



ORANGE COUNTY HOUSING FINANCE AUTHORITY

AGENDA PACKAGE BOARD OF DIRECTORS MEETING

WEDNESDAY, JANUARY 7, 2026 | 8:30 A.M.

ORANGE COUNTY ADMINISTRATION BUILDING

201 South Rosalind Ave – Orlando, FL 32801 | Legal “A” Conference Room, 3rd Floor





FRANTZ DUTES
EXECUTIVE DIRECTOR

ORANGE COUNTY HOUSING FINANCE AUTHORITY

OCHFA BOARD OF DIRECTORS MEETING
January 7, 2026 ~ 8:30 A.M.

AGENDA

BOARD OF DIRECTORS

CURTIS HUNTER
CHAIR

RAY COLADO
VICE CHAIR

WIL STAMPER
BOARD MEMBER

SUSY JETTE
BOARD MEMBER

MARK LEWIS
BOARD MEMBER

PUBLIC COMMENT

CONSENT AGENDA

A. GENERAL ADMINISTRATION

1. Adoption of November 5, 2025, Board of Directors Meeting minutes. P. 4-6
2. Ratification of November 5, 2025, Ad Hoc Committee Meeting minutes. P. 7-8

B. EXECUTIVE DIRECTOR'S OFFICE

1. Multi-Family Housing Revenue Bonds Pipeline Report. P. 9-12
2. Board Meeting Schedule 2026 P. 13-14

C. FINANCIAL MANAGEMENT

1. Acknowledgement of the consolidated balance sheet for the Operating Fund; acknowledgement of the following: combined statement of revenues/expenses changes in retained earnings; FY 2026 operating fund comparison of budget vs. actual; FY 2026 operating fund comparison of actual revenues & expenses; summary of OCHFA's operating fund investments. P. 15-36
2. GAP Loan Report. P. 37-40

D. PROGRAM OPERATIONS

1. Acknowledgement of the Current Status of the Single-Family Homeowner Revenue Bond (HRB) Program. P. 41-54
2. Acknowledgement of the Multi-Family Occupancy Report. P. 55-58

DISCUSSION AGENDA

A. EXECUTIVE DIRECTOR

1. Annual election of Chair/Vice Chair P. 59-62
2. Appointment of a member to the Program Committee P. 63
3. Consider approval of the Ad Hoc Committee's recommendation for staff to negotiate a contract with Bryant Miller Olive, P.A. to serve as Bond Counsel; should negotiations fail, staff would be authorized to negotiate with the second firm Greenberg Traurig, P.A.. P. 64-65
4. Consider approval of the Ad Hoc Committee's recommendation for staff to negotiate a contract with Greenberg Traurig, P.A. to serve as General Counsel; should negotiations fail, staff would be authorized to negotiate with the second firm, Bryant Miller Olive, P.A. P. 66

Section 286.0105, Florida Statutes, states that if a person decides to appeal any decision made by a board, agency, or commission with respect to any matter considered at a meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

La Sección 286.0105 de los Estatutos de la Florida establece que si una persona decide apelar cualquier decisión tomada por una junta, agencia o comisión con respecto a cualquier asunto considerado en una reunión o audiencia, necesitará un registro de los procedimientos y que, para tal fin, es posible que deba asegurarse de que se haga un registro literal de los procedimientos. cuyo expediente incluye los testimonios y las pruebas en que se basará la apelación.

Seksyon 286.0105, Lwa Florida, deklare ke si yon moun deside fè apél kont nenpòt desizyon ki te pran pa yon tablo, ajans, oswa komisyon ki gen rapò ak nenpòt pwoblèm konsidere nan yon reyinyon oswa yon odyans, li pral bezwen yon dosye sou pwosedi yo, e ke, pou rezon sa yo, li ka bezwen asire ke yon dosye vebal nan pwosedi yo fèt, ki dosye gen ladan temwayaj ak prèv ki montre apél la dwe baze.

Orange County does not discriminate on the basis of race, color, national origin, sex, age, religion, disability or family status. Those with questions or concerns about nondiscrimination, those requiring special assistance under the Americans with Disabilities Act (ADA), and those requiring language assistance (free of charge) should contact the Title VI/Nondiscrimination Coordinator at access@ocfl.net or by calling 3-1-1 (407-836-3111).

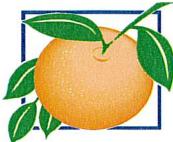
If you are hearing or speech impaired, you may reach the phone numbers above by dialing 711.

El Condado de Orange no discrimina por motivos de raza, color, origen nacional, sexo, edad, religión, discapacidad o situación familiar. Aquellos que tengan preguntas o inquietudes sobre la no discriminación, aquellos que requieran asistencia especial según la Ley de Estadounidenses con Discapacidades (ADA) y aquellos que requieran asistencia lingüística (gratuita) deben comunicarse con el Coordinador de No Discriminación/Título VI en access@ocfl.net o llamando 3-1-1 (407-836-3111).

Si tiene problemas de audición o del habla, puede comunicarse con los números de teléfono anteriores marcando 711.

Orange County pa fè diskriminasyon sou baz ras, koulè, orijin nasyonal, sèks, laj, reliyon, andikap oswa sitiyyasyon fanmi. Moun ki gen kesyon oswa enkyetid konsènan non diskriminasyon, moun ki bezwen asistans espesyal dapre Lwa Ameriken andikape yo (ADA), ak moun ki bezwen asistans nan lang (gratis) ta dwe kontakte Kowòdonatè Tit VI/Nondiscrimination nan access@ocfl.net oswa lè yo rele 3-1-1 (407-836-3111).

Si w gen pwoblèm pou tande oswa pou w pale, ou ka kontakte nimewo telefòn ki anwo yo lè w konpoze 711.



