

ORANGE COUNTY HOUSING FINANCE AUTHORITY
AGENDA PACKAGE

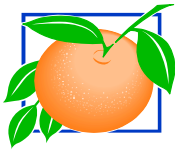
Board of Directors' Meeting

Wednesday, April 7, 2021 – 8:30 a.m.

Dial-In: 1-334-777-6981 | Passcode: 777156

ORANGE COUNTY ADMINISTRATION BUILDING
201 SOUTH ROSALIND AVE – ORLANDO, FL 32801





W.D. MORRIS
EXECUTIVE DIRECTOR

MEMORANDUM

BOARD OF DIRECTORS

MERCEDES MCCALL
CHAIR

VERNICE ATKINS-BRADLEY
VICE CHAIR

SASCHA RIZZO
BOARD MEMBER

CURTIS HUNTER
BOARD MEMBER

ALBERT HANKS
BOARD MEMBER

TO: Mercedes McCall, Chair, OCHFA
Vernice Atkins-Bradley, Vice Chair, OCHFA
Sascha Rizzo, Board of Directors, OCHFA
Curtis Hunter, Board of Directors, OCHFA
Albert Hanks, Board of Directors, OCHFA
Warren S. Bloom, General Counsel, Greenberg Traurig
Mike Watkins, General Counsel, Greenberg Traurig
Sylvia Penneys, 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
James Audette, Trustee – USBank

FROM: Olympia Roman

DATE: March 31, 2021

RE: **APRIL 07, 2021 BOARD OF DIRECTORS' AGENDA**

Ladies and Gentleman,

The Orange County Housing Finance Authority (the "OCHFA") is conducting its Regular Monthly meeting "physically/in-person" and "telephonically". Based upon OCHFA's collective safety, the safety of their families, and the safety of the public and the professionals that regularly attend these meetings; as well as keeping with Sunshine Law, OCHFA's Board meeting will be conducted at the Orange County Administration building (201 S. Rosalind Ave, Orlando, FL 32801) with limited access to the public.

Enclosed is the Board of Directors' meeting agenda package scheduled. OCHFA is asking that staff and professionals access this meeting via the conference call number provided below.

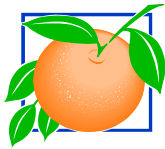
Date.....**Wednesday, April 07, 2021**

Time**8:30 a.m.**

Physical Location**Orange County Administration Center (Commissioner's Chambers)
201 Rosalind Avenue - Orlando, Florida 32801**

Telephonic**Dial: 1-334-777-6981 | Passcode: 777156**

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



W.D. MORRIS
EXECUTIVE DIRECTOR

BOARD OF DIRECTORS

MERCEDES MCCALL
CHAIR

VERNICE ATKINS-BRADLEY
VICE CHAIR

SASCHA RIZZO
BOARD MEMBER

CURTIS HUNTER
BOARD MEMBER

ALBERT HANKS
BOARD MEMBER

OCHFA BOARD OF DIRECTORS' MEETING
April 7, 2021 ~ 8:30 A.M.

AGENDA

Dial-In: 1-334-777-6981 | Mtg. Passcode: 777156

PUBLIC COMMENT

CONSENT AGENDA

A. GENERAL ADMINISTRATION

1. Adoption of March 3, 2021, Board of Directors Meeting minutes.

Pg. 2-3

B. EXECUTIVE DIRECTOR'S OFFICE

1. Opportunity Zones Status – No Activity.

Pg. 4

C. FINANCIAL MANAGEMENT

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

Pg. 5-15

D. PROGRAM OPERATIONS

1. Acknowledgement of the Current Status of the Single-Family HRB Program.
2. Acknowledgement of the Multi-Family Occupancy Reporting.

Pg. 16-23

Pg. 24-28

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, March 3, 2021 **Time:** 8:30am
Location: Orange County Administration Center – Commissioners Chambers – 1st Fl., 201 S. Rosalind Ave., Orlando, FL.

Board Members

PRESENT/PHONE

Mercedes McCall
Chair

Vernice Atkins-Bradley
Vice Chair

Sascha Rizzo
Board Member

Curtis Hunter *via phone*
Board Member

Albert Hanks *via phone*
Board Member

OCHFA Staff

PRESENT

W.D. Morris
Executive Director

Kayode Adetayo
Chief Financial Officer

Olympia Roman
Staff

OCHFA Professionals

PRESENT/PHONE

Warren Bloom
General Counsel, Greenberg Traurig

Mike Watkins
Bond Counsel, Greenberg Traurig

David Jones
Financial Advisor – CSG Advisors, Inc.

James Audette
Trustee, US Bank

BCC Staff

PRESENT/PHONE

Stephanie St. Louis Stone
Assistant County Attorney

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

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

CONSENT AGENDA:

ACTION TAKEN

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

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

A. GENERAL ADMINISTRATION

1. Adoption of the February 3, 2021, Regular Board of Directors Meeting minutes.
2. Adoption of the February 18, 2021, Joint Committee Meeting minutes.

B. EXECUTIVE DIRECTOR'S OFFICE

1. Opportunity Zones Status.
2. Acknowledgment and Ratification of the Authority's and Executive Director's Annual Performance.

C. FINANCIAL MANAGEMENT

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

D. PROGRAM OPERATIONS

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

DISCUSSION AGENDA

A. EXECUTIVE DIRECTOR

CONSIDER APPROVAL AND ADOPTION OF FISCAL YEAR 2020, ANNUAL AUDITED FINANCIAL STATEMENTS.

W.D. Morris, Executive Director, addressed the Board regarding acceptance of the Joint Committee (met on February 18, 2021 – full board participation) recommendation, to adopt the Authority's FY 2020 Annual Audited Financial Statements. Chairwoman McCall 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 and with a clean Management Letter. She then thanked staff for their professionalism and due diligence in this year's audit. Chairwoman McCall asked the board for comments; brief comments were made by Board Members.

ACTION TAKEN

There being no further discussion, the Board accepted and adopted the Authority's Fiscal Year 2020 Annual Audited Financial Statements for year-ending September 30, 2020.

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

OTHER BUSINESS

APPOINTMENT OF COMMITTEE MEMBERS

Chairwoman McCall appointed the following committee members:

Finance Committee

Chair – Vernice Atkins-Bradley
Member – Curtis Hunter

Program Committee

Chair – Vernice Atkins-Bradley
Member – Sascha Rizzo

Due to the current COVID-19 pandemic and board member health concerns (extenuating circumstances), Board Member Albert Hanks has declined committee member participation.

UPCOMING CONFERENCES

Mr. Morris reminded the Board Members of the upcoming National Association of Local Housing Finance Agencies and Florida Association of Local Housing Finance Authorities educational conference. Brief discussion ensued.

ADJOURNMENT

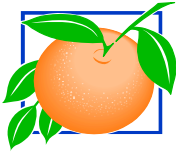
There being no further business, Mercedes McCall – Chair, adjourned the meeting at 8:45 a.m.

