTUNITY ZONES STATUS NOVEMBER 4, 2020 REGULAR BOARD OF DIRECTORS' MEETING (TELEPHONIC)

CURRENT

- No Activity -

ACTION REQUESTED

-Information only-



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:	October 23, 2020
RE:	OCHFA CONSOLIDATED BALANCE SHEET FOR THE OPERATING FUND FOR THE PERIOD ENDING SEPTEMBER 30, 2020. NOVEMBER 4, 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 2.586% interest income on all investments.

Orange County Housing Finance Authority

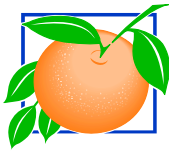
Operating Fund Balance Sheet

As of September 30, 2020

	GENERAL FUND	LOW INCOME HOUSING FUND	HOMEOWNERSHIP ASSISTANCE FUND	COMBINED <u>TOTALS</u>
Assets				
Cash	5,600,583.35	1,234,566.02	1,461,947.63	8,297,097.00
***** Investments	17,420,276.44	0.00	774,415.27	18,194,691.71
GNMA/FNMA Securities	712,466.13	0.00	0.00	712,466.13
Accounts Receivable	360,342.08	0.00	45,478.21	405,820.29
Loan Receivable	642,864.77	0.00	0.00	642,864.77
Notes Receivable	1,113,152.36	26,700.00	0.00	1,139,852.36
S/F 2014 A GNMA Collateral / Rcvbl	4,060,955.67	0.00	0.00	4,060,955.67
GF - FHLB GNMA Collateral / Rcvbl	1,842,073.63	0.00	0.00	1,842,073.63
Mortgage Receivable	0.00	375,774.98	5,267,208.28	5,642,983.26
***** Allowance for Doubtful Accounts	0.00	(343,766.89)	(1,155,691.28)	(1,499,458.17)
Mortgage & GNMA/FNMA Income Receivable	2,345,377.14	0.00	5,261.66	2,350,638.80
Deferred FRS Pension Contributions	249,407.00	0.00	0.00	249,407.00
Interfund Receivable/Payable	18,214,558.77	4,775,793.63	(8,200,578.35)	14,789,774.05
Prepaid Expenses	40,552.02	0.00	0.00	40,552.02
Fixed Assets	291,691.44	0.00	0.00	291,691.44
Total Assets	52,894,300.80	6,069,067.74	(1,801,958.58)	57,161,409.96
Current liabilities:				
Other Payables	306,886.33	0.00	0.00	306,886.33
FRS Net Pension Liability	967,447.00	0.00	0.00	967,447.00
Accounts Payables	253,512.97	0.00	0.00	253,512.97
Total liabilities	1,527,846.30	0.00	0.00	1,527,846.30
Retained Earnings Previous Period	48,715,550.01	6,064,488.47	(1,829,385.05)	52,950,653.43
Net Income (Loss)	2,650,904.49	4,579.27	27,426.47	2,682,910.23
Total Liabilities & Retained Earnings	52,894,300.80	6,069,067.74	(1,801,958.58)	57,161,409.96

**** 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

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:	October 23, 2020
RE:	OCHFA COMBINED STATEMENT OF REVENUES, EXPENSES AND CHANGES IN RETAINED EARNINGS FOR THE PERIOD ENDING SEPTEMBER 30, 2020. NOVEMBER 4, 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 Year Ending September 30, 2020

Operating Fund

	General Fund	Low Income Hsg Fund	Homeownership Assistance Fund	Current YTD
Revenue:				
Administrative Fees	1,027,578.33	0.00	0.00	1,027,578.33
Bond Financing Fees	1,069,370.00	0.00	0.00	1,069,370.00
Intra Fund Revenue	1,535,793.76	0.00	0.00	1,535,793.76
Other Revenue	198,148.34	31,279.27	16,129.95	245,557.56
Investment Income	16,708.23	0.00	909.64	17,617.87
Income from Loans, GNMA's	1,070,474.59	0.00	18,288.94	1,088,763.53
Total Revenues	4,918,073.25	31,279.27	35,328.53	4,984,681.05
Expenses				
General and Administrative	1,583,971.87	26,700.00	7,902.06	1,618,573.93
Intra Fund Expense	538,454.64	0.00	0.00	538,454.64
Rebate Expense	4,100.00	0.00	0.00	4,100.00
Other Expenses	140,642.25	0.00	0.00	140,642.25
Total Expenses	2,267,168.76	26,700.00	7,902.06	2,301,770.82
Net Income (Loss)	2,650,904.49	4,579.27	27,426.47	2,682,910.23
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	51,366,454.50	6,069,067.74	(1,801,958.58)	55,633,563.66



W.D. MORRIS
EXECUTIVE DIRECTOR

CONSENT ITEM

BOARD OF DIRECTORS

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MEMORANDUM

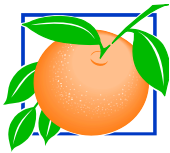
TO:	OCHFA Board of Directors
FROM:	W.D. Morris, Executive Director
CONTACT:	Olukayode Adetayo, Chief Financial Officer
DATE:	October 23, 2020
RE:	OCHFA FISCAL YEAR 2020 OPERATING FUND – COMPARISON OF BUDGET VS. ACTUAL AS OF SEPTEMBER 30, 2020. NOVEMBER 4, 2020 REGULAR BOARD OF DIRECTORS' MEETING

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 September 30, 2020.