FRANTZ DUTES
EXECUTIVE DIRECTOR

MEMORANDUM

BOARD OF DIRECTORS

CURTIS HUNTER
CHAIR

RAY COLADO
VICE CHAIR

WIL STAMPER
BOARD MEMBER

SUSY JETTE
BOARD MEMBER

MARK LEWIS
BOARD MEMBER

TO: Curtis Hunter, Board of Directors, OCHFA
 Ray Colado, Board of Directors, OCHFA
 Wil Stamper, Board of Directors, OCHFA
 Susy Jette, Board of Directors, OCHFA
 Mark Lewis, Board of Directors, OCHFA
 Warren S. Bloom, General Counsel, Greenberg Traurig, P.A.
 Mike Watkins, General Counsel, Greenberg Traurig, P.A.
 David Jones, Financial Advisor, CSG Advisors
 Helen H. Feinberg, Senior Managing Underwriter, RBC Capital Markets
 Donald Peterson, Co-Managing Underwriter, Raymond James
 Tim Wranovix, Co-Managing Underwriter, Raymond James
 Whitney Evers, Senior Assistant County Attorney – Orange County
 Stephanie Taub, Manager, Fiscal & Business Services – Orange County
 James Audette, Trustee – US Bank

FROM: Frantz Dutes, Executive Director

DATE: December 16, 2025

RE: JANUARY 7, 2026 BOARD OF DIRECTORS MEETING AGENDA

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

Date: Wednesday, January 7, 2026
Time: 8:30 a.m.
Location: Orange County Administration Center
 Legal "A" Conference Room, 3rd Floor
 201 South Rosalind Avenue, Orlando, Florida 32801

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

ORANGE COUNTY HOUSING FINANCE AUTHORITY

BOARD OF DIRECTORS

C. HUNTER | R. COLADO | W. STAMPER | S. JETTE | M. LEWIS

OFFICIAL MEETING MINUTES

Meeting: Board of Directors Meeting **Date:** Wednesday, November 5, 2025 **Time:** 8:30am
Location: Orange County Administration Center – Commissioners Chambers – 1st Fl., 201 S. Rosalind Ave., Orlando, FL.

<u>Board Members</u>		<u>Board Members</u>	<u>OCHFA Staff</u>		<u>OCHFA Professionals</u>	<u>County Staff</u>
PRESENT	ABSENT	PRESENT	PRESENT	PRESENT	PRESENT	PRESENT
<u>Curtis Hunter</u> <small>Chair</small>	<u>Will</u> <u>Stamper</u>	<u>Susy Jette</u> <small>Board Member</small>	<u>Frantz Dutes</u> <small>Executive Director</small>	<u>C. Price</u>	<u>Mike Watkins, Esq.</u> <small>GTLaw</small>	<u>Mason Lively</u> <small>Fiscal Business Svcs</small>
<u>Ray Colado</u> <small>Vice Chair</small>	<u>Board Member</u>	<u>Mark Lewis</u> <small>Board Member</small> <small>(Arrived late)</small>	<u>Kayode Adetayo</u> <small>CFO</small>	<u>R. Smith</u>	<u>David Jones</u> <small>CSG Advisors</small>	
				<u>D. Perez</u>	<u>Debbie Berner</u> <small>Sr. Managing Underwriter</small>	
				<u>M. Guzman</u>	<u>Tim Wranoix</u> <small>Co-managing Underwriter</small>	
				<u>S. Oates</u>		

MEETING OPENED: There being a quorum, Chair, Curtis Hunter, called the meeting to order at 8:30 a.m.

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

CONSENT AGENDA:

A. GENERAL ADMINISTRATION

- Adoption of November 5, 2025, Regular Board of Directors meeting minutes.

B. EXECUTIVE DIRECTOR'S OFFICE

- Multi-Family Housing Revenue Bonds Pipeline Report.

C. FINANCIAL MANAGEMENT

- Acknowledgement 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 2025, operating fund comparison of budget vs. actual; acknowledgement of FY 2025, operating fund comparison of actual revenues & expenses; acknowledgement summary of OCHFA's operating fund investments.
- GAP Loan Report.

D. PROGRAM OPERATIONS

- Acknowledgement of the Current Status of the Single-Family Homeowner Revenue Bond (HRB) Program.
- Acknowledgement of the Multi-Family Occupancy Report.

ACTION TAKEN

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

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

DISCUSSION AGENDA:**A. EXECUTIVE DIRECTOR****REQUEST APPROVAL OF BOND RESOLUTION #2025-09, FOR THE PROPOSED SINGLE FAMILY SERIES 2025-A HOMEOWNER MORTGAGE REVENUE BONDS, IN AN AMOUNT NOT-TO-EXCEED \$16MM.**

Mr. Dutes, addressed the Board regarding approval of Bond Resolution #2025-09, for the proposed Single Family Series 2025A Homeowner Mortgage Revenue Bonds in an amount not to exceed \$16MM. He proceeded with a PowerPoint presentation outline that included the accomplishments achieved with the current Series 2024A Bond Issue, Structure, Objectives, Timeline of the 2025A Bond Issue, address any questions from the Board, and wrap up with the Action Requested.

In summary, Mr. Dutes reported:

- We have used our 2024A Bond Issue, and Advance Loan Program to originate 126 loans in the total amount of approximately \$34.5MM.
- Approximately 52% of the homes financed, were purchased at a price between \$250k-\$325K, which is well below the Orlando median sales of \$425K.
- Each homebuyer received \$10k in down payment assistance from OCHFA, which is a zero interest loan, payable to the authority in 30 years. Lastly the average annual income was \$73.5K for our homebuyers.

Mr. Dutes then reported on the proposed 2025A Bond Issue, the amount of the 2025A Bond Issue is \$15,550,000, he reviewed the list of professionals assisting with the bond issue. He also reported that some of the bonds will be sold at a premium of approximately 109.15% and will generate approximately \$457K which will be used to finance down payment assistance for approximately 40 homebuyers. The remaining bonds will be sold at par. The Bonds have been rated "Aa1" by Moodys, and the total cash contribution from OCHFA for the 2025A Bond Issue is \$676,075. He also reported that the objectives of the 2025A Bond Issue is to fully fund the loans that are warehoused by the Authority, and generate issuer fees for the Authority,

Mr. Dutes reviewed the timeline for the Bond Issue, and opened the floor to any questions from the Board. Board member Colado inquired about the difference between the \$457,500 premium and the \$357,500 that will be used to purchase second mortgages. Mr. Jones confirmed that the difference of 100K will be used to over collateralize the bonds, the remaining \$357,500 will be used to purchase second mortgages for 35 homebuyers. Mr. Jones noted that it is possible that more premium could be raised. Board member Colado also inquired about the difference between the Authority contribution of \$686,075, and the anticipated \$718,575 that the Authority will receive. Mr. Jones noted that the anticipated difference is the Premium.