ATTEST:

W.D. MORRIS
EXECUTIVE DIRECTOR

MERCEDES F. McCALL
CHAIR

END OF MINUTES PREPARED BY OLYMPIA ROMAN



ORANGE COUNTY
HOUSING FINANCE AUTHORITY

W.D. MORRIS
EXECUTIVE DIRECTOR

CONSENT

BOARD OF DIRECTORS

MERCEDES MCCALL
CHAIR

VERNICE ATKINS-BRADLEY
VICE CHAIR

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:	March 30, 2021
RE:	OPPORTUNITY ZONES STATUS APRIL 07, 2021 REGULAR BOARD OF DIRECTORS' MEETING

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:	March 26, 2021
RE:	OCHFA CONSOLIDATED BALANCE SHEET FOR THE OPERATING FUND FOR THE PERIOD ENDING FEBRUARY 28, 2021. APRIL 7, 2021 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 and CD'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 0.526% interest income on all investments.

Orange County Housing Finance Authority

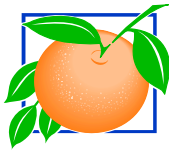
Operating Fund Balance Sheet

As of February 28, 2021

	GENERAL FUND	LOW INCOME HOUSING FUND	HOMEOWNERSHIP ASSISTANCE FUND	COMBINED <u>TOTALS</u>
Assets				
Cash	5,523,803.57	1,237,348.53	1,753,334.78	8,514,486.88
***** Investments	7,108,005.08	0.00	616,001.51	7,724,006.59
GNMA/FNMA Securities	11,592,972.37	0.00	0.00	11,592,972.37
Accounts Receivable	333,314.51	0.00	49,712.63	383,027.14
Loan Receivable	708,256.24	0.00	0.00	708,256.24
Notes Receivable	1,087,311.18	26,700.00	0.00	1,114,011.18
S/F 2014 A GNMA Collateral / Rcvbl	4,060,955.67	0.00	0.00	4,060,955.67
GF - FHLB GNMA Collateral / Rcvbl	1,547,604.21	0.00	0.00	1,547,604.21
Mortgage Receivable	0.00	373,274.98	5,138,920.60	5,512,195.58
**** Allowance for Doubtful Accounts	(61,492.65)	(343,766.89)	(1,268,189.76)	(1,673,449.30)
Mortgage & GNMA/FNMA Income Receivable	2,545,889.26	0.00	0.00	2,545,889.26
Deferred FRS Pension Contributions	239,559.00	0.00	0.00	239,559.00
Interfund Receivable/Payable	18,025,894.18	4,775,793.63	(8,200,578.35)	14,601,109.46
Prepaid Expenses	5,251.33	0.00	0.00	5,251.33
Fixed Assets	270,500.59	0.00	0.00	270,500.59
Total Assets	52,987,824.54	6,069,350.25	(1,910,798.59)	57,146,376.20
Current liabilities:				
Other Payables	251,269.61	0.00	0.00	251,269.61
FRS Net Pension Liability	1,010,964.00	0.00	0.00	1,010,964.00
Accounts Payables	287,045.03	0.00	0.00	287,045.03
Total liabilities	1,549,278.64	0.00	0.00	1,549,278.64
Retained Earnings Previous Period	50,613,578.42	6,069,067.74	(1,913,543.35)	54,769,102.81
Net Income (Loss)	824,967.48	282.51	2,744.76	827,994.75
Total Liabilities & Retained Earnings	52,987,824.54	6,069,350.25	(1,910,798.59)	57,146,376.20

**** 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 \$242,429.24 difference between the GNMA'S book value and market value recorded at 9/30/2020 (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:	March 26, 2021
RE:	OCHFA COMBINED STATEMENT OF REVENUES, EXPENSES AND CHANGES IN RETAINED EARNINGS FOR THE PERIOD ENDING FEBRUARY 28, 2021. APRIL 7, 2021 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 5 Periods Ending February 28, 2021

	Operating Fund			
	General Fund	Low Income Hsg Fund	Homeownership Assistance Fund	Current YTD
Revenue:				
Administrative Fees	411,119.45	0.00	0.00	411,119.45
Bond Financing Fees	76,526.07	0.00	0.00	76,526.07
Intra Fund Revenue	31,605.80	0.00	0.00	31,605.80
Gain on the Sale of GNMA's	745,409.93	0.00	0.00	745,409.93
Other Revenue	49,737.13	282.51	7,000.00	57,019.64
Investment Income	2,984.99	0.00	16.24	3,001.23
Income from Loans, GNMA's	154,938.52	0.00	5,300.04	160,238.56
Total Revenues	1,472,321.89	282.51	12,316.28	1,484,920.68
Expenses				
General and Administrative	645,202.09	0.00	9,571.52	654,773.61
Rebate Expense	1,800.00	0.00	0.00	1,800.00
Other Expenses	352.32	0.00	0.00	352.32
Total Expenses	647,354.41	0.00	9,571.52	656,925.93
Net Income (Loss)	824,967.48	282.51	2,744.76	827,994.75
Retained Earnings Beginning of Year	50,613,578.42	6,069,067.74	-1,913,543.35	54,769,102.81
Retained Earnings End of Year	51,438,545.90	6,069,350.25	(1,910,798.59)	55,597,097.56



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:	March 26, 2021
RE:	OCHFA FISCAL YEAR 2021 OPERATING FUND – COMPARISON OF BUDGET VS. ACTUAL AS OF FEBRUARY 28, 2021. APRIL 7, 2021 REGULAR BOARD OF DIRECTORS' MEETING

Attached for your attention is the comparison of the Budgeted Revenues and Expenses for Fiscal Year 2021 vs. the Actual Revenues and Expenses for the period ending February 28, 2021.