Attachments

	Orange County Housing Finance			
	Statement of Earnings			
	For The Year Ending September 30, 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	\$19,159	\$7,671	29%
2011 SERIES B	\$8,878	\$5,164	\$3,714	42%
2014 SERIES A	\$12,456	\$7,062	\$5,394	43%
2017 SERIES A	\$24,226	\$12,009	\$12,217	50%
2018 SERIES A	\$28,754	\$11,652	\$17,102	59%
CHARLESTON CLUB APTS	\$19,060	\$18,350	\$710	4%
HANDS 2001 F	\$9,090	\$10,215	(\$1,125)	-12%
THE LANDINGS ON MILLENIA	\$24,280	\$23,545	\$735	3%
LEE VISTA APARTMENTS	\$36,600	\$35,700	\$900	2%
COVE AT LADY LAKE	\$23,955	\$23,355	\$600	3%
LAKESIDE POINTE APARTMENTS	\$17,790	\$17,490	\$300	2%
ALTA WESTGATE APARTMENTS	\$33,450	\$44,495	(\$11,045)	-33%
LAKE HARRIS COVE APTS	\$23,862	\$23,525	\$338	1%
MARBELLA COVE	\$12,555	\$12,555	\$0	0%
MARBELLA POINTE	\$22,950	\$22,950	\$0	0%
OVIEDO TOWN CENTER PHASE I	\$16,020	\$15,705	\$315	2%
OVIEDO TOWN CENTER PHASE II	\$10,000	\$10,000	\$0	0%
OVIEDO TOWN CENTER PHASE III	\$10,000	\$10,000	\$0	0%
OVIEDO TOWN CENTER PHASE IV	\$10,000	\$10,000	\$0	0%
LAUREL OAKS I	\$23,280	\$23,010	\$270	1%
LAUREL OAKS II	\$21,510	\$21,240	\$270	1%
ROLLING ACRES I	\$10,400	\$10,269	\$131	1%
ROLLING ACRES II	\$10,000	\$10,000	\$0	0%
FOUNTAINS @ MILLENIA II	\$10,000	\$10,000	\$0	0%
FOUNTAINS @ MILLENIA III	\$10,163	\$10,031	\$131	1%
FOUNTAINS @ MILLENIA IV	\$11,500	\$11,356	\$144	1%
SOUTHWINDS	\$16,125	\$15,750	\$375	2%
POST VISTA POST FOUNTAINS	\$17,490	\$19,610	(\$2,120)	-12%
SPRING LAKE COVE I	\$10,725	\$10,350	\$375	3%
SPRING LAKE COVE II	\$10,000	\$10,000	\$0	0%
CHATHAM HARBOR APTS	\$56,700	\$68,040	(\$11,340)	-20%
CRESTWOOD APARTMENTS	\$18,990	\$18,720	\$270	1%
LAKE SHERWOOD APARTMENTS	\$16,110	\$15,855	\$255	2%
OAK HARBOR APARTMENTS	\$22,200	\$21,900	\$300	1%
RIVER RIDGE APARTMENTS	\$28,830	\$28,425	\$405	1%
SEVILLE PLACE APARTMENTS	\$19,590	\$19,350	\$240	1%
NASSAU BAY APARTMENTS	\$107,303	\$106,888	\$415	0%
DEAN WOODS APARTMENTS	\$10,000	\$10,000	\$0	0%
BUCHANAN BAY	\$39,842	\$39,449	\$394	1%
WESTWOOD PARK APTS	\$49,500	\$49,493	\$8	0%
VISTA PINES APTS	\$66,000	\$66,000	\$0	0%
LAKE WESTON POINT APTS	\$0	\$52,207	(\$52,207)	
CHAPEL TRACE APARTMENTS	\$0	\$38,415	(\$38,415)	
HANDS	\$5,940	\$5,760	\$180	3%
ALHAMBRA TRACE APTS	\$2,580	\$2,530	\$50	2%
BOND FINANCING FEES	\$187,500	\$1,069,370	(\$881,870)	-470%
TRANSFER IN	\$0	\$1,535,794	(\$1,535,794)	
GAIN ON SALE OF GNMA'S	\$50,000	\$0	\$50,000	100%
OTHER REVENUES	\$245,000	\$54,229	\$190,771	78%
OTHER REVENUE TBA	\$0	\$191,329	(\$191,329)	
INV INCOME	\$41,878	\$17,434	\$24,444	58%
INV INCOME CD OPERATING FUND	\$110,000	\$184	\$109,816	100%
FHLB HELD SECURITIES GNMA/FNMA INCOME	\$0	\$108,617	(\$108,617)	
MORTGAGE INCOME HFA OF WINTER PARK	\$9,000	\$6,064	\$2,936	33%
INTEREST INCOME ON WESTLAKES PHASE I	\$7,500	\$7,222	\$278	4%
MORTGAGE INCOME HABITAT LOC	\$5,700	\$15,343	(\$9,643)	-169%
MORTGAGE INCOME CITY VIEW LOAN PARTICIPATION	\$4,000	\$4,162	(\$162)	-4%
GNMA/FNMA INCOME	\$575,208	\$617,320	(\$42,112)	-7%

MASTER ACC FUND GNMA/FNMA INCOME	\$183,800	\$311,747	(\$127,947)	-70%
2006 A DPA MORTGAGE INTEREST	\$600	\$210	\$390	65%
2006 A 1 DPA MORTGAGE INTEREST	\$2,100	\$617	\$1,483	71%
2007 A DPA MORTGAGE INTEREST	\$10,300	\$8,502	\$1,798	17%
2007 B DPA MORTGAGE INTEREST	\$10,300	\$8,796	\$1,504	15%
2009 A NIBP DPA MORTGAGE INTEREST	\$500	\$164	\$336	67%
	\$2,495,550	\$4,984,681	(\$2,489,132)	-100%
	Fiscal Year 2020	Year To Date	Budget	%age
	Budget	Expenses	Remaining	Budget
		Incurred	YTD	Remaining YTD
Costs and expenses:				
SALARIES AND WAGES	\$898,048	\$923,806	(\$25,758)	-3%
SHIPPING	\$2,500	\$2,104	\$396	16%
TRAVEL/CONFERENCE/ TRAINING	\$36,000	\$8,832	\$27,168	75%
CASUAL LABOR/STUDENT ASST.	\$3,000	\$0	\$3,000	100%
OFFICE MAINTENANCE	\$19,000	\$17,335	\$1,665	9%
BUILDING MAINTENANCE	\$12,500	\$12,148	\$352	3%
TELEPHONE	\$25,000	\$27,796	(\$2,796)	-11%
POSTAGE	\$3,000	\$1,306	\$1,694	56%
OFFICE SUPPLIES	\$8,000	\$3,882	\$4,118	51%
OFFICE FURNITURE	\$1,000	\$0	\$1,000	100%
PUBLICATIONS	\$2,000	\$1,488	\$512	26%
PRINTING/ANNUAL REPORT	\$6,500	\$4,520	\$1,980	30%
EQUIPMENT / COMPUTER / PRINTER	\$7,000	\$12,191	(\$5,191)	-74%
MARKETING	\$22,500	\$17,944	\$4,556	20%
CONTRACTOR SERVICES	\$20,000	\$29,340	(\$9,340)	-47%
SEMINARS/EDUCATION	\$18,000	\$129	\$17,871	99%
EMPLOYEE BENEFITS HEALTH/LIFE	\$132,000	\$132,125	(\$125)	0%
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	\$3,646	\$354	9%
LEGAL FEES	\$15,000	\$7,724	\$7,276	49%
MEMBERSHIP	\$7,500	\$6,935	\$565	8%
PAYROLL TAXES	\$68,701	\$63,658	\$5,042	7%
MISCELLANEOUS EXPENSE	\$5,000	\$11,448	(\$6,448)	-129%
LOSS ON DPA FORECLOSURES	\$10,000	\$21,204	(\$11,204)	-112%
FLORIDA RETIREMENT SYSTEM	\$76,065	\$80,962	(\$4,897)	-6%
457 DEFERRED COMP EMPLOYER CONTRIBUTION EXP	\$44,902	\$25,307	\$19,596	44%
LIMITED HRA	\$9,300	\$10,752	(\$1,452)	-16%
TERM LEAVE	\$15,000	\$0	\$15,000	100%
FILE STORAGE	\$2,400	\$1,588	\$812	34%
LOCAL MILEAGE REIMBURSEMENT	\$2,000	\$491	\$1,509	75%
EQUIPMENT MAINTENANCE	\$7,000	\$3,741	\$3,259	47%
INSURANCE COVERAGES	\$50,000	\$47,410	\$2,590	5%
RESERVE FOR REPLACEMENT BLDG	\$5,000	\$0	\$5,000	100%
FHLB LOAN INTEREST COLLATERAL EXP	\$0	\$1,609	(\$1,609)	
TRANSFER OUT	\$0	\$538,455	(\$538,455)	
FINANCIAL ADVISORY SERVICES	\$25,000	\$3,973	\$21,027	84%
PERFORMACE AWARD PROGRAM	\$93,194	\$75,333	\$17,862	19%
ADMINISTRATIVE EXP. TRUSTEE	\$0	\$3,645	(\$3,645)	
CUSTODY FEE	\$7,000	\$1,955	\$5,045	72%
ADMIN EXPENSE BANK/TRUSTEE	\$1,000	\$0	\$1,000	100%
REBATE FEE EXPENSE	\$8,000	\$4,100	\$3,900	49%
OPERATING CONTINGENCY RESERVE	\$20,000	\$0	\$20,000	100%
1994 EXCESS GNMA INTEREST EXP	\$0	\$635	(\$635)	
1995 EXCESS GNMA INTEREST EXP	\$0	\$353	(\$353)	
LOSS ON SALE	\$0	\$139,655	(\$139,655)	
	\$1,749,310	\$2,301,771	(\$552,461)	-32%



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:	October 23, 2020
RE:	OCHFA FISCAL YEAR 2020, OPERATING FUND – COMPARISON OF ACTUAL REVENUES AND EXPENSES FOR THE PERIODS ENDING SEPTEMBER 30, 2019 AND SEPTEMBER 30, 2020. NOVEMBER 4, 2020 REGULAR BOARD OF DIRECTORS' MEETING

Attached for your review is the comparison of the Actual Revenues and Expenses for the periods ending September 30, 2019 and September 30, 2020.