B. OTHER BUSINESS

Mr. Dutes introduced Ms. Robinette Smith as the new Fiscal Officer II with OCHFA, and informed the Board that Ms. Roman has resigned from OCHFA effective November 7, 2025. He acknowledged her contribution to the Authority's success.

ADJOURNMENT

There being no further business, Chair Curtis Hunter, adjourned the meeting at 8:44 a.m.

ATTEST:

FRANTZ DUTES
EXECUTIVE DIRECTOR

CURTIS HUNTER
CHAIR

MINUTES PREPARED BY SANDRA OATES

ORANGE COUNTY HOUSING FINANCE AUTHORITY

BOARD OF DIRECTORS

C. HUNTER | R. COLADO | W. STAMPER | S. JETTE | M. LEWIS

OFFICIAL MEETING MINUTES

Meeting: Ad Hoc Committee **Date:** Wednesday, November 5, 2025 **Time:** 9:01a.m.
Location: Orange County Administration Center – 1st FL – Room #105, 201 S. Rosalind Ave., Orlando, FL.

Committee/ Board Members	OCHFA Staff	Professionals
PRESENT	PRESENT	
Curtis Hunter Chair	Wil Stamper Member	Frantz Dutes Executive Director
Ray Colado Member		Chaynae Price Mildred Guzman Sandra Oates
	Olukayode Adetayo Chief Financial Officer	David Jones Financial Advisor – CSG Advisors

MEETING CONVENED: There being a quorum, Committee Chair, Curtis Hunter, called the Ad Hoc Committee meeting to order at 9:05 a.m. He informed the Ad Hoc Committee that the purpose of the meeting is to evaluate the responses received to the Authority's Request for Proposal (RFP) for General Counsel and, Bond Counsel Services. He then asked Frantz Dutes, Executive Director, to address the Committee regarding the responses received to the Authority's Request for Proposals. The Evaluation Committee for this RFP included: Chair, Curtis Hunter, Frantz Dutes, Executive Director, and David Jones, Financial Advisor, CSG Advisors.

DISCUSSION AGENDA: Mr. Dutes, asked if the Ad Hoc Committee members had an opportunity to score the evaluations, committee members, Colado and Stamper acknowledged they did not score the evaluations. Chairman Hunter scored the evaluations but, he had a question concerning the scoring of the fees. Mr. Dutes then informed the Ad Hoc Committee that to facilitate our discussion a brief definition of General Counsel and Bond Counsel Services is included in their Agenda Package. He then stated that the Authority received five (5) proposals regarding the RFP for Bond Counsel Services from:

1. Kutak Rock
2. Gilmore Bell
3. Bryant Mill Olive, P.A.
4. Foley Lardner
5. Greenberg Traurig Law, P.A.

and two (2) for General Counsel Services

1. Greenberg Traurig, P.A.
2. Bryant Miller Olive, P.A.

BOND COUNSEL SERVICES: Mr. Dutes informed the Ad Hoc Committee that in an effort to be objective, the evaluation criteria included a score for each criteria, however, the goal is to reach a consensus recommendation from the Ad Hoc Committee to the Board. Committee member Colado inquired about Board member involvement, term of the contract, and how long GT Law has served as Bond Counsel for the Authority. Mr. Dutes noted the importance of having the Committee members involved, and that the contract will be a three (3) year contract. Ms. Guzman mentioned that GT Law has been with the Authority before she was hired, which is over thirty (30) years ago. The Evaluation Committee concurred that Bryant Miller Olive has the most experience as documented by their representation of most of the Housing Finance Authorities in Florida. After a lengthy discussion, the Committee agreed to rank the bond counsel RFP responses in the following order:

1. Bryant Miller Olive, P.A.
2. Greenberg Traurig Law, P.A.
3. Kutak Rock

4. Gilmore Bell
5. Foley Lardner

ACTION TAKEN

There being no further discussion, the Ad Hoc Committee recommends Board approval of the Ad Hoc Committee's recommendation at the December 3, 2025, board meeting for staff to negotiate a contract with Bryant Miller Olive, P.A. to serve as Bond Counsel; should negotiations fail, staff would be authorized to negotiate with the second firm Greenberg Traurig, P.A..

MOTION / SECOND: R. Colado/ W. Stamper AYE BY VOICE VOTE: All Present NAY BY VOICE VOTE: _____ ABSTAINED: _____

GENERAL COUNSEL SERVICES

After introductory remarks concerning the General Counsel RFP by Mr. Dutes, and a discussion concerning the two applicants, the Ad Hoc Committee recommends Board approval of the Ad Hoc Committee's recommendation at the December 3, 2025 Board Meeting for staff to negotiate with Greenberg Traurig, P.A. as General Counsel, should negotiations fail, staff would be authorized to negotiate with Bryant Miller Olive, P.A.

ACTION TAKEN

There being no further discussion, the Ad Hoc Committee recommends Board approval of the Ad Hoc Committee's recommendation at the December 3, 2025, board meeting for staff to negotiate a contract with Greenberg Traurig, P.A. to serve as General Counsel; should negotiations fail, staff would be authorized to negotiate with the second firm Bryant Miller Olive, P.A..

MOTION / SECOND: R. Colado/ W. Stamper AYE BY VOICE VOTE: All Present NAY BY VOICE VOTE: _____ ABSTAINED: _____

ADJOURNMENT

There being no further business, Committee Chairman Curtis Hunter, adjourned the meeting at 9:44 a.m.

ATTEST:

FRANTZ DUTES
EXECUTIVE DIRECTOR

CURTIS HUNTER
COMMITTEE CHAIR

MINUTES PREPARED BY SANDRA OATES



FRANTZ DUTES
EXECUTIVE DIRECTOR

CONSENT ITEM

BOARD OF DIRECTORS

CURTIS HUNTER
CHAIR

RAY COLADO
VICE CHAIR

WIL STAMPER
BOARD MEMBER

SUSY JETTE
BOARD MEMBER

MARK LEWIS
BOARD MEMBER

MEMORANDUM

TO: OCHFA Board of Directors

FROM: Frantz Dutes, Executive Director

DATE: December 8, 2025

RE: **MULTI-FAMILY HOUSING MORTGAGE REVENUE BONDS
PIPELINE REPORT
JANUARY 7, 2026 REGULAR BOARD OF DIRECTORS
MEETING**

The Multi-Family Housing Mortgage Revenue Bonds Pipeline Report is attached. As of December 8, 2025, we have 1,825 units in process, and a total of \$353,373,650 in bonds issued/pending. On October 31, 2025 we closed on the financing for Valencia Trace Apartments. The development is currently under construction.