Attachments

Orange County Housing Finance				
Statement of Earnings				
For The 5 Periods Ending February 28, 2021				
	Fiscal Year 2021	Year To Date	Budget	%age
	Budget	Revenue	Remaining	Budget
		Received	YTD	Remaining YTD
Revenue:				
2011 SERIES A	\$18,827	\$6,323	\$12,504	66%
2011 SERIES B	\$7,620	\$0	\$7,620	100%
2014 SERIES A	\$10,445	\$0	\$10,445	100%
2017 SERIES A	\$20,905	\$0	\$20,905	100%
2018 SERIES A	\$25,139	\$0	\$25,139	100%
CHARLESTON CLUB APTS	\$18,040	\$8,820	\$9,220	51%
HANDS 2001 F	\$8,620	\$4,945	\$3,675	43%
THE LANDINGS ON MILLENIA	\$23,290	\$11,385	\$11,905	51%
LEE VISTA APARTMENTS	\$35,100	\$17,250	\$17,850	51%
COVE AT LADY LAKE	\$23,055	\$11,378	\$11,678	51%
LAKESIDE POINTE APARTMENTS	\$17,190	\$8,595	\$8,595	50%
LAKE HARRIS COVE APTS	\$23,310	\$11,590	\$11,720	50%
MARBELLA COVE	\$12,555	\$6,278	\$6,278	50%
MARBELLA POINTE	\$22,950	\$11,475	\$11,475	50%
OVIEDO TOWN CENTER PHASE I	\$15,705	\$0	\$15,705	100%
OVIEDO TOWN CENTER PHASE II	\$10,000	\$0	\$10,000	100%
OVIEDO TOWN CENTER PHASE III	\$10,000	\$0	\$10,000	100%
OVIEDO TOWN CENTER PHASE IV	\$10,000	\$0	\$10,000	100%
LAUREL OAKS I	\$23,010	\$0	\$23,010	100%
LAUREL OAKS II	\$21,240	\$0	\$21,240	100%
ROLLING ACRES I	\$10,213	\$5,069	\$5,144	50%
ROLLING ACRES II	\$10,000	\$5,000	\$5,000	50%
FOUNTAINS @ MILLENIA II	\$10,000	\$5,000	\$5,000	50%
FOUNTAINS @ MILLENIA III	\$9,975	\$4,944	\$5,031	50%
FOUNTAINS @ MILLENIA IV	\$11,313	\$5,613	\$5,700	50%
SOUTHWINDS	\$15,625	\$7,688	\$7,938	51%
POST VISTA POST FOUNTAINS	\$16,980	\$0	\$16,980	100%
SPRING LAKE COVE I	\$10,225	\$4,988	\$5,238	51%
SPRING LAKE COVE II	\$10,000	\$5,000	\$5,000	50%
CHATHAM HARBOR APTS	\$68,040	\$34,020	\$34,020	50%
CRESTWOOD APARTMENTS	\$18,630	\$9,225	\$9,405	50%
LAKE SHERWOOD APARTMENTS	\$15,780	\$7,800	\$7,980	51%
OAK HARBOR APARTMENTS	\$21,600	\$10,800	\$10,800	50%
RIVER RIDGE APARTMENTS	\$28,290	\$14,010	\$14,280	50%
SEVILLE PLACE APARTMENTS	\$19,260	\$9,540	\$9,720	50%
NASSAU BAY APARTMENTS	\$106,699	\$53,228	\$53,471	50%
DEAN WOODS APARTMENTS	\$10,000	\$5,000	\$5,000	50%
BUCHANAN BAY	\$39,271	\$19,522	\$19,749	50%
WESTWOOD PARK APTS	\$49,485	\$24,734	\$24,752	50%
VISTA PINES APTS	\$66,000	\$32,993	\$33,008	50%
LAKE WESTON POINT APTS	\$52,062	\$25,912	\$26,150	50%
CHAPEL TRACE APARTMENTS	\$38,415	\$19,208	\$19,208	50%
HANDS	\$5,210	\$2,605	\$2,605	50%
ALHAMBRA TRACE APTS	\$2,370	\$1,185	\$1,185	50%
BOND FINANCING FEES	\$187,500	\$76,526	\$110,974	59%
TRANSFER IN	\$0	\$31,606	(\$31,606)	
GAIN ON SALE OF GNMA'S	\$50,000	\$745,410	(\$695,410)	-1391%
OTHER REVENUES	\$928,303	\$7,283	\$921,020	99%
OTHER REVENUE TBA	\$0	\$49,737	(\$49,737)	
INV INCOME	\$18,745	\$86	\$18,658	100%
INV INCOME CD OPERATING FUND	\$0	\$2,915	(\$2,915)	
FHLB HELD SECURITIES GNMA/FNMA INC	\$0	\$22,533	(\$22,533)	
MORTGAGE INCOME HFA OF WINTER PA	\$9,000	\$1,703	\$7,297	81%
INTEREST INCOME ON WESTLAKES PHA	\$7,500	\$2,353	\$5,147	69%

	MORTGAGE INCOME HABITAT LOC	\$5,700	\$0	\$5,700	100%
	MORTGAGE INCOME CITY VIEW LOAN PA	\$4,000	\$4,073	(\$73)	-2%
	GNMA/FNMA INCOME	\$305,532	\$22,186	\$283,347	93%
	MASTER ACC FUND GNMA/FNMA INCOM	\$358,190	\$102,091	\$256,099	71%
	2006 A DPA MORTGAGE INTEREST	\$600	\$25	\$575	96%
	2006 A 1 DPA MORTGAGE INTEREST	\$2,100	\$112	\$1,988	95%
	2007 A DPA MORTGAGE INTEREST	\$10,300	\$2,192	\$8,108	79%
	2007 B DPA MORTGAGE INTEREST	\$10,300	\$2,919	\$7,381	72%
	2009 A NIBP DPA MORTGAGE INTEREST	\$500	\$53	\$447	89%
		\$2,900,712	\$1,484,921	\$1,415,792	49%
		Fiscal Year 2021	Year To Date	Budget	%age
		Budget	Expenses	Remaining	Budget
			Incurred	YTD	Remaining YTD
Costs and expenses:					
	SALARIES AND WAGES	\$920,344	\$382,353	\$537,991	58%
	SHIPPING	\$2,500	\$931	\$1,569	63%
	TRAVEL/CONFERENCE/ TRAINING	\$36,000	(\$32)	\$36,032	100%
	CASUAL LABOR/STUDENT ASST.	\$3,000	\$0	\$3,000	100%
	OFFICE MAINTENANCE	\$19,000	\$7,981	\$11,019	58%
	BUILDING MAINTENANCE	\$16,000	\$2,763	\$13,237	83%
	TELEPHONE	\$25,000	\$13,104	\$11,896	48%
	POSTAGE	\$3,000	\$81	\$2,919	97%
	OFFICE SUPPLIES	\$5,000	\$1,642	\$3,358	67%
	OFFICE FURNITURE	\$1,000	\$0	\$1,000	100%
	PUBLICATIONS	\$2,000	\$744	\$1,256	63%
	PRINTING/ANNUAL REPORT	\$6,500	\$0	\$6,500	100%
	EQUIPMENT / COMPUTER / PRINTER	\$7,000	\$0	\$7,000	100%
	MARKETING	\$20,000	\$199	\$19,801	99%
	CONTRACTOR SERVICES	\$28,000	\$5,438	\$22,563	81%
	SEMINARS/EDUCATION	\$18,000	\$0	\$18,000	100%
	EMPLOYEE BENEFITS HEALTH/LIFE	\$138,000	\$62,077	\$75,923	55%
	UNEMPLOYMENT COMPENSATION	\$2,000	\$0	\$2,000	100%
	OTHER INSURANCE & TAXES	\$1,200	\$0	\$1,200	100%
	ANNUAL AUDIT	\$54,000	\$19,500	\$34,500	64%
	LEGAL ADVERTISING	\$4,000	\$1,077	\$2,923	73%
	LEGAL FEES	\$10,000	\$3,773	\$6,227	62%
	MEMBERSHIP	\$7,500	\$5,015	\$2,485	33%
	PAYROLL TAXES	\$70,406	\$23,245	\$47,162	67%
	MISCELLANEOUS EXPENSE	\$5,000	\$9,162	(\$4,162)	-83%
	LOSS ON DPA FORECLOSURES	\$30,000	\$0	\$30,000	100%
	FLORIDA RETIREMENT SYSTEM	\$92,034	\$39,286	\$52,749	57%
	457 DEFERRED COMP EMPLOYER CONT	\$46,017	\$14,844	\$31,173	68%
	LIMITED HRA	\$10,300	\$9,300	\$1,000	10%
	TERM LEAVE	\$15,000	\$0	\$15,000	100%
	FILE STORAGE	\$2,400	\$594	\$1,806	75%
	LOCAL MILEAGE REIMBURSEMENT	\$2,000	\$0	\$2,000	100%
	EQUIPMENT MAINTENANCE	\$5,000	\$598	\$4,402	88%
	INSURANCE COVERAGES	\$70,000	\$46,135	\$23,865	34%
	RESERVE FOR REPLACEMENT BLDG	\$10,000	\$0	\$10,000	100%
	FHLB LOAN INTEREST COLLATERAL EXP	\$0	\$211	(\$211)	
	FINANCIAL ADVISORY SERVICES	\$15,000	\$2,325	\$12,675	85%
	PERFORMANCE AWARD PROGRAM	\$94,367	\$0	\$94,367	100%
	ADMINISTRATIVE EXP. TRUSTEE	\$0	\$2,430	(\$2,430)	
	CUSTODY FEE	\$5,000	\$0	\$5,000	100%
	ADMIN EXPENSE BANK/TRUSTEE	\$1,000	\$0	\$1,000	100%
	REBATE FEE EXPENSE	\$6,000	\$1,800	\$4,200	70%
	OPERATING CONTINGENCY RESERVE	\$20,000	\$0	\$20,000	100%
	1994 EXCESS GNMA INTEREST EXP	\$0	\$186	(\$186)	
	1995 EXCESS GNMA INTEREST EXP	\$0	\$91	(\$91)	
	LOSS ON SALE	\$0	\$75	(\$75)	
		\$1,828,569	\$656,926	\$1,171,643	64%