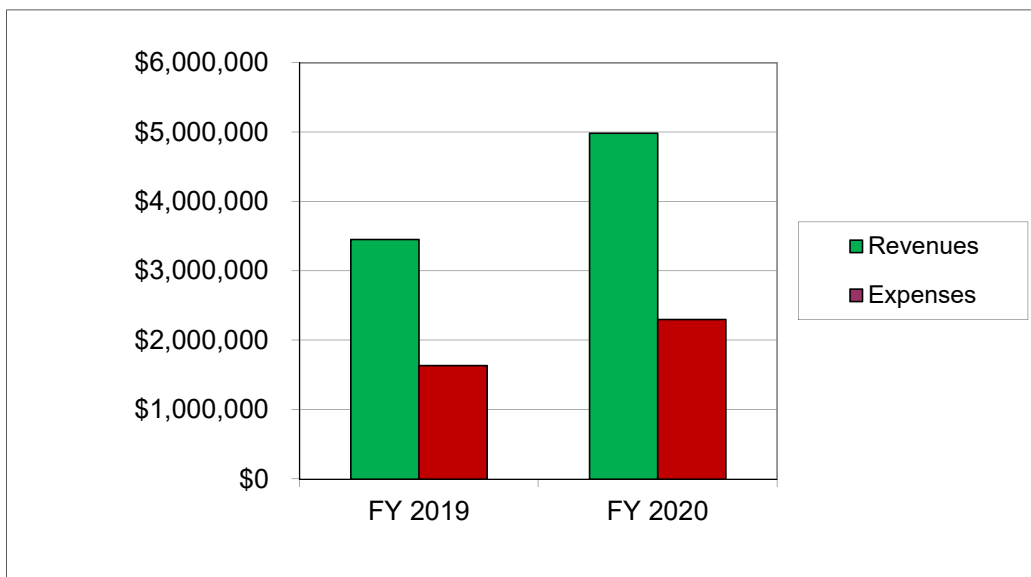
Attachments

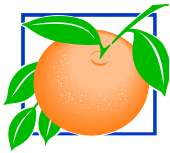
Actual Revenues and Expenses Comparison
For the Period Ending September 30, 2020

	FY 2019	FY 2020	% Δ
Revenues	\$3,452,363	\$4,984,681	44%
Expenses	\$1,637,707	\$2,301,771	41%

Revenues increased significantly this year compared with last year. This is due to equity transfers from 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 44%.

Overall expenses increased significantly this year compared to last year due to cost of issuance fees for the S/F 2020 A and B bond issuance and miscellaneous operating expenses. The overall change in expenses is 41%.





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:	October 23, 2020
RE:	SUMMARY OF OCHFA'S OPERATING FUND INVESTMENTS. NOVEMBER 4, 2020 REGULAR BOARD OF DIRECTORS' MEETING

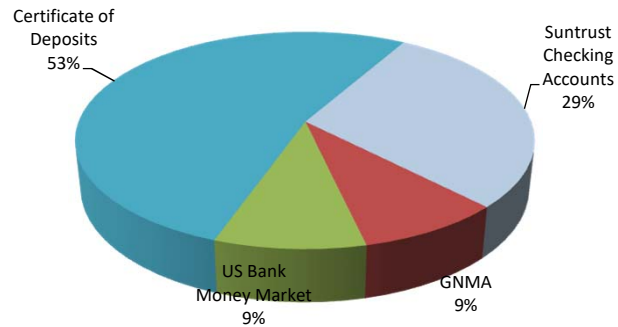
As of September 30, 2020 the total investments in the Operating Fund of the Orange County Housing Finance Authority was \$28,361,852.88, producing an average yield of 2.586% as shown in the Summary of Accounts. If you have any questions on this matter do not hesitate to ask me.

Attachments

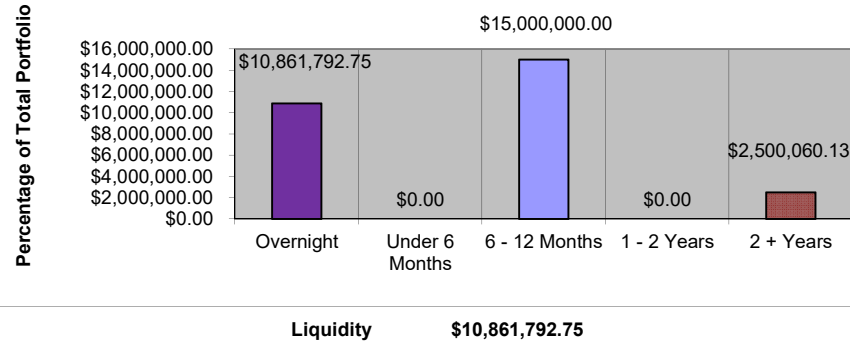
**Orange County Housing Finance Authority
Summary of Accounts
as of September 30, 2020**

Account	Account #	Institution	Ending Balance ¹	Net Interest Earned ¹	Average Yield (Annualized) ¹
Operating Fund	215252054184-000	Suntrust Bank	\$5,600,520.20	\$0.00	0.0000%
Low Income Housing Fund	215252054192-000	Suntrust Bank	\$1,234,566.02	\$35.03	1.0000%
Homeownership Assistance Fund	1000042656834	Suntrust Bank	\$1,461,947.63	\$0.00	0.0000%
Custody Account	129142000	US Bank Money Market	\$1,386,054.70	\$14.93	1.0000%
Custody Account	129142000	US Treasury Note	\$0.00	\$0.00	0.0000%
Custody Account	129142000	US Bank Certificate of Deposit	\$15,000,000.00	\$0.00	0.0700%
Custody Account	129142000	GNMA - OCHFPA Investment	\$712,466.13	\$46,930.77	5.0700%
Custody Account	141763000	US Bank Money Market /NIBP	\$774,415.27	\$3.63	1.0000%
Custody Account	261060000	US Bank Money Market /Turnkey	\$404,288.93	\$1.59	1.0000%
FHLB Collateral	38786	FHLBank Atlanta	\$1,787,594.00	\$14,123.69	4.7100%
Total			\$28,361,852.88	\$61,109.64	2.586%

Sector Allocation as of September 30, 2020



Maturity distribution as of September 30, 2020



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:	October 27, 2020
RE:	STATUS REPORT: 2018-A HOMEOWNER REVENUE BOND PROGRAM; TBA "TURNKEY" MORTGAGE LOAN PROGRAM NOVEMBER 4, 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.

PRODUCTS	INTEREST RATES	ORIGINATION FEE
Zero Point	3.375%	1%

Commencing from the initial reservation date there is an aggregate total of Thirty Nine Million Four Hundred Twenty Three Thousand Eight Hundred Sixty Five Dollars (\$39,423,865) financed by the Single Family Acquisition, and Single Family Custody Account. Under the Authority's Advance Loan Program, any loans originated in excess of the principal amount will be "rolled" into the next Single Family Bond Issue. This will mitigate the Authority's overall risk.