ACTION REQUESTED: Information Only

OCHFA MULTI-FAMILY HOUSING MORTGAGE REVENUE BONDS PIPELINE REPORT

December 8, 2025

Applicant/ Developer	Location	Units	Bond Amount	Application Received	Inducement Approved	Bond Resolution Approved	Total Development Cost	Per Unit Cost	Status
Osprey Sound Phase II	5453 South Rio Grande Avenue Orlando Fl 32839	116	\$ 30,000,000	28-May-25	8/6/2025		\$ 46,441,459	*	\$400,357 * Applicant Working on Financial Structure
Standard Palm Grove Venture LP	3944 WD Judge Drive Orlando FL 32808	142	\$ 30,000,000	5/14/2025	6/4/2025		\$ 57,914,003	*	\$407,845 * Applicant Working on Financial Structure
Crossroads Preservation LP	4381 Crossroads Court Orlando, FL 32811	94	\$ 25,000,000	21-May-25	6/4/2025		\$ 42,865,455	*	\$456,015 * Applicant Working on Financial Structure
Valencia Trace (FL) Owner LP	101 Grande Valencia Trace Drive	229	\$ 47,000,000	11/12/2024	1/8/2024	11/5/2025	\$ 77,582,109		\$338,787 Under Rehabilitation
The Waters/Dominium	1255 Plymouth Sorrento Road Apopka FL 32712	180	\$ 37,000,000	7/3/2023	9/6/2023	11/6/2024	\$ 62,938,003		\$349,656 Under Construction
52 At Park/Lincoln Avenue Capital	3225 West Colonial Drive Orlando FL 32808	300	\$ 55,000,000	8/12/2021	10/6/2021	10/4/2023	\$ 102,402,544		\$341,342 Under Construction
Southwick Commons/Wendover Housing	461 East 7th Street Apopka FL 32703	192	\$ 31,000,000	8/27/2021	10/6/2021	12/6/2023	\$ 64,786,980		\$337,432 Under Construction
Silver Lake Apartments/ Volunteers of America	5102 Cinderlane Pkwy Orlando FL 32808	104	\$ 13,500,000	8/19/2021	10/6/2021	5/1/2024	\$ 28,435,040		\$273,414 Under Rehabilitation
Huntington Reserve/Lincoln Avenue Capital	2000 Rosecliff Circle Sanford FL 32773	168	\$ 34,373,650	7/21/2023	9/6/2023	8/7/2024	\$ 62,237,897		\$370,464 Under Rehabilitation
Catchlight Crossings Phase II/Wendover Housing	Destination Parkway/Adjacent to the Convention Center	150	\$ 25,000,000	4/8/2022	10/5/2022		\$ 47,459,974	*	\$316,400 * Applicant Working on Financial Structure
Catchlight Crossings Phase IV/Wendover Housing	Parkway/Adjacent to the Convention Center	150	\$ 25,000,000	4/8/2022	10/5/2022		\$ 47,459,974	*	\$316,400 * Applicant Working on Financial Structure
		1,825	\$ 353,373,650				\$ 640,523,438		\$ 350,972

NOTES:

*Preliminary subject to change



FRANTZ DUTES
EXECUTIVE DIRECTOR

CONSENT ITEM

BOARD OF DIRECTORS

CURTIS HUNTER
CHAIR

RAY COLADO
VICE CHAIR

WIL STAMPER
BOARD MEMBER

SUSY JETTE
BOARD MEMBER

MARK LEWIS
BOARD MEMBER

MEMORANDUM

TO: OCHFA Board of Directors

FROM: Frantz Dutes, Executive Director

DATE: November 13, 2025

RE: **MULTI-FAMILY HOUSING MORTGAGE REVENUE BONDS PIPELINE
REPORT
DECEMBER 3, 2025 REGULAR BOARD OF DIRECTORS MEETING**

The Multi-Family Housing Mortgage Revenue Bonds Pipeline Report is attached. As of November 13, 2025, we have 1,825 units in process, and a total of \$353,373,650 in bonds issued/pending. On October 31, 2025 we closed on the financing for Valencia Trace Apartments. The development is currently under construction.

ACTION REQUESTED: Information Only

OCHFA MULTI-FAMILY HOUSING MORTGAGE REVENUE BONDS PIPELINE REPORT

November 13, 2025

Applicant/ Developer	Location	Units	Bond Amount	Application Received	Inducement Approved	Bond Resolution Approved	Total Development Cost	Per Unit Cost	Status
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Crossroads Preservation LP	4381 Crossroads Court Orlando, FL 32811	94	\$ 25,000,000	21-May-25	6/4/2025		\$ 42,865,455 *	\$ 456,015 *	Applicant Working on Financial Structure
Valencia Trace (FL) Owner LP	101 Grande Valencia Trace Drive	229	\$ 47,000,000	11/12/2024	1/8/2024	11/5/2025	\$ 77,582,109	\$ 338,787	Under Rehabilitation
The Waters/Dominium	1255 Plymouth Sorrento Road Apopka FL 32712	180	\$ 37,000,000	7/3/2023	9/6/2023	11/6/2024	\$ 62,938,003	\$ 349,656	Under Construction
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Huntington Reserve/Lincoln Avenue Capital	2000 Rosecliff Circle Sanford FL 32773	168	\$ 34,373,650	7/21/2023	9/6/2023	8/7/2024	\$ 62,237,897	\$ 370,464	Under Rehabilitation
Catchlight Crossings Phase III/Wendover Housing	Destination Parkway/Adjacent to the Convention Center	150	\$ 25,000,000	4/8/2022	10/5/2022		\$ 47,459,974 *	\$ 316,400 *	Applicant Working on Financial Structure
Catchlight Crossings Phase IV/Wendover Housing	Destination Parkway/Adjacent to the Convention Center	150	\$ 25,000,000	4/8/2022	10/5/2022		\$ 47,459,974 *	\$ 316,400 *	Applicant Working on Financial Structure
		1,825	\$ 353,373,650				\$ 640,523,438	\$ 350,972	

NOTES:

*Preliminary subject to change



FRANTZ DUTES
EXECUTIVE DIRECTOR

MEMORANDUM

BOARD OF DIRECTORS

CURTIS HUNTER
CHAIR

RAY COLADO
VICE CHAIR

WIL STAMPER
BOARD MEMBER

SUSY JETTE
BOARD MEMBER

MARK LEWIS
BOARD MEMBER

TO: OCHFA Board of Directors

FROM: Frantz Dutes, Executive Director

DATE: December 9, 2025

RE: 2026 BOARD OF DIRECTORS MEETING CALENDAR AND LOCATION UPDATE
JANUARY 7, 2026 REGULAR BOARD OF DIRECTORS MEETING

The Orange County Office of Communications has informed us that the Board of County Commission Chambers will be undergoing renovations and will not be available on January 7, 2026 and from August 2026–December 2026. In our efforts to ensure compliance with the Florida Sunshine Law and minimize any disruption to your schedules, we have made the following updates to our meeting calendar for 2026:

- The January 7, 2026 Board Meeting will be conducted at the County Administration Building in Legal Room "A" located on the 3rd floor.
- From August 2026–December 2026, our monthly Board Meeting will be conducted at the County Administration Building in Legal Room "A" located on the 3rd floor.

Lastly, the National Association of Local Housing Finance Agency (NALFHA) is conducting their national conference in San Antonio, TX from May 4-6, 2026. In keeping with our long standing tradition of participating in this conference, we have amended the date of our May meeting from May 6, 2026 to May 13, 2026. We apologize for any inconveniences resulting from the updates to our 2026 meeting calendar. A copy of our updated meeting calendar for 2026 is attached for your information. We will be providing regular reminders of these changes throughout the year.

As always, thank you for your continued support.

ACTION REQUESTED
FOR INFORMATION ONLY



FRANTZ DUTES
EXECUTIVE DIRECTOR

2026

OCHFA Board of Directors Meeting Calendar

BOARD OF DIRECTORS

CURTIS HUNTER
CHAIR

RAY COLADO
VICE CHAIR

WIL STAMPER
BOARD MEMBER

SUSY JETTE
BOARD MEMBER

MARK LEWIS
BOARD MEMBER

Month	Meeting Date	Meeting Time	Meeting Location
January	January 7, 2026	9:00 AM	*Legal "A" Conference Room, 3rd Floor TBD
February	February 4, 2026	8:30 AM	BCC Chambers
March	March 4, 2026	8:30 AM	BCC Chambers
April	April 1, 2026	8:30 AM	BCC Chambers
May	May 13, 2026	8:30 AM	**BCC Chambers
June	June 3, 2026	8:30 AM	BCC Chambers
July	NO MEETING		
August	August 5, 2026	8:30 AM	*Legal "A" Conference Room, 3rd Floor TBD
September	September 2, 2026	8:30 AM	*Legal "A" Conference Room, 3rd Floor TBD
October	October 7, 2026	8:30 AM	*Legal "A" Conference Room, 3rd Floor TBD
November	November 4, 2026	8:30 AM	*Legal "A" Conference Room, 3rd Floor TBD
December	December 2, 2026	8:30 AM	*Legal "A" Conference Room, 3rd Floor TBD

*Change in meeting location

** Change in meeting date



**ORANGE COUNTY
HOUSING FINANCE AUTHORITY**

FRANTZ DUTES
EXECUTIVE DIRECTOR

CONSENT ITEM

MEMORANDUM

BOARD OF DIRECTORS

CURTIS HUNTER
CHAIR

TO: OCHFA Board of Directors

RAY COLADO
VICE CHAIR

FROM: Frantz Dutes, Executive Director

WIL STAMPER
BOARD MEMBER

CONTACT: Chaynae Price, Chief Financial Officer

SUSY JETTE
BOARD MEMBER

DATE: December 12, 2025

MARK LEWIS
BOARD MEMBER

RE: **OCHFA CONSOLIDATED BALANCE SHEET FOR THE
OPERATING FUND FOR THE PERIOD ENDING NOVEMBER 30,
2025.**

JANUARY 7, 2026 REGULAR BOARD OF DIRECTORS MEETING.

Attached for your review is the OCHFA's Operating Fund Balance Sheet. The Operating Fund includes all funds namely: the General Fund, the Low Income Housing Fund and the Homeownership Assistance Program Fund.

The majority of the funds in the General Fund are invested in GNMA's. The GNMA's yield approximately 5.0700%. The remaining funds are invested in the US Bank Money Market. The Authority earned an average of 4.406% interest income on all investments.

Orange County Housing Finance Authority

Operating Fund Balance Sheet

As of November 30, 2025

	GENERAL FUND	LOW INCOME HOUSING FUND	HOMEOWNERSHIP ASSISTANCE FUND	COMBINED TOTALS
Assets				
Cash	8,109,790.73	1,514,731.83	1,003,548.73	10,628,071.29
* * * * * Investments	6,165,746.35	0.00	154,726.38	6,320,472.73
GNMA/FNMA Securities	25,213,021.98	0.00	0.00	25,213,021.98
Accounts Receivable	385,364.74	0.00	40,819.69	426,184.43
Notes Receivable	1,195,054.25	21,700.00	0.00	1,216,754.25
GIF - FHILB GNMA Collateral / Rcvbl	575,765.21	0.00	0.00	575,765.21
Mortgage Receivable	0.00	272,194.08	3,989,420.38	4,261,614.46
Allowance for Doubtful Accounts	0.00	(248,561.89)	(1,370,830.14)	(1,619,392.03)
Mortgage & GNMA/FNMA Income Receivable	4,259,954.82	0.00	0.00	4,259,954.82
Deferred FRS Pension Contributions	179,817.00	0.00	0.00	179,817.00
Interfund Receivable/Payable	8,777,591.11	4,775,793.63	(5,585,578.35)	7,967,806.39
Prepaid Expenses	35,958.07	0.00	0.00	35,958.07
Fixed Assets	209,236.97	0.00	0.00	209,236.97
Total Assets	55,107,301.23	6,335,857.65	(1,767,893.31)	59,675,265.57

Current liabilities:

Other Payables	124,345.72	0.00	0.00	124,345.72
FRS Net Pension Liability	987,617.00	0.00	0.00	987,617.00
Accounts Payables	522,717.55	0.00	0.00	522,717.55
Total Liabilities	1,634,680.37	0.00	0.00	1,634,680.37
 Retained Earnings Previous Period				
Net Income (Loss)	52,882,937.78	6,311,064.41	(1,771,662.08)	57,422,340.11
Total Liabilities & Retained Earnings	589,683.08	24,793.24	3,768.77	618,245.09
	55,107,301.23	6,335,857.65	(1,767,893.31)	59,675,265.57

* * * * * A reserve account is set up to allow for percentage of the Down Payment Assistance Notes Receivable to be recognized as doubtful accounts based on industry standards. (Approximately 3%). The actual notes receivable remain on the books while the doubtful account is set up as a contra asset account.