CONSENT ITEM

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
CONTACT:	Olukayode Adetayo, Chief Financial Officer
DATE:	March 26, 2021
RE:	OCHFA FISCAL YEAR 2021, OPERATING FUND – COMPARISON OF ACTUAL REVENUES AND EXPENSES FOR THE PERIODS ENDING FEBRUARY 28, 2020 AND FEBRUARY 28, 2021. APRIL 7, 2021 REGULAR BOARD OF DIRECTORS' MEETING

Attached for your review is the comparison of the Actual Revenues and Expenses for the periods ending February 28, 2020 and February 28, 2021.

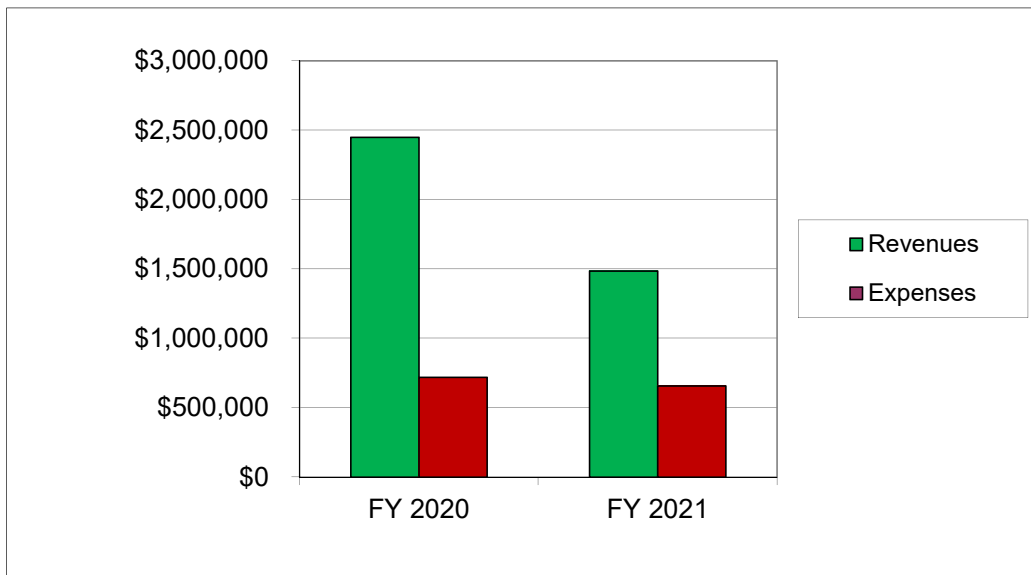
Attachments

Actual Revenues and Expenses Comparison
For the Period Ending February 28, 2021

	FY 2020	FY 2021	% Δ
Revenues	\$2,449,091	\$1,484,921	-39%
Expenses	\$717,799	\$656,926	-8%

Revenues decreased this year compared with last year. This is due to the payoff of the 2010 A bond issuance in the prior year, which was not present in the current year. The overall change in revenues is -39%.

Overall expenses decreased slightly this year compared to last year due to a loss on transfer of GNMA's in the prior year that is not present in the current year. The overall change in expenses is -8%.





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

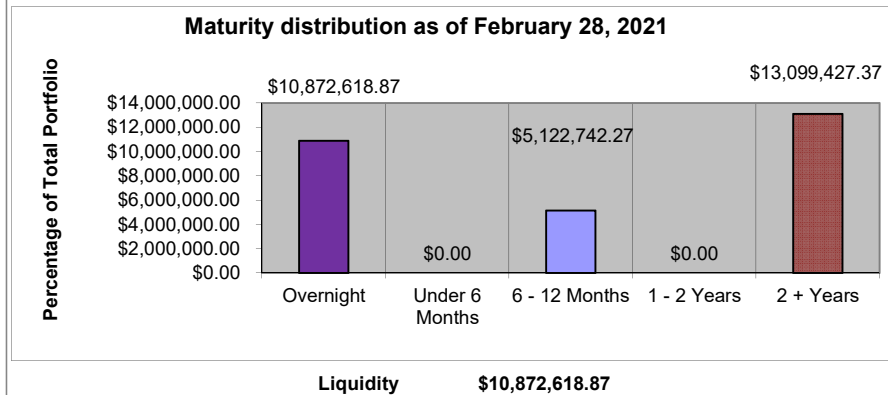
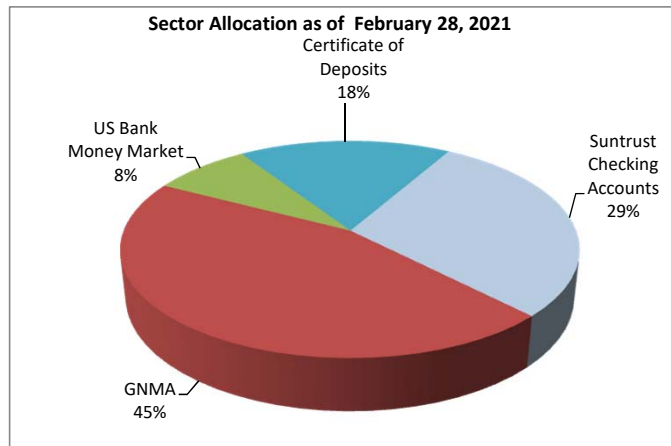
TO:	OCHFA Board of Directors
FROM:	W.D. Morris, Executive Director
CONTACT:	Olukayode Adetayo, Chief Financial Officer
DATE:	March 26, 2021
RE:	SUMMARY OF OCHFA'S OPERATING FUND INVESTMENTS. APRIL 7, 2021 REGULAR BOARD OF DIRECTORS' MEETING

As of February 28, 2021 the total investments in the Operating Fund of the Orange County Housing Finance Authority was \$29,094,788.51 producing an average yield of 0.526% 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 February 28, 2021**

Account	Account #	Institution	Ending Balance ¹	Net Interest Earned ¹	Average Yield (Annualized) ¹
Operating Fund	215252054184-000	Suntrust Bank	\$5,523,153.53	\$0.00	0.0000%
Low Income Housing Fund	215252054192-000	Suntrust Bank	\$1,237,348.53	\$67.74	1.0000%
Homeownership Assistance Fund	1000042656834	Suntrust Bank	\$1,753,334.78	\$0.00	0.0000%
Custody Account	129142000	US Bank Money Market	\$1,288,745.55	\$9.02	0.0000%
Custody Account	129142000	US Treasury Note	\$0.00	\$0.00	0.0000%
Custody Account	129142000	US Bank Certificate of Deposit	\$5,122,742.27	\$598.89	0.0700%
Custody Account	129142000	GNMA - OCHFPA Investment	\$11,592,972.37	\$6,759.78	5.0700%
Custody Account	141763000	US Bank Money Market /NIBP	\$616,001.51	\$3.02	0.0000%
Custody Account	261060000	US Bank Money Market /Turnkey	\$454,034.97	\$1.89	0.0000%
FHLB Collateral	38786	FHLBank Atlanta	\$1,506,455.00	\$5,311.97	4.5800%
Total			\$29,094,788.51	\$12,752.31	0.526%



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
CHAIR

VERNICE ATKINS-BRADLEY
VICE CHAIR

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:	March 30, 2021
RE:	STATUS REPORT: 2020-A HOMEOWNER REVENUE BOND PROGRAM; TBA "TURNKEY" MORTGAGE LOAN PROGRAM APRIL 7, 2021 REGULAR BOARD OF DIRECTORS' MEETING.