As of **October 27, 2020**:

- Two Hundred Thirty Five (235) loans originated: 230-FHA; 3-VA; 2-USDA-RD.
- The Authority's 2018A DPA program has financed or committed an aggregate total of: One Million Three Hundred Fifty Seven Thousand Five Hundred Dollars (\$1,357,500). 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 Forty Two Million Six Hundred Twenty Two Thousand One Hundred Eighty One Dollars (\$42,622,181).

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 Seventeen Million Six Hundred Twenty One Thousand Ninety Six Dollars **(\$17,621,096)** has been financed. The Down Payment Assistance is currently at \$7,500, and is a 30 year deferred loan at 0% interest.

As of October 27, 2020:

- Ninety Seven **(97)** loans originated
- Financed or committed an aggregate total of Seven Hundred Twenty Seven Thousand Five Hundred Dollars **(\$727,500)** 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	2.13%
Bank of England	10	\$1,858,634.00	4.26%
Broker Solutions Inc, DBA New American Funding	5	\$912,634.00	2.13%
Centennial Bank	8	\$1,374,988.00	3.40%
Christensen Financial, Inc.	1	\$166,822.00	0.43%
DHI Mortgage Co., Ltd.	2	\$435,936.00	0.85%
Embrace Home Loans, Inc.	16	\$2,625,426.00	6.81%
Envoy Mortgage, Ltd	19	\$3,396,767.00	8.09%
Equity Prime Mortgage, LLC	11	\$2,249,809.00	4.68%
Fairway Independent Mortgage Corporation	35	\$6,513,583.00	14.89%
FBC Mortgage, LLC	26	\$5,167,990.00	11.06%
Guaranteed Rate, Inc.	1	\$73,641.00	0.43%
Hamilton Group Funding, Inc.	7	\$1,110,672.00	2.98%
HomeBridge Financial Services Inc.	3	\$412,290.00	1.28%
IBERIABANK, a division of First Horizon Bank	2	\$352,140.00	0.85%
Land Home Financial Services, Inc.	14	\$2,390,822.00	5.96%
loanDepot.com, LLC	1	\$210,123.00	0.43%
Movement Mortgage, LLC	2	\$314,203.00	0.85%
Paramount Residential Mortgage Group, Inc.	3	\$516,225.00	1.28%
Waterstone Mortgage Corporation	64	\$11,631,647.00	27.23%
TOTAL	235	\$42,622,181.00	100.00%

CITY SUMMARY

CITY	LOANS	AMOUNT	% OF TOTAL
Altamonte Springs	3	\$499,190.00	1.28%
Apopka	19	\$3,688,191.00	8.09%
Casselberry	4	\$830,673.00	1.70%
Clermont	4	\$898,719.00	1.70%
Deland	1	\$148,992.00	0.43%
Eustis	4	\$683,451.00	1.70%
Fern Park	1	\$188,030.00	0.43%
Fruitland Park	1	\$184,179.00	0.43%
Groveland	4	\$701,928.00	1.70%
Intercession City	1	\$143,355.00	0.43%
Kissimmee	41	\$7,404,609.00	17.45%
Lady Lake	1	\$203,148.00	0.43%
Leesburg	6	\$1,049,715.00	2.55%
Maitland	1	\$162,894.00	0.43%
Mascotte	5	\$1,045,092.00	2.13%
Oakland	1	\$122,735.00	0.43%
Ocoee	5	\$941,984.00	2.13%
Orlando	90	\$15,462,294.00	38.30%
Oviedo	2	\$507,635.00	0.85%
Paisley	1	\$68,579.00	0.43%
Saint Cloud	19	\$3,629,299.00	8.09%
Sanford	10	\$1,817,146.00	4.26%
Tavares	4	\$729,777.00	1.70%
Umatilla	2	\$369,036.00	0.85%
Winter Garden	3	\$808,061.00	1.28%
Winter Park	2	\$333,469.00	0.85%
TOTAL	235	\$42,622,181.00	100.00%

COUNTY SUMMARY

COUNTY	LOANS	AMOUNT	% OF TOTAL
Lake	33	\$6,082,616.00	14.04%
Orange	121	\$21,500,508.00	51.49%
Osceola	60	\$10,990,705.00	25.53%
Seminole	21	\$4,048,352.00	8.94%
TOTAL	235	\$42,622,181.00	100.00%

HOUSEHOLD ANNUAL INCOME REPORT

ANNUAL INCOME	LOANS	% OF TOTAL
\$15,000-\$29,999	6	2.55%
\$30,000-\$44,999	70	29.79%
\$45,000-\$59,999	107	45.53%
\$60,000-\$74,999	46	19.57%
\$75,000-\$89,999	5	2.13%
\$90,000-\$104,999	1	0.43%
TOTAL	235	100.00%

HOUSEHOLD SIZE REPORT

HOUSEHOLD SIZE	LOANS	% OF TOTAL
1 - One person	68	28.94%
2 - Two persons	63	26.81%
3 - Three persons	52	22.13%
4 - Four persons	40	17.02%
5 - Five persons	11	4.68%
6 - Six persons	1	0.43%
TOTAL	235	100.00%

LOAN AMOUNT REPORT

LOAN AMOUNT	LOANS	% OF TOTAL
\$50,000-\$75,000	2	0.85%
\$100,000-\$125,000	15	6.38%
\$125,000-\$150,000	35	14.89%
\$150,000-\$175,000	60	25.53%
\$175,000-\$200,000	45	19.15%
\$200,000-\$225,000	47	20.00%
\$225,000-\$250,000	21	8.94%
\$250,000-\$275,000	10	4.26%
TOTAL	235	100.00%

PURCHASE PRICE REPORT

PURCHASE PRICE	LOANS	% OF TOTAL
\$50,000-\$75,000	1	0.43%
\$75,000-\$100,000	1	0.43%
\$100,000-\$125,000	9	3.83%
\$125,000-\$150,000	31	13.19%
\$150,000-\$175,000	53	22.55%
\$175,000-\$200,000	53	22.55%
\$200,000-\$225,000	46	19.57%
\$225,000-\$250,000	26	11.06%
\$250,000-\$275,000	13	5.53%
\$275,000-\$300,000	2	0.85%
TOTAL	235	100.00%

LOAN TYPE REPORT

LOAN TYPE	LOANS	% OF TOTAL
FHA	230	97.87%
USDA-RHS	2	0.85%
VA	3	1.28%
TOTAL	235	100.00%

PROPERTY TYPE REPORT

PROPERTY TYPE	LOANS	% OF TOTAL
1 Unit Single Family Detached	207	88.09%
Condominium	2	0.85%
Duplex w/approval	1	0.43%
Rowhouse	2	0.85%
Townhouse	23	9.79%
TOTAL	235	100.00%

CATEGORY TYPE REPORT

TYPE	LOANS	% OF TOTAL
Existing	203	86.38%
New	32	13.62%
Unspecified	0	0.00%
TOTAL	235	100.00%

TARGET/NON TARGET REPORT

TYPE	LOANS	AMOUNT	% OF TOTAL
TARGET	9	\$1,316,216.00	3.83%
NON TARGET	226	\$41,305,965.00	96.17%
TOTAL	235	\$42,622,181.00	100.00%