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



FRANTZ DUTES
EXECUTIVE DIRECTOR

CONSENT ITEM

BOARD OF DIRECTORS

CURTIS HUNTER
CHAIR

RAY COLADO
VICE CHAIR

WIL STAMPER
BOARD MEMBER

SUSY JETTE
BOARD MEMBER

MARK LEWIS
BOARD MEMBER

TO: OCHFA Board of Directors

FROM: Frantz Dutes, Executive Director

CONTACT: Olukayode Adetayo, Chief Financial Officer

DATE: November 18, 2025

RE: **OCHFA CONSOLIDATED BALANCE SHEET FOR THE
OPERATING FUND FOR THE PERIOD ENDING OCTOBER 31,
2025.**
DECEMBER 3, 2025 REGULAR BOARD OF DIRECTORS' MEETING.

MEMORANDUM

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 5.407% interest income on all investments.

Orange County Housing Finance Authority
 Operating Fund Balance Sheet
 As of October 31, 2025

	GENERAL FUND	LOW INCOME HOUSING FUND	HOMEOWNERSHIP ASSISTANCE FUND	COMBINED TOTALS
Assets				
Cash	7,897,972.40	1,493,713.27	987,291.62	10,378,977.29
***** Investments	5,741,256.92	0.00	154,202.14	5,895,459.06
GNMA/FNMA Securities	25,262,327.12	0.00	0.00	25,262,327.12
Accounts Receivable	248,358.28	0.00	39,841.75	288,200.03
Notes Receivable	1,196,963.35	21,700.00	0.00	1,218,663.35
GF - FHILB GNMA Collateral / Rcvbl	580,214.57	0.00	0.00	580,214.57
Mortgage Receivable	0.00	272,489.10	4,003,535.79	4,276,024.89
Allowance for Doubtful Accounts	0.00	(274,426.89)	(1,384,360.14)	(1,658,787.03)
Mortgage & GNMA/FNMA Income Receivable	4,241,276.75	0.00	0.00	4,241,276.75
Deferred FRS Pension Contributions	179,817.00	0.00	0.00	179,817.00
Interfund Receivable/Payable	8,777,591.11	4,775,793.63	(5,585,578.35)	7,967,806.39
Prepaid Expenses	35,958.07	0.00	0.00	35,958.07
Fixed Assets	221,509.29	0.00	0.00	221,509.29
Total Assets	54,383,244.86	6,289,269.11	(1,785,067.19)	58,887,446.78

Current liabilities:

Other Payables	145,114.53	0.00	0.00	145,114.53
FRS Net Pension Liability	987,617.00	0.00	0.00	987,617.00
Accounts Payables	558,110.19	0.00	0.00	558,110.19
Total Liabilities	1,690,841.72	0.00	0.00	1,690,841.72
Retained Earnings Previous Period	52,374,329.23	6,285,199.41	(1,787,460.73)	56,872,067.91
Net Income (Loss)	318,073.91	4,069.70	2,393.54	324,537.15
Total Liabilities & Retained Earnings	54,383,244.86	6,289,269.11	(1,785,067.19)	58,887,446.78

***** 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 \$59,847.78 difference between the GNMA'S book value and market value recorded at 9/30/2024 (GASB 31).



FRANTZ DUTES
EXECUTIVE DIRECTOR

CONSENT ITEM

MEMORANDUM

BOARD OF DIRECTORS

CURTIS HUNTER
CHAIR

TO: OCHFA Board of Directors

RAY COLADO
VICE CHAIR

FROM: Frantz Dutes, Executive Director

WIL STAMPER
BOARD MEMBER

CONTACT: Chaynae Price, Chief Financial Officer

SUSY JETTE
BOARD MEMBER

DATE: December 12, 2025

MARK LEWIS
BOARD MEMBER

RE: **OCHFA COMBINED STATEMENT OF REVENUES, EXPENSES AND
CHANGES IN RETAINED EARNINGS FOR THE PERIOD ENDING
NOVEMBER 30, 2025.
JANUARY 7, 2026 REGULAR BOARD OF DIRECTORS MEETING.**

Attached for your review are the OCHFA's Operating Fund Statement of Revenues, Expenses, and Changes in Retained Earnings. The Operating Fund includes all funds namely: the General Fund, the Low Income Housing Fund, and the Homeownership Assistance Program Fund.

Attachments

Orange County Housing Finance Authority
Combined Statement of Revenues, Expenses, and Changes in Retained Earnings
 For The 2 Periods Ending November 30, 2025

Operating Fund			
	General Fund	Low Income Hsg Fund	Homeownership Assistance Fund
			Current YTD
Revenue:			
Administrative Fees	-21,035.00	0.00	0.00
Bond Financing Fees	655,631.00	0.00	0.00
Gain on the Sale of GNMA's	194.26	0.00	0.00
Other Revenue	12,510.75	24,793.24	3,084.80
Investment Income	43,704.90	0.00	547.96
Income from Loans, GNMAS	211,189.22	0.00	646.01
Total Revenues	902,195.13	24,793.24	4,278.77
 Expenses			
General and Administrative	312,512.05	0.00	510.00
Total Expenses	312,512.05	0.00	510.00
Net Income (Loss)	589,683.08	24,793.24	3,768.77
 Retained Earnings Beginning of Year			
Retained Earnings End of Year	52,882,937.78	6,311,064.41	-1,771,662.08
	<u>53,472,620.86</u>	<u>6,335,857.65</u>	<u>57,422,340.11</u>
			<u>58,040,585.20</u>