BACKGROUND

The Authority's **SERIES 2020-A Homeowner Revenue Bonds (HRB) Program** was authorized by the Board on September 2, 2020 for the aggregate principal amount not-to-exceed EIGHT MILLION DOLLARS (\$8MM) of Homeowner Revenue Bond Program proceeds. The Board authorized Staff to begin a pipeline of loans for future issuance. The 2020A (HRB) Program offers a 30-year loan product. The Down Payment Assistance (DPA) is currently at \$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	3.250%	1%

Commencing from the initial reservation date there is an aggregate total of Seven Million Two Hundred Thirty Two Thousand Forty One Dollars (\$7,232,041) 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 **March 30, 2021**:

- Forty Six (46) loans originated: 46-FHA; 0-VA; 0-USDA-RD.
- The Authority's 2020A DPA program has financed or committed an aggregate total of: Three Hundred Forty Five Thousand Dollars (\$345,000).
- The 2020A loan origination activity reported has been adjusted by Two Million One Hundred Fifteen Thousand Nine Hundred One Dollars (\$2,115,901). As we transitioned from the 2018A to the 2020A bond issue, the reporting system used by our Program Administrator is unable to prorate the loans originated between the two bond issues, consequently some of the 2018A loan originations were reported in the loan origination activity for the 2020A bond issue.
- The loan origination activity reported reflects a total of Nine Million Three Hundred Forty Seven Thousand Nine Hundred Forty Two Dollars (\$9,347,942).

The Reservation Period start date was **September 24**, 2020, and Final Delivery end date is December 15, 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 Eighteen Million Three Hundred Fifteen Thousand Eight Hundred Sixty One Dollars **(\$18,315,861)** has been financed. The Down Payment Assistance is currently at \$7,500, and is a 30 year deferred loan at 0% interest.

As of March 30, 2021:

- One Hundred Two **(102)** loans originated
- Financed or committed an aggregate total of Seven Hundred Sixty Five Thousand Dollars **(\$765,000)** in Down Payment Assistance

ACTION REQUESTED: For information only.

Orange County HFA
Demographic Analysis Report
Orange 2020A SF Program

ORIGINATION SUMMARY REPORT

ORIGINATOR SUMMARY	LOANS	AMOUNT	% OF TOTAL
Centennial Bank	3	\$640,860.00	6.52%
Christensen Financial, Inc.	1	\$219,714.00	2.17%
Envoy Mortgage, Ltd	1	\$265,109.00	2.17%
Equity Prime Mortgage, LLC	1	\$266,081.00	2.17%
Fairway Independent Mortgage Corporation	11	\$2,475,681.00	23.91%
Guaranteed Rate, Inc.	1	\$240,562.00	2.17%
Hamilton Group Funding, Inc.	2	\$354,460.00	4.35%
Land Home Financial Services, Inc.	2	\$363,796.00	4.35%
Waterstone Mortgage Corporation	24	\$4,521,679.00	52.17%
TOTAL	46	\$9,347,942.00	100.00%

CITY SUMMARY

CITY	LOANS	AMOUNT	% OF TOTAL
Altamonte Springs	1	\$180,078.00	2.17%
Apopka	1	\$186,558.00	2.17%
Casselberry	3	\$596,985.00	6.52%
Clermont	1	\$246,355.00	2.17%
Groveland	1	\$147,184.00	2.17%
Kissimmee	8	\$1,540,879.00	17.39%
Leesburg	1	\$152,625.00	2.17%
Longwood	1	\$220,924.00	2.17%
Orlando	19	\$4,030,051.00	41.30%
Saint Cloud	3	\$699,877.00	6.52%
Sanford	5	\$888,877.00	10.87%
Winter Garden	1	\$266,081.00	2.17%
Winter Springs	1	\$191,468.00	2.17%
TOTAL	46	\$9,347,942.00	100.00%

COUNTY SUMMARY

COUNTY	LOANS	AMOUNT	% OF TOTAL
Lake	3	\$546,164.00	6.52%
Orange	22	\$4,662,374.00	47.83%
Osceola	11	\$2,240,756.00	23.91%
Seminole	10	\$1,898,648.00	21.74%
TOTAL	46	\$9,347,942.00	100.00%

HOUSEHOLD ANNUAL INCOME REPORT

ANNUAL INCOME	LOANS	% OF TOTAL
\$15,000-\$29,999	1	2.17%
\$30,000-\$44,999	12	26.09%
\$45,000-\$59,999	21	45.65%
\$60,000-\$74,999	9	19.57%
\$75,000-\$89,999	2	4.35%
\$90,000-\$104,999	1	2.17%
TOTAL	46	100.00%

HOUSEHOLD SIZE REPORT

HOUSEHOLD SIZE	LOANS	% OF TOTAL
1 - One person	13	28.26%
2 - Two persons	14	30.43%
3 - Three persons	12	26.09%
4 - Four persons	5	10.87%
5 - Five persons	2	4.35%
TOTAL	46	100.00%

LOAN AMOUNT REPORT

LOAN AMOUNT	LOANS	% OF TOTAL
\$125,000-\$150,000	4	8.70%
\$150,000-\$175,000	9	19.57%
\$175,000-\$200,000	12	26.09%
\$200,000-\$225,000	9	19.57%
\$225,000-\$250,000	5	10.87%
\$250,000-\$275,000	5	10.87%
\$275,000-\$300,000	2	4.35%
TOTAL	46	100.00%

PURCHASE PRICE REPORT

PURCHASE PRICE	LOANS	% OF TOTAL
\$125,000-\$150,000	4	8.70%
\$150,000-\$175,000	5	10.87%
\$175,000-\$200,000	15	32.61%
\$200,000-\$225,000	4	8.70%
\$225,000-\$250,000	9	19.57%
\$250,000-\$275,000	7	15.22%
\$275,000-\$300,000	2	4.35%
TOTAL	46	100.00%

LOAN TYPE REPORT

LOAN TYPE	LOANS	% OF TOTAL
FHA	46	100.00%
TOTAL	46	100.00%

PROPERTY TYPE REPORT

PROPERTY TYPE	LOANS	% OF TOTAL
1 Unit Single Family Detached	38	82.61%
Townhouse	8	17.39%
TOTAL	46	100.00%

CATEGORY TYPE REPORT

TYPE	LOANS	% OF TOTAL
Existing	43	93.48%
New	3	6.52%
Unspecified	0	0.00%
TOTAL	46	100.00%