INTEREST RATE LISTING REPORT

RATE	COUNT	AMOUNT	% OF TOTAL
3.3750%	12	\$2,285,458.00	5.11%
3.5000%	6	\$1,173,965.00	2.55%
3.6250%	9	\$1,828,055.00	3.83%
3.8750%	14	\$2,861,561.00	5.96%
4.0000%	5	\$768,344.00	2.13%
4.2500%	38	\$6,997,319.00	16.17%
4.3750%	4	\$798,159.00	1.70%
4.5000%	14	\$2,496,849.00	5.96%
4.7500%	39	\$6,994,310.00	16.60%
4.8750%	25	\$4,470,724.00	10.64%
5.0000%	58	\$10,081,687.00	24.68%
5.2500%	11	\$1,865,750.00	4.68%
TOTAL	235	\$42,622,181.00	100.00%

INTEREST RATE RANGES REPORT

RATE	LOANS	% OF TOTAL
3.2500% - 3.4900%	12	5.11%
3.5000% - 3.7400%	15	6.38%
3.7500% - 3.9900%	14	5.96%
4.0000% - 4.2400%	5	2.13%
4.2500% - 4.4900%	42	17.87%
4.5000% - 4.7400%	14	5.96%
4.7500% - 4.9900%	64	27.23%
5.0000% - 5.2400%	58	24.68%
5.2500% - 5.4900%	11	4.68%
TOTAL	235	100.00%

FIRST TIME HOMEBUYER REPORT

FIRST TIME HOMEBUYER	LOANS	% OF TOTAL
No	1	0.43%
Yes	234	99.57%
TOTAL	235	100.00%

ADDITIONAL MORTGAGE REPORT

ADDTL MTG PROGRAM \ PRIMARY MTG PROGRAM	LOANS	AMOUNT	AVERAGE LOAN AMOUNT
Orange DPA 2018 \ Orange 2018A SF Program	181	\$1,357,500.00	\$7,500.00

GENDER REPORT

GENDER	LOANS	% OF TOTAL
MALE	116	49.36%
FEMALE	118	50.21%
NONBINARY	0	0.00%
UNDISCLOSED	1	0.43%
TOTAL	235	100.00%

RACE REPORT

DESCRIPTION	LOANS	% OF TOTAL
Undisclosed	1	0.43%
Asian	2	0.85%
Asian & White	1	0.43%
Black/ African American	63	26.81%
Missing	1	0.43%
Other	11	4.68%
Tenant Declined to Respond	5	2.13%
White	151	64.26%
TOTAL	235	100.00%

ETHNICITY REPORT

ETHNICITY	LOAN	AMOUNT	% OF TOTAL
HISPANIC	105	\$19,577,967.00	44.87%
NON HISPANIC	117	\$20,719,780.00	50.00%
OTHER	12	\$2,177,250.00	5.13%
TOTAL	234	\$42,474,997.00	100.00%

RACE BY ETHNICITY REPORT

RACE	HISPANIC	NONHISPANIC	OTHER	LOANS	% OF TOTAL
Undisclosed	0	0	0	0	0.00%
Asian	0	2	0	2	0.85%
Asian & White	0	1	0	1	0.43%
Black/ African American	1	61	1	63	26.92%
Missing	1	0	0	1	0.43%
Other	6	0	5	11	4.70%
Tenant Declined to Respond	0	1	4	5	2.14%
White	97	52	2	151	64.53%
TOTAL	105	117	12	234	100.00%

PIPELINE REPORT

PROGRAM PIPELINE	LOANS	AMOUNT	% OF TOTAL
Reservation	4	\$766,836.00	1.70%
UW Certification	6	\$1,158,372.00	2.55%
eHP Compliance	1	\$206,196.00	0.43%
Purchased/Servicer	5	\$937,327.00	2.13%
Investor/Trustee	219	\$39,553,450.00	93.19%
TOTAL	235	\$42,622,181.00	100.00%

PROGRAM SUMMARY

AVERAGE PRINCIPAL MORTGAGE:	\$181,370.98
AVERAGE PURCHASE PRICE:	\$186,400.36
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:	\$50,887.43

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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	2.06%
Bank of England	3	\$597,475.00	3.09%
Broker Solutions Inc, DBA New American Funding	11	\$2,098,607.00	11.34%
Centennial Bank	1	\$174,600.00	1.03%
Christensen Financial, Inc.	6	\$1,030,755.00	6.19%
Columbus Capital Lending LLC	1	\$124,925.00	1.03%
Envoy Mortgage, Ltd	3	\$491,810.00	3.09%
Equity Prime Mortgage, LLC	1	\$150,350.00	1.03%
Fairway Independent Mortgage Corporation	11	\$1,999,686.00	11.34%
FBC Mortgage, LLC	5	\$1,042,905.00	5.15%
Guaranteed Rate, Inc.	1	\$116,850.00	1.03%
Hamilton Group Funding, Inc.	1	\$142,590.00	1.03%
Land Home Financial Services, Inc.	9	\$1,768,114.00	9.28%
Movement Mortgage, LLC	1	\$135,800.00	1.03%
Waterstone Mortgage Corporation	41	\$7,411,009.00	42.27%
TOTAL	97	\$17,621,096.00	100.00%

CITY SUMMARY

CITY	LOANS	AMOUNT	% OF TOTAL
Altamonte Springs	4	\$534,850.00	4.12%
Apopka	8	\$1,461,681.00	8.25%
Casselberry	2	\$206,625.00	2.06%
Clermont	1	\$106,400.00	1.03%
Eustis	2	\$345,303.00	2.06%
Fruitland Park	3	\$579,963.00	3.09%
Kissimmee	13	\$2,469,490.00	13.40%
Leesburg	1	\$189,150.00	1.03%
Longwood	1	\$189,053.00	1.03%
Mascotte	1	\$204,188.00	1.03%
Mount Dora	1	\$169,750.00	1.03%
Ocoee	3	\$657,810.00	3.09%
Orlando	40	\$7,001,120.00	41.24%
Oviedo	2	\$474,650.00	2.06%
Saint Cloud	6	\$1,319,750.00	6.19%
Sanford	3	\$559,670.00	3.09%
Sorrento	2	\$469,828.00	2.06%
Tavares	2	\$352,500.00	2.06%
Winter Springs	2	\$329,315.00	2.06%
TOTAL	97	\$17,621,096.00	100.00%

COUNTY SUMMARY

COUNTY	LOANS	AMOUNT	% OF TOTAL
Lake	13	\$2,417,082.00	13.40%
Orange	53	\$9,473,361.00	54.64%
Osceola	17	\$3,436,490.00	17.53%
Seminole	14	\$2,294,163.00	14.43%
TOTAL	97	\$17,621,096.00	100.00%

HOUSEHOLD ANNUAL INCOME REPORT

ANNUAL INCOME	LOANS	% OF TOTAL
\$15,000-\$29,999	2	2.06%
\$30,000-\$44,999	32	32.99%
\$45,000-\$59,999	38	39.18%
\$60,000-\$74,999	20	20.62%
\$75,000-\$89,999	5	5.15%
TOTAL	97	100.00%

HOUSEHOLD SIZE REPORT

HOUSEHOLD SIZE	LOANS	% OF TOTAL
1 - One person	39	40.21%
2 - Two persons	23	23.71%
3 - Three persons	18	18.56%
4 - Four persons	13	13.40%
5 - Five persons	3	3.09%
6 - Six persons	1	1.03%
TOTAL	97	100.00%

LOAN AMOUNT REPORT

LOAN AMOUNT	LOANS	% OF TOTAL
\$50,000-\$75,000	1	1.03%
\$75,000-\$100,000	2	2.06%
\$100,000-\$125,000	7	7.22%
\$125,000-\$150,000	12	12.37%
\$150,000-\$175,000	21	21.65%
\$175,000-\$200,000	18	18.56%
\$200,000-\$225,000	21	21.65%
\$225,000-\$250,000	11	11.34%
\$250,000-\$275,000	4	4.12%
TOTAL	97	100.00%