ORANGE COUNTY
HOUSING FINANCE AUTHORITY

FRANTZ DUTES
EXECUTIVE DIRECTOR

CONSENT ITEM

BOARD OF DIRECTORS

CURTIS HUNTER
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TO: OCHFA Board of Directors

RAY COLADO
VICE CHAIR

FROM: Frantz Dutes, Executive Director

WIL STAMPER
BOARD MEMBER

CONTACT: Olukayode Adetayo, Chief Financial Officer

SUSY JETTE
BOARD MEMBER

DATE: November 18, 2025

MARK LEWIS
BOARD MEMBER

RE: **OCHFA COMBINED STATEMENT OF REVENUES, EXPENSES AND
CHANGES IN RETAINED EARNINGS FOR THE PERIOD ENDING
OCTOBER 31, 2025.**
DECEMBER 3, 2025 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 1 Period Ending October 31, 2025

Operating Fund

	General Fund	Low Income Hsg Fund	Homeownership Assistance Fund	Current YTD
Revenue:				
Administrative Fees	6,715.00	0.00	0.00	6,715.00
Bond Financing Fees	255,500.00	0.00	0.00	255,500.00
Gain on the Sale of GNMA's	83.45	0.00	0.00	83.45
Other Revenue	12,510.75	4,069.70	1,584.80	18,165.25
Investment Income	45,728.77	0.00	658.90	46,387.67
Income from Loans, GNMAs	161,717.57	0.00	659.84	162,377.41
Total Revenues	482,255.54	4,069.70	2,903.54	489,228.78
Expenses				
General and Administrative	164,181.63	0.00	510.00	164,691.63
Total Expenses	164,181.63	0.00	510.00	164,691.63
Net Income (Loss)	318,073.91	4,069.70	2,393.54	324,537.15
Retained Earnings Beginning of Year	52,374,329.23	6,285,199.41	-1,787,460.73	56,872,067.91
Retained Earnings End of Year	52,692,403.14	6,289,269.11	(1,785,067.19)	57,196,605.06



ORANGE COUNTY
HOUSING FINANCE AUTHORITY

FRANTZ DUTES
EXECUTIVE DIRECTOR

CONSENT ITEM

MEMORANDUM

BOARD OF DIRECTORS

CURTIS HUNTER
CHAIR

TO: OCHFA Board of Directors

RAY COLADO
VICE CHAIR

FROM: Frantz Dutes, Executive Director

WIL STAMPER
BOARD MEMBER

CONTACT: Chaynae Price, Chief Financial Officer

SUSY JETTE
BOARD MEMBER

DATE: December 12, 2025

RE: **OCHFA FISCAL YEAR 2026 OPERATING FUND – COMPARISON OF BUDGET VS. ACTUAL AS OF NOVEMBER 30, 2025.**
JANUARY 7, 2026 REGULAR BOARD OF DIRECTORS MEETING

MARK LEWIS
BOARD MEMBER

Attached for your attention is the comparison of the Budgeted Revenues and Expenses for Fiscal Year 2026 vs. the Actual Revenues and Expenses for the period ending November 30, 2025.

Attachments

Orange County Housing Finance Authority					
Statement of Earnings					
For The 2 Periods Ending November 30, 2025					
	Fiscal Year 2026	Year To Date	Budget	%age	
	Budget	Revenue	Remaining	Budget	
		Received	YTD	Remaining YTD	
Revenue:					
2017 SERIES A	\$6,890	\$0	\$6,890	100%	
2018 SERIES A	\$6,655	\$0	\$6,655	100%	
2020 SERIES A	\$1,116	\$0	\$1,116	100%	
2020 SERIES B	\$151,411	\$0	\$151,411	100%	
2023 SERIES A	\$22,541	\$0	\$22,541	100%	
2024 SERIES A	\$22,061	\$0	\$22,061	100%	
LEE VISTA APARTMENTS	\$27,765	\$0	\$27,765	100%	
COVE AT LADY LAKE	\$18,540	\$0	\$18,540	100%	
LAKESIDE POINTE APARTMENTS	\$13,995	\$0	\$13,995	100%	
LAUREL OAKS I	\$21,330	\$3,490	\$17,840	84%	
LAUREL OAKS II	\$19,710	\$3,225	\$16,485	84%	
FOUNTAINS @ MILLENIA II	\$10,000	\$0	\$10,000	100%	
FOUNTAINS @ MILLENIA III	\$10,000	\$0	\$10,000	100%	
FOUNTAINS @ MILLENIA IV	\$10,275	\$0	\$10,275	100%	
SOUTHWINDS	\$13,625	\$0	\$13,625	100%	
CHATHAM HARBOR APTS	\$68,040	\$0	\$68,040	100%	
LAKE SHERWOOD APARTMENTS	\$14,010	\$0	\$14,010	100%	
OAK HARBOR APARTMENTS	\$19,380	\$0	\$19,380	100%	
RIVER RIDGE APARTMENTS	\$25,260	\$0	\$25,260	100%	
SEVILLE PLACE APARTMENTS	\$17,340	\$0	\$17,340	100%	
NASSAU BAY APARTMENTS	\$62,100	\$0	\$62,100	100%	
BUCHANAN BAY	\$36,256	\$0	\$36,256	100%	
WESTWOOD PARK APTS	\$49,200	\$0	\$49,200	100%	
VISTA PINES APTS	\$65,649	\$0	\$65,649	100%	
LAKE WESTON POINT APTS	\$48,789	\$0	\$48,789	100%	
CHAPEL TRACE APARTMENTS	\$36,459	\$0	\$36,459	100%	
BAPTIST TERRACE APARTMENTS	\$31,213	\$0	\$31,213	100%	
SOMERSET LANDINGS	\$31,800	\$0	\$31,800	100%	
LAKE COUNTY	\$55,500	(\$27,750)	\$83,250	150%	
52 AT PARK	\$83,250	\$0	\$83,250	100%	
SOUTHWICK COMMONS	\$93,000	\$0	\$93,000	100%	
SILVER LAKES VILLAGE	\$39,300	\$0	\$39,300	100%	
BOND FINANCING FEES	\$337,500	\$655,631	(\$318,131)	-94%	
GAIN ON SALE OF GNMA'S	\$10,000	\$194	\$9,806	98%	
OTHER REVENUES	\$548,515	\$40,389	\$508,126	93%	
INV INCOME	\$308,635	\$44,253	\$264,383	86%	
INV INCOME US TREASURIES	\$74,771	\$0	\$74,771	100%	
FHLB HELD SECURITIES GNMA/FNMA INCOME	\$20,508	\$28,605	(\$8,097)	-39%	
INTEREST INCOME ON WESTLAKES PHASE I	\$7,500	\$997	\$6,503	87%	
INTEREST INCOME HANNIBAL SQUARE	\$9,000	\$0	\$9,000	100%	
GNMA/FNMA INCOME	\$757,893	\$108,059	\$649,834	86%	
MASTER ACC FUND GNMA/FNMA INCOME	\$0	\$73,529	(\$73,529)		
2006 A DPA MORTGAGE INTEREST	\$600	\$7	\$593	99%	
2006 A 1 DPA MORTGAGE INTEREST	\$2,100	\$1	\$2,099	100%	
2007 A DPA MORTGAGE INTEREST	\$10,000	\$300	\$9,700	97%	
2007 B DPA MORTGAGE INTEREST	\$10,000	\$333	\$9,667	97%	
2009 A NIBP DPA MORTGAGE INTEREST	\$1,800	\$5	\$1,795	100%	
	\$3,231,283	\$931,267	\$2,300,016	71%	