TARGET/NON TARGET REPORT

TYPE	LOANS	AMOUNT	% OF TOTAL
TARGET	2	\$333,841.00	4.35%
NON TARGET	44	\$9,014,101.00	95.65%
TOTAL	46	\$9,347,942.00	100.00%

INTEREST RATE LISTING REPORT

RATE	COUNT	AMOUNT	% OF TOTAL
3.2500%	7	\$1,347,706.00	15.22%
3.3750%	20	\$4,235,286.00	43.48%
3.5000%	1	\$223,870.00	2.17%
3.6250%	6	\$1,189,829.00	13.04%
3.8750%	11	\$2,194,149.00	23.91%
TOTAL	46	\$9,347,942.00	100.00%

INTEREST RATE RANGES REPORT

RATE	LOANS	% OF TOTAL
3.2500% - 3.4900%	27	58.70%
3.5000% - 3.7400%	7	15.22%
3.7500% - 3.9900%	11	23.91%
4.0000% - 4.2400%	1	2.17%
TOTAL	46	100.00%

FIRST TIME HOMEBUYER REPORT

FIRST TIME HOMEBUYER	LOANS	% OF TOTAL
No	0	0.00%
Yes	46	100.00%
TOTAL	46	100.00%

ADDITIONAL MORTGAGE REPORT

ADDTL MTG PROGRAM \ PRIMARY MTG PROGRAM	LOANS	AMOUNT	AVERAGE LOAN
Orange DPA 2018 \ Orange 2020A SF Program	45	\$337,500.00	\$7,500.00

GENDER REPORT

GENDER	LOANS	% OF TOTAL
MALE	21	45.65%
FEMALE	24	52.17%
NONBINARY	0	0.00%
UNDISCLOSED	1	2.17%
TOTAL	46	100.00%

RACE REPORT

DESCRIPTION	LOANS	% OF TOTAL
Undisclosed	1	2.17%
American Indian/ Alaskan Native & Black/ /	1	2.17%
Black/ African American	10	21.74%
Other	7	15.22%
White	27	58.70%
TOTAL	46	100.00%

ETHNICITY REPORT

ETHNICITY	LOANS	AMOUNT	% OF TOTAL
HISPANIC	23	\$4,546,330.00	51.11%
NON HISPANIC	19	\$4,058,424.00	42.22%
OTHER	3	\$596,004.00	6.67%
TOTAL	45	\$9,200,758.00	100.00%

RACE BY ETHNICITY REPORT

RACE	HISPANIC	NONHISPANIC	OTHER	LOANS	% OF TOTAL
Undisclosed	0	0	0	0	0.00%
American Indian/ Alaskan Native & Black/ African Ame	0	1	0	1	2.22%
Black/ African American	1	8	1	10	22.22%
Other	5	1	1	7	15.56%
White	17	9	1	27	60.00%
TOTAL	23	19	3	45	100.00%

PIPELINE REPORT

PROGRAM PIPELINE	LOANS	AMOUNT	% OF TOTAL
Reservation	2	\$341,585.00	4.35%
UW Certification	6	\$1,284,878.00	13.04%
Purchased/Service	2	\$362,315.00	4.35%
Investor/Trustee	36	\$7,359,164.00	78.26%
TOTAL	46	\$9,347,942.00	100.00%

PROGRAM SUMMARY

AVERAGE PRINCIPAL MORTGAGE:	\$203,216.13
AVERAGE PURCHASE PRICE:	\$208,003.89
AVERAGE DPA AMOUNT:	\$7,500.00
AVERAGE AGE OF PRIMARY BORROWER:	36
AVERAGE HOUSEHOLD SIZE:	2
AVERAGE EMPLOYED IN HOUSEHOLD:	1
AVERAGE HOUSEHOLD ANNUAL INCOME:	\$52,910.09

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

ORIGINATION SUMMARY REPORT

ORIGINATOR SUMMARY	LOANS	AMOUNT	% OF TOTAL
Atlantic Bay Mortgage Group, LLC.	2	\$335,620.00	1.96%
Bank of England	3	\$597,475.00	2.94%
Broker Solutions Inc. DBA New American Funding	11	\$2,098,607.00	10.78%
Centennial Bank	2	\$357,100.00	1.96%
Christensen Financial, Inc.	6	\$1,030,755.00	5.88%
Columbus Capital Lending LLC	1	\$124,925.00	0.98%
Envoy Mortgage, Ltd	3	\$491,810.00	2.94%
Equity Prime Mortgage, LLC	1	\$150,350.00	0.98%
Fairway Independent Mortgage Corporation	12	\$2,123,686.00	11.76%
FBC Mortgage, LLC	5	\$1,042,905.00	4.90%
Guaranteed Rate, Inc.	1	\$116,850.00	0.98%
Hamilton Group Funding, Inc.	1	\$142,590.00	0.98%
Land Home Financial Services, Inc.	8	\$1,538,224.00	7.84%
Movement Mortgage, LLC	1	\$135,800.00	0.98%
Waterstone Mortgage Corporation	45	\$8,029,164.00	44.12%
TOTAL	102	\$18,315,861.00	100.00%

CITY SUMMARY

CITY	LOANS	AMOUNT	% OF TOTAL
Altamonte Springs	4	\$534,850.00	3.92%
Apopka	8	\$1,461,681.00	7.84%
Casselberry	2	\$206,625.00	1.96%
Clermont	1	\$106,400.00	0.98%
Eustis	2	\$345,303.00	1.96%
Fruitland Park	3	\$579,963.00	2.94%
Kissimmee	14	\$2,593,490.00	13.73%
Leesburg	1	\$189,150.00	0.98%
Longwood	1	\$189,053.00	0.98%
Mascotte	1	\$204,188.00	0.98%
Mount Dora	1	\$169,750.00	0.98%
Ocoee	3	\$657,810.00	2.94%
Orlando	42	\$7,345,690.00	41.18%
Oviedo	2	\$474,650.00	1.96%
Saint Cloud	6	\$1,319,750.00	5.88%
Sanford	3	\$559,670.00	2.94%
Sorrento	2	\$469,828.00	1.96%
Tavares	2	\$352,500.00	1.96%
Winter Park	2	\$226,195.00	1.96%
Winter Springs	2	\$329,315.00	1.96%
TOTAL	102	\$18,315,861.00	100.00%

COUNTY SUMMARY

COUNTY	LOANS	AMOUNT	% OF TOTAL
Lake	13	\$2,417,082.00	12.75%
Orange	56	\$9,841,726.00	54.90%
Osceola	19	\$3,762,890.00	18.63%
Seminole	14	\$2,294,163.00	13.73%
TOTAL	102	\$18,315,861.00	100.00%

HOUSEHOLD ANNUAL INCOME REPORT

ANNUAL INCOME	LOANS	% OF TOTAL
\$15,000-\$29,999	2	1.96%
\$30,000-\$44,999	33	32.35%
\$45,000-\$59,999	42	41.18%
\$60,000-\$74,999	20	19.61%
\$75,000-\$89,999	5	4.90%
TOTAL	102	100.00%

HOUSEHOLD SIZE REPORT

HOUSEHOLD SIZE	LOANS	% OF TOTAL
1 - One person	42	41.18%
2 - Two persons	24	23.53%
3 - Three persons	19	18.63%
4 - Four persons	13	12.75%
5 - Five persons	3	2.94%
6 - Six persons	1	0.98%
TOTAL	102	100.00%