PURCHASE PRICE REPORT

PURCHASE PRICE	LOANS	% OF TOTAL
\$50,000-\$75,000	1	1.03%
\$75,000-\$100,000	2	2.06%
\$100,000-\$125,000	4	4.12%
\$125,000-\$150,000	10	10.31%
\$150,000-\$175,000	16	16.49%
\$175,000-\$200,000	19	19.59%
\$200,000-\$225,000	23	23.71%
\$225,000-\$250,000	18	18.56%
\$250,000-\$275,000	3	3.09%
\$275,000-\$300,000	1	1.03%
TOTAL	97	100.00%

LOAN TYPE REPORT

LOAN TYPE	LOANS	% OF TOTAL
FreddieMac 80% AMI	18	18.56%
FreddieMac HFA Advantage	70	72.16%
FreddieMac OVER 80% AMI	9	9.28%
TOTAL	97	100.00%

PROPERTY TYPE REPORT

PROPERTY TYPE	LOANS	% OF TOTAL
1 Unit Single Family Detached	77	79.38%
Condominium	14	14.43%
Duplex w/approval	3	3.09%
Rowhouse	1	1.03%
Townhouse	2	2.06%
TOTAL	97	100.00%

CATEGORY TYPE REPORT

TYPE	LOANS	% OF TOTAL
Existing	94	96.91%
New	3	3.09%
Unspecified	0	0.00%
TOTAL	97	100.00%

TARGET/NON TARGET REPORT

TYPE	LOANS	AMOUNT	% OF TOTAL
TARGET	4	\$609,580.00	4.12%
NON TARGET	93	\$17,011,516.00	95.88%
TOTAL	97	\$17,621,096.00	100.00%

INTEREST RATE LISTING REPORT

RATE	COUNT	AMOUNT	% OF TOTAL
3.0000%	2	\$420,890.00	2.06%
3.1250%	4	\$726,006.00	4.12%
3.2500%	6	\$1,128,610.00	6.19%
3.3750%	4	\$683,650.00	4.12%
3.5000%	3	\$673,200.00	3.09%
3.7500%	2	\$441,350.00	2.06%
3.8750%	2	\$442,390.00	2.06%
4.2500%	1	\$123,675.00	1.03%
4.3750%	1	\$150,350.00	1.03%
4.5000%	3	\$543,103.00	3.09%
4.6250%	10	\$1,869,016.00	10.31%
4.7500%	5	\$1,085,750.00	5.15%
4.8750%	6	\$1,009,560.00	6.19%
5.0000%	1	\$179,550.00	1.03%
5.1250%	2	\$327,240.00	2.06%
5.2500%	18	\$2,999,840.00	18.56%
5.3750%	20	\$3,441,481.00	20.62%
5.5000%	4	\$781,307.00	4.12%
5.6250%	3	\$594,128.00	3.09%
TOTAL	97	\$17,621,096.00	100.00%

INTEREST RATE RANGES REPORT

RATE	LOANS	% OF TOTAL
3.0000% - 3.2400%	6	6.19%
3.2500% - 3.4900%	10	10.31%
3.5000% - 3.7400%	3	3.09%
3.7500% - 3.9900%	4	4.12%
4.2500% - 4.4900%	2	2.06%
4.5000% - 4.7400%	13	13.40%
4.7500% - 4.9900%	11	11.34%
5.0000% - 5.2400%	3	3.09%
5.2500% - 5.4900%	38	39.18%
5.5000% - 5.7400%	7	7.22%

TOTAL	97	100.00%
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FIRST TIME HOMEBUYER REPORT

FIRST TIME HOMEBUYER	LOANS	% OF TOTAL
No	2	2.06%
Yes	95	97.94%

TOTAL	97	100.00%
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ADDITIONAL MORTGAGE REPORT

ADDTL MTG PROGRAM \ PRIMARY MTG PROGRAM	LOANS	AMOUNT	AVERAGE LOAN
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	70	\$525,000.00	\$7,500.00

GENDER REPORT

GENDER	LOANS	% OF TOTAL
MALE	56	57.73%
FEMALE	41	42.27%
NONBINARY	0	0.00%
UNDISCLOSED	0	0.00%

TOTAL	97	100.00%
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RACE REPORT

DESCRIPTION	LOANS	% OF TOTAL
American Indian/ Alaskan Native & Black/ Afric	1	1.03%
Black/ African American	23	23.71%
Black/African American & White	2	2.06%
Other	9	9.28%
Tenant Declined to Respond	1	1.03%
White	61	62.89%

TOTAL	97	100.00%
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ETHNICITY REPORT

ETHNICITY	LOANS	AMOUNT	% OF TOTAL
HISPANIC	37	\$6,790,617.00	38.14%
NON HISPANIC	58	\$10,401,719.00	59.79%
OTHER	2	\$428,760.00	2.06%

TOTAL	97	\$17,621,096.00	100.00%
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RACE BY ETHNICITY REPORT

RACE	HISPANIC	NONHISPANIC	OTHER	LOANS	% OF TOTAL
American Indian/ Alaskan Native & Black/ African Americ	1	0	0	1	1.03%
Black/ African American	0	22	1	23	23.71%
Black/African American & White	1	1	0	2	2.06%
Other	6	2	1	9	9.28%
Tenant Declined to Respond	1	0	0	1	1.03%
White	28	33	0	61	62.89%

TOTAL	37	58	2	97	100.00%
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PIPELINE REPORT

PROGRAM PIPELINE	LOANS	AMOUNT	% OF TOTAL
Reservation	1	\$229,890.00	1.03%
UW Certification	2	\$326,800.00	2.06%
eHP Compliance	1	\$174,503.00	1.03%
Purchased/Servicer	2	\$362,353.00	2.06%
Investor/Trustee	91	\$16,527,550.00	93.81%
TOTAL	97	\$17,621,096.00	100.00%

PROGRAM SUMMARY

AVERAGE PRINCIPAL MORTGAGE:	\$181,660.78
AVERAGE PURCHASE PRICE:	\$189,257.16
AVERAGE DPA AMOUNT:	\$6,457.98
AVERAGE AGE OF PRIMARY BORROWER:	37
AVERAGE HOUSEHOLD SIZE:	2
AVERAGE EMPLOYED IN HOUSEHOLD:	1
AVERAGE HOUSEHOLD ANNUAL INCOME:	\$51,291.44