		Fiscal Year 2026	Year To Date	Budget	%age
		Budget	Expenses	Remaining	Budget
		Incurred	YTD	Remaining YTD	
Costs and expenses:					
SALARIES AND WAGES	\$975,614	\$193,391	\$782,223		80%
SHIPPING	\$3,000	\$429	\$2,571		86%
TRAVEL/CONFERENCE/ TRAINING	\$60,000	\$2,592	\$57,408		96%
CASUAL LABOR/STUDENT ASST.	\$2,500	\$0	\$2,500		100%
OFFICE MAINTENANCE	\$20,000	\$2,350	\$17,650		88%
BUILDING MAINTENANCE	\$17,600	\$8,066	\$9,534		54%
TELEPHONE	\$20,000	\$2,297	\$17,703		89%
POSTAGE	\$2,000	\$0	\$2,000		100%
OFFICE SUPPLIES	\$4,500	\$774	\$3,726		83%
OFFICE FURNITURE	\$1,000	\$0	\$1,000		100%
PUBLICATIONS	\$3,500	\$0	\$3,500		100%
PRINTING/ANNUAL REPORT	\$4,500	\$0	\$4,500		100%
EQUIPMENT / COMPUTER / PRINTER	\$6,500	\$930	\$5,570		86%
MARKETING	\$37,000	\$0	\$37,000		100%
CONTRACTOR SERVICES	\$25,000	\$3,310	\$21,690		87%
SEMINARS/EDUCATION	\$10,000	\$0	\$10,000		100%
EMPLOYEE BENEFITS HEALTH/LIFE	\$185,000	\$32,078	\$152,922		83%
UNEMPLOYMENT COMPENSATION	\$2,000	\$0	\$2,000		100%
OTHER INSURANCE & TAXES	\$1,200	\$1,262	(\$62)		-5%
ANNUAL AUDIT	\$54,000	\$0	\$54,000		100%
LEGAL ADVERTISING	\$6,000	\$384	\$5,616		94%
LEGAL FEES	\$12,500	\$0	\$12,500		100%
MEMBERSHIP	\$9,000	\$1,610	\$7,390		82%
PAYROLL TAXES	\$74,634	\$12,800	\$61,835		83%
MISCELLANEOUS EXPENSE	\$6,000	\$675	\$5,325		89%
LOSS ON DPA FORECLOSURES	\$6,000	\$0	\$6,000		100%
FLORIDA RETIREMENT SYSTEM	\$136,879	\$31,232	\$105,646		77%
457 DEFERRED COMP EMPLOYER CONTRIBUTION	\$48,781	\$13,269	\$35,511		73%
LIMITED HRA	\$10,500	\$188	\$10,313		98%
TERM LEAVE	\$20,000	\$0	\$20,000		100%
FILE STORAGE	\$3,000	\$268	\$2,732		91%
LOCAL MILEAGE REIMBURSEMENT	\$2,000	\$0	\$2,000		100%
EQUIPMENT MAINTENANCE	\$5,000	\$907	\$4,093		82%
INSURANCE COVERAGES	\$77,000	\$0	\$77,000		100%
RESERVE FOR REPLACEMENT BLDG	\$5,000	\$0	\$5,000		100%
FHLB LOAN INTEREST COLLATERAL EXP	\$0	\$50	(\$50)		
FINANCIAL ADVISORY SERVICES	\$6,000	\$1,850	\$4,150		69%
PERFORMANCE AWARD PROGRAM	\$100,207	\$0	\$100,207		100%
ADMINISTRATIVE EXP. TRUSTEE	\$0	\$2,310	(\$2,310)		
CUSTODY FEE	\$4,000	\$0	\$4,000		100%
ADMIN EXPENSE BANK/TRUSTEE	\$4,000	\$0	\$4,000		100%
REBATE FEE EXPENSE	\$4,000	\$0	\$4,000		100%
OPERATING CONTINGENCY RESERVE	\$25,000	\$0	\$25,000		100%
	\$2,000,414	\$313,022	\$1,687,392		84%



ORANGE COUNTY
HOUSING FINANCE AUTHORITY

FRANTZ DUTES
EXECUTIVE DIRECTOR

CONSENT ITEM

MEMORANDUM

BOARD OF DIRECTORS

CURTIS HUNTER
CHAIR

TO: OCHFA Board of Directors

RAY COLADO
VICE CHAIR

FROM: Frantz Dutes, Executive Director

WIL STAMPER
BOARD MEMBER

CONTACT: Olukayode Adetayo, Chief Financial Officer

SUSY JETTE
BOARD MEMBER

DATE: November 18, 2025

MARK LEWIS
BOARD MEMBER

RE: **OCHFA FISCAL YEAR 2026 OPERATING FUND – COMPARISON OF BUDGET VS. ACTUAL AS OF OCTOBER 31, 2025.**

DECEMBER 3, 2025 REGULAR BOARD OF DIRECTORS' MEETING

Attached for your attention is the comparison of the Budgeted Revenues and Expenses for Fiscal Year 2026 vs. the Actual Revenues and Expenses for the period ending October 31, 2025.

Attachments

Orange County Housing Finance Authority					
Statement of Earnings					