LOAN AMOUNT REPORT

LOAN AMOUNT	LOANS	% OF TOTAL
\$50,000-\$75,000	1	0.98%
\$75,000-\$100,000	2	1.96%
\$100,000-\$125,000	10	9.80%
\$125,000-\$150,000	12	11.76%
\$150,000-\$175,000	22	21.57%
\$175,000-\$200,000	19	18.63%
\$200,000-\$225,000	21	20.59%
\$225,000-\$250,000	11	10.78%
\$250,000-\$275,000	4	3.92%
TOTAL	102	100.00%

PURCHASE PRICE REPORT

PURCHASE PRICE	LOANS	% OF TOTAL
\$50,000-\$75,000	1	0.98%
\$75,000-\$100,000	2	1.96%
\$100,000-\$125,000	6	5.88%
\$125,000-\$150,000	10	9.80%
\$150,000-\$175,000	17	16.67%
\$175,000-\$200,000	21	20.59%
\$200,000-\$225,000	23	22.55%
\$225,000-\$250,000	18	17.65%
\$250,000-\$275,000	3	2.94%
\$275,000-\$300,000	1	0.98%
TOTAL	102	100.00%

LOAN TYPE REPORT

LOAN TYPE	LOANS	% OF TOTAL
FreddieMac 80% AMI	22	21.57%
FreddieMac HFA Advantage	70	68.63%
FreddieMac OVER 80% AMI	10	9.80%
TOTAL	102	100.00%

PROPERTY TYPE REPORT

PROPERTY TYPE	LOANS	% OF TOTAL
1 Unit Single Family Detached	79	77.45%
Condominium	17	16.67%
Duplex w/approval	3	2.94%
Rowhouse	1	0.98%
Townhouse	2	1.96%
TOTAL	102	100.00%

CATEGORY TYPE REPORT

TYPE	LOANS	% OF TOTAL
Existing	99	97.06%
New	3	2.94%
Unspecified	0	0.00%
TOTAL	102	100.00%

TARGET/NON TARGET REPORT

TYPE	LOANS	AMOUNT	% OF TOTAL
TARGET	4	\$609,580.00	3.92%
NON TARGET	98	\$17,706,281.00	96.08%
TOTAL	102	\$18,315,861.00	100.00%

INTEREST RATE LISTING REPORT

RATE	COUNT	AMOUNT	% OF TOTAL
2.8750%	4	\$569,795.00	3.92%
3.0000%	1	\$191,000.00	0.98%
3.1250%	4	\$726,006.00	3.92%
3.2500%	6	\$1,128,610.00	5.88%
3.3750%	6	\$1,038,510.00	5.88%
3.5000%	3	\$673,200.00	2.94%
3.7500%	2	\$441,350.00	1.96%
3.8750%	2	\$442,390.00	1.96%
4.2500%	1	\$123,675.00	0.98%
4.3750%	1	\$150,350.00	0.98%
4.5000%	3	\$543,103.00	2.94%
4.6250%	10	\$1,869,016.00	9.80%
4.7500%	5	\$1,085,750.00	4.90%
4.8750%	6	\$1,009,560.00	5.88%
5.0000%	1	\$179,550.00	0.98%
5.1250%	2	\$327,240.00	1.96%
5.2500%	18	\$2,999,840.00	17.65%
5.3750%	20	\$3,441,481.00	19.61%
5.5000%	4	\$781,307.00	3.92%
5.6250%	3	\$594,128.00	2.94%
TOTAL	102	\$18,315,861.00	100.00%

INTEREST RATE RANGES REPORT

RATE	LOANS	% OF TOTAL
2.7500% - 2.9900%	4	3.92%
3.0000% - 3.2400%	5	4.90%
3.2500% - 3.4900%	12	11.76%
3.5000% - 3.7400%	3	2.94%
3.7500% - 3.9900%	4	3.92%
4.2500% - 4.4900%	2	1.96%
4.5000% - 4.7400%	13	12.75%
4.7500% - 4.9900%	11	10.78%
5.0000% - 5.2400%	3	2.94%
5.2500% - 5.4900%	38	37.25%
5.5000% - 5.7400%	7	6.86%
TOTAL	102	100.00%

FIRST TIME HOMEBUYER REPORT

FIRST TIME HOMEBUYER	LOANS	% OF TOTAL
No	2	1.96%
Yes	100	98.04%
TOTAL	102	100.00%

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	75	\$562,500.00	\$7,500.00

GENDER REPORT

GENDER	LOANS	% OF TOTAL
MALE	58	57.43%
FEMALE	43	42.57%
NONBINARY	1	0.99%
UNDISCLOSED	0	0.00%
TOTAL	101	100.00%

RACE REPORT

DESCRIPTION	LOANS	% OF TOTAL
American Indian/ Alaskan Native & Black/ A	1	0.98%
Black/ African American	22	21.57%
Black/African American & White	2	1.96%
Other	9	8.82%
Tenant Declined to Respond	2	1.96%
White	66	64.71%
TOTAL	102	100.00%

ETHNICITY REPORT

ETHNICITY	LOAN	AMOUNT	% OF TOTAL
HISPANIC	40	\$7,203,517.00	39.22%
NON HISPANIC	59	\$10,452,724.00	57.84%
OTHER	3	\$659,620.00	2.94%
TOTAL	102	\$18,315,861.00	100.00%

RACE BY ETHNICITY REPORT

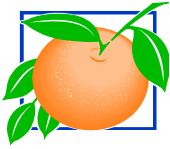
RACE	HISPANIC	NONHISPANIC	OTHER	LOANS	% OF TOTAL
American Indian/ Alaskan Native & Black/ African Ame	1	0	0	1	0.98%
Black/ African American	0	21	1	22	21.57%
Black/African American & White	1	1	0	2	1.96%
Other	6	2	1	9	8.82%
Tenant Declined to Respond	1	0	1	2	1.96%
White	31	35	0	66	64.71%
TOTAL	40	59	3	102	100.00%

PIPELINE REPORT

PROGRAM PIPELINE	LOANS	AMOUNT	% OF TOTAL
Reservation	1	\$124,000.00	0.98%
Purchased/Service	1	\$161,100.00	0.98%
Investor/Trustee	100	\$18,030,761.00	98.04%
TOTAL	102	\$18,315,861.00	100.00%

PROGRAM SUMMARY

AVERAGE PRINCIPAL MORTGAGE:	\$179,567.26
AVERAGE PURCHASE PRICE:	\$187,435.74
AVERAGE DPA AMOUNT:	\$6,500.00
AVERAGE AGE OF PRIMARY BORROWER:	37
AVERAGE HOUSEHOLD SIZE:	2
AVERAGE EMPLOYED IN HOUSEHOLD:	1
AVERAGE HOUSEHOLD ANNUAL INCOME:	\$51,109.22



W.D. MORRIS
EXECUTIVE DIRECTOR

CONSENT ITEM

BOARD OF DIRECTORS

MERCEDES MCCALL
CHAIR

VERNICE ATKINS-BRADLEY
VICE CHAIR

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, Program Operations Administrator
DATE:	March 31, 2021
RE:	MULTI-FAMILY OCCUPANCY/ INSPECTION REPORT APRIL 7, 2021 - REGULAR BOARD OF DIRECTORS' MEETING

OCCUPANCY REPORT

The Occupancy Report rates for the period of February 24 to March 25, 2021, 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.