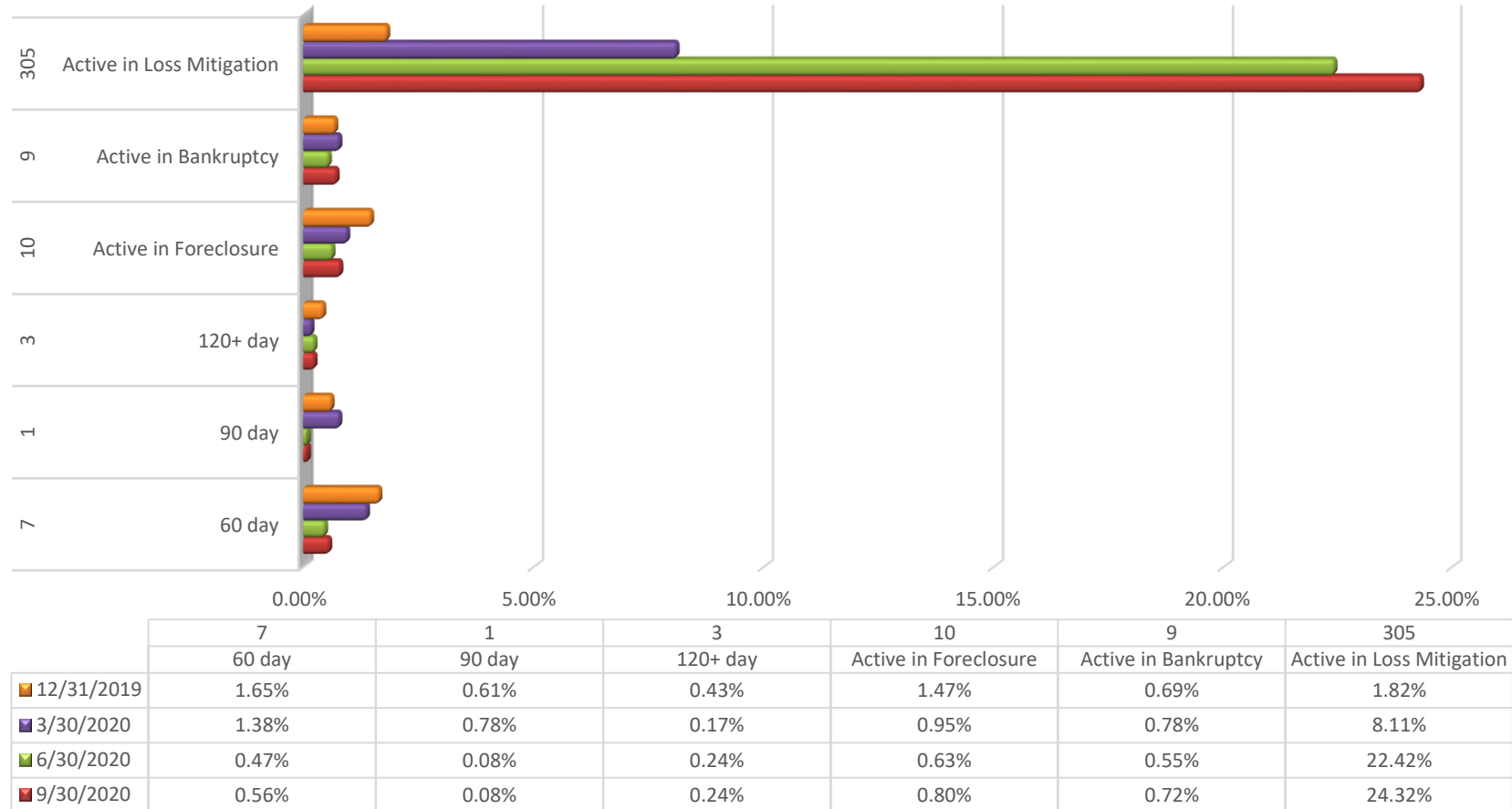
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Delinquency Statistics - Government (FHA)

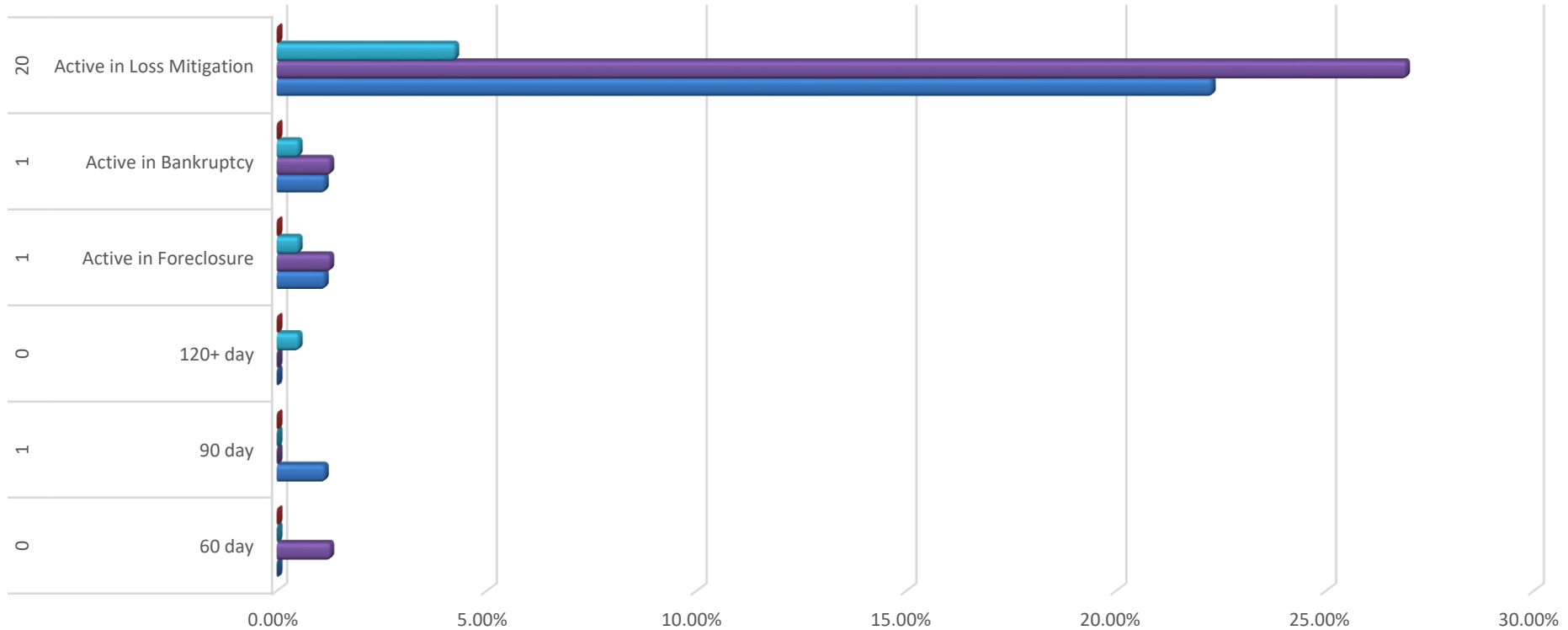
SEPTEMBER 30, 2020



- As of September 30, 2020 the total loan portfolio for the OCHFA is 1,254 loans.
- The September 2020 month end statistics show an increase in 60 Day Delinquencies, Foreclosures, Bankruptcies, and Loss Mitigations

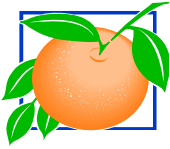
Delinquency Statistics - Conventional (Freddie Mac)

SEPTEMBER 30, 2020



	0	1	0	1	1	20
	60 day	90 day	120+ day	Active in Foreclosure	Active in Bankruptcy	Active in Loss Mitigation
12/31/2020	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
3/30/2020	0.00%	0.00%	0.53%	0.53%	0.53%	4.26%
6/30/2020	1%	0.00%	0.00%	1.28%	1.28%	26.92%
9/30/2020	0.00%	1.15%	0.00%	1.15%	1.15%	22.29%

- As of September 30, 2020 the total loan portfolio for the OCHFA is 87 loans.
- The September 2020 month end statistics show a decrease in 60-Day Delinquencies, Foreclosures, Bankruptcies, and Loss Mitigations. There was an increase in 90-Day Delinquencies.



W.D. MORRIS
EXECUTIVE DIRECTOR

CONSENT ITEM

BOARD OF DIRECTORS

MERCEDES MCCALL
CHAIRWOMAN

VERNICE ATKINS-BRADLEY
VICE CHAIRWOMAN

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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:	October 27, 2020
RE:	MULTI-FAMILY OCCUPANCY/ INSPECTION REPORT NOVEMBER 4, 2020 - REGULAR BOARD OF DIRECTORS' MEETING - TELEPHONIC

OCCUPANCY REPORT

The Occupancy Report rates for the period of 9/24/20 to 10/22/20, was 99% for all units, and 93% 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 audited during the month of October due to Covid -19.