ACTION REQUESTED

For information only.

Multi-Family Occupancy Report

BeginReportingPeriod: **2 /24/2021**

EndReportingPeriod: **3 /25/2021**

Property: (Status, Address)	Total Units	Occupied Units	Occup. %	Prior Month Occu%	Low Income:				Flag%	Comments
					Occupied Unit	Occup. %	Prior Month Occup. %			
Anderson Oaks, Active 708 Anderson St, Orlando	12	12	100%	100%	12	100%	100%		100%	
Boca Vista (Chantham Harbor Refu 545 Nantucket Court, Altamonte Springs	324	309	95%	95%	66	20%	20%		20%	
Charleston Club Apartments, Activ 500 Fox Quarry Lane, Sanford	288	287	100%	100%	245	85%	85%		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	169	96%	96%	169	96%	96%		40%	
Crestwood Apartments, Active 3121 Crestwood Circle, St. Cloud	216	215	100%	100%	215	100%	100%		40%	
Dean Woods Place, Active 9808 Dean Woods Place, Orlando	48	47	98%	98%	47	98%	98%		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	258	98%	98%	258	98%	98%		40%	
Fountains at Lee Vista, Active 5743 Bent Pine Dr, Orlando	508	491	97%	96%	292	57%	56%		31%	
Fountains at Millenia Phase II, Acti 5316 Millenia Blvd., Orlando	32	32	100%	100%	32	100%	100%		40%	
Fountains at Millenia Phase III, Acti 5316 Millenia Blvd., Orlando	82	82	100%	99%	82	100%	99%		40%	
Fountains at Millenia Phase IV, Act 5316 Millenia Blvd, Orlando	100	98	98%	99%	98	98%	99%		40%	

Wednesday, March 31, 2021

Page 1 of 4

Property: (Status, Address)	Total Units	Occupied Units	Occup. %	Prior Month Occu%	Low Income:				Flag%	Comments
					Occupied Unit	Occup. %	Prior Month Occup. %			
Goldenrod Pointe Apartments, Active 3500 N Goldenrod Road, Orlando	70	68	97%	97%	68	97%	97%		60%	
Governors Manor, Active 2861 LB McLeod Rd, Orlando	120	117	98%	98%	117	98%	98%		75%	
Green Gables (Alhambra Trace), Active 5201 Via Alizar Dr, Orlando	95	95	100%	99%	95	100%	99%		100%	
Kensington Oaks, Active 440 S. Mellonville Ave, Sanford	20	18	90%	100%	18	90%	100%		75%	
Lake Davis Apartments, Active 1301 Catherine Street, Orlando	36	35	97%	97%	35	97%	97%		75%	
Lake Harris Cove Apartments, Active 32511 Lake Harris Cove Avenue, Leesburg	152	147	97%	99%	115	76%	76%		40%	
Lake Jennie Phase I, Active 1301 Santa Barbara Dr, Sanford	25	25	100%	96%	25	100%	96%		75%	
Lake Jennie Phase II, Active 1312 Santa Barbara Dr, Sanford	40	37	93%	95%	37	93%	95%		75%	
Lake Sherwood Apartments, Active 1826 London Crest Drive, Orlando	90	90	100%	99%	90	100%	99%		40%	
Lake Weston Pointe Apartments, Active 2201 Weston Point Dr, Orlando	240	240	100%	100%	240	100%	100%		100%	
Lakeside Retreat at 27, Active 1403 Old Harbor Blvd., Leesburg	128	124	97%	97%	124	97%	97%		40%	
Lancaster Villas, Active 800 W. Lancaster Rd, Orlando	145	141	97%	98%	141	97%	98%		100%	
Landings at Carver Park, Active 1150 Conley Street, Orlando	56	55	98%	98%	55	98%	98%		40%	
Landings on Millenia, Active 5150 Millenia Boulevard, Orlando	336	328	98%	99%	246	73%	74%		40%	
Landon Pointe Apartments, Active 1705 Grande Pointe Avenue, Orlando	276	274	99%	96%	274	99%	96%		40%	

Property: (Status, Address)	Total Units	Occupied Units	Occup. %	Prior Month Occu%	Low Income:				Flag%	Comments
					Occupied Unit	Occup. %	Prior Month Occup. %			
Landon Trace Townhomes (Bucha 1813 Buchanan Bay Circle, Orlando	228	225	99%	98%	225	99%	107%		100%	
Landstar Park Apartments, Active 1001 Landstar Drive, Orlando	156	156	100%	99%	156	100%	99%		40%	
Laurel Oaks Phase I (Sleepy Hollo 2700 Laurel Hollow Dr., Leesburg	144	136	94%	93%	136	94%	93%		40%	
Laurel Oaks Phase II (Sleepy Hollo 2700 Laurel Hollow Dr., Leesburg	108	102	94%	93%	102	94%	93%		40%	
Lee Vista Club Apartments, Active 5903 Lee Vista Blvd, Orlando	312	306	98%	97%	306	98%	97%		40%	
Marbella Cove, Active 7528 Marbella Pt. Drive, Orlando	104	104	100%	98%	104	100%	98%		0%	
Marbella Pointe, Active 7528 Marbella Pt. Drive, Orlando	120	120	100%	99%	120	100%	99%		40%	
Mendel Villas, Active 3538 Aristotle Ave, Orlando	32	29	91%	94%	29	91%	94%		100%	
Nassau Bay Apartments, Active 5200 North Orange Blossom Trail, Orlando	492	487	99%	99%	487	99%	99%		100%	
Oak Harbor Apartments, Active 5770 Harbor Chase Circle, Orlando,	176	175	99%	99%	175	99%	99%		20%	
Oviedo Town Center Phase I, Activ 450 Fontana Circle #105, Oviedo	106	106	100%	100%	106	100%	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%	100%	72	100%	100%		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	100	96%	95%	100	96%	95%		40%	
Rolling Acres Phase I, Active 824 CrR 466, Lady Lake	104	100	96%	96%	100	96%	96%		40%	
Rolling Acres Phase II, Active 824 CR 466, Lady Lake	35	33	94%	94%	33	94%	94%		40%	
SouthWinds Cove, Active 3400 Southwinds Cove Way, Leesburg	112	110	98%	96%	89	79%	77%		40%	
Spring Lake Cove Phase I, Active 1508 Spring Lake Cove Lane, Fruitland Park	96	93	97%	95%	74	77%	76%		40%	
Spring Lake Cove Phase II, Active 1508 Spring Lake Cove Lane, Fruitland Park	48	44	92%	92%	44	92%	92%		40%	
Vista Pines Apartments, Active 401 N Chickasaw Trail, Orlando	238	236	99%	100%	236	99%	100%		40%	
Westgate Apartments (Alta Westga 6872 Alta West Drive, Orlando	240	239	100%	100%	239	100%	100%		40%	
Westwood Park Apartments, Activ 11037 Laguna Bay Dr, Orlando	178	177	99%	100%	177	99%	100%		40%	
Willow Key Apartments, Active 5590 Arnold Palmer Dr, Orlando	384	382	99%	99%	382	99%	99%		40%	
Total Units:	8,004									
Current Period Summary:		7,861	98%		7,223	94%				
Prior Period Summary:		7,836	98%		7,212	94%				

Total Number of Properties: 55