ACTION REQUESTED

For information only.

Multi-Family Occupancy Report

BeginReportingPeriod: 9 /24/2020

EndReportingPeriod: 10/22/2020

Property: (Status, Address)	Total Units	Occupied Units	Occup. %	Prior Month Occu%	Low Income:				Flag%	Comments
					Occupied Unit	Occup. %	Prior Month Occup. %			
Alhambra Trace (Green Gables), A 5201 Via Alizar Dr, Orlando	95	98	103%	99%	98	103%	99%		100%	
Alta Westgate (Westgate Apartmen 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	308	95%	96%	64	20%	20%		20%	
Buchanan Bay (Landon Trace Tow 1813 Buchanan Bay Circle, Orlando	228	225	99%	99%	225	99%	99%		100%	
Charleston Club Apartments, Activ 500 Fox Quarry Lane, Sanford	288	285	99%	100%	242	84%	85%		40%	
City View (West Church Street), Ac 595 West Church Street, Orlando	266	253	95%	94%	119	45%	44%		40%	
Club at Eustis, Active 2750 David Walker Dr, Eustis	96	95	99%	100%	95	99%	100%		40%	
Cove at Lady Lake, Active 735 S. Hwy 27/441, Lady Lake	176	174	99%	99%	174	99%	99%		40%	
Crestwood Apartments, Active 3121 Crestwood Circle, St. Cloud	216	214	99%	99%	214	99%	99%		40%	
Dean Woods Place, Active 9808 Dean Woods Place, Orlando	48	47	98%	100%	47	98%	100%		100%	
Delaney Apartments, Active 507 Delaney Avenue, Orlando	8	8	100%	100%	8	100%	100%		100%	
Fountains at Lee Vista, Active 5743 Bent Pine Dr, Orlando	508	473	93%	94%	262	52%	56%		31%	

Tuesday, October 27, 2020

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Property: (Status, Address)	Total Units	Occupied Units	Occup. %	Prior Month Occu%	Low Income:				Flag%	Comments
					Occupied Unit	Occup. %	Prior Month Occup. %			
Fountains at Millenia Phase II, Acti 5316 Millenia Blvd., Orlando	32	32	100%	100%	32	100%	100%		40%	
Fountains at Millenia Phase III, Acti 5316 Millenia Blvd., Orlando	82	79	96%	100%	79	96%	100%		40%	
Fountains at Millenia Phase IV, Act 5316 Millenia Blvd, Orlando	100	98	98%	96%	98	98%	96%		40%	
Goldenrod Pointe Apartments, Acti 3500 N Goldenrod Road, Orlando	70	69	99%	100%	69	99%	100%		60%	
Governors Manor, Active 2861 LB McLeod Rd, Orlando	120	118	98%	98%	118	98%	98%		75%	
Kensington Oaks, Active 440 S. Mellonville Ave, Sanford	20	19	95%	100%	19	95%	100%		75%	
Lake Davis Apartments, Active 1301 Catherine Street, Orlando	36	36	100%	100%	36	100%	100%		75%	
Lake Harris Cove Appartments, Act 32511 Lake Harris Cove Avenue, Leesburg	152	149	98%	98%	114	75%	75%		40%	
Lake Jennie Phase I, Active 1301 Santa Barbara Dr, Sanford	25	24	96%	100%	24	96%	100%		75%	
Lake Jennie Phase II, Active 1312 Santa Barbara Dr, Sanford	40	39	98%	100%	39	98%	100%		75%	
Lake Sherwood Apartments, Activ 1826 London Crest Drive, Orlando	90	89	99%	96%	89	99%	96%		40%	
Lakeside Pointe, Active 1403 Old Harbor Blvd., Leesburg	128	126	98%	97%	126	98%	97%		40%	
Lancaster Villas, Active 800 W. Lancaster Rd, Orlando	145	144	99%	99%	144	99%	99%		100%	
Landings at Carver Park, Active 1150 Conley Street, Orlando	56	56	100%	100%	56	100%	100%		40%	
Landings on Millenia, Active 5150 Millenia Boulevard, Orlando	336	333	99%	99%	250	74%	74%		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	272	99%	97%	272	99%	97%		40%	
Landstar Park Apartments, Active 1001 Landstar Drive, Orlando	156	155	99%	99%	155	99%	99%		40%	
Laurel Oaks Phase I (Sleepy Hollo 2700 Laurel Hollow Dr., Leesburg	144	137	95%	96%	137	95%	96%		40%	
Laurel Oaks Phase II (Sleepy Hollo 2700 Laurel Hollow Dr., Leesburg	108	104	96%	96%	104	96%	96%		40%	
Lee Vista Club Apartments, Active 5903 Lee Vista Blvd, Orlando	312	303	97%	99%	303	97%	99%		40%	
Marbella Cove, Active 7528 Marbella Pt. Drive, Orlando	104	103	99%	100%	103	99%	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	31	97%	97%	31	97%	97%		100%	
Nassau Bay Apartments, Active 5200 North Orange Blossom Trail, Orlando	492	489	99%	99%	489	99%	99%		100%	
Oak Harbor Apartments, Active 5770 Harbor Chase Circle, Orlando,	176	173	98%	98%	173	98%	98%		20%	
Oviedo Town Center Phase I, Activ 450 Fontana Circle #105, Oviedo	106	105	99%	100%	105	99%	100%		40%	
Oviedo Town Center Phase II, Activ 450 Fontana circle #105, Oviedo	34	34	100%	100%	34	100%	100%		40%	
Oviedo Town Center Phase III, Acti 450 Fontana circle #105, Oviedo	72	72	100%	97%	72	100%	97%		40%	
Oviedo Town Center Phase IV, Acti 450 Fontana Circle #105, Oviedo	24	24	100%	100%	24	100%	100%		40%	
Palm Grove Gardens, Active 3944 W.D. Judge Drive, Orlando	142	141	99%	99%	141	99%	99%		75%	

Property: (Status, Address)	Total Units	Occupied Units	Occup. %	Prior Month Occu%	Low Income:				Flag%	Comments
					Occupied Unit	Occup. %	Prior Month Occup. %			
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 Phase I, Active 824 CrR 466, Lady Lake	104	103	99%	100%	103	99%	100%		40%	
Rolling Acres Phase II, Active 824 CR 466, Lady Lake	35	35	100%	100%	35	100%	100%		40%	
Seville Place (Emerald Villas), Acti 5450 Cholla Way, Orlando	264	258	98%	99%	258	98%	99%		40%	
SouthWinds Cove, Active 3400 Southwinds Cove Way, Leesburg	112	109	97%	100%	88	79%	81%		40%	
Spring Lake Cove Phase I, Active 1508 Spring Lake Cove Lane, Fruitland Park	96	96	100%	100%	77	80%	80%		40%	
Spring Lake Cove Phase II, Active 1508 Spring Lake Cove Lane, Fruitland Park	48	48	100%	100%	48	100%	100%		40%	
Vista Pines Apartments, Active 401 N Chickasaw Trail, Orlando	238	233	98%	97%	233	98%	97%		40%	
Westwood Park Apartments, Activ 11037 Laguna Bay Dr, Orlando	178	176	99%	100%	176	99%	100%		40%	
Total Units:	7,542									
Current Period Summary:		7,396	99%		6,606	93%				
Prior Period Summary:		7,406	99%		6,638	94%				

Total Number of Properties: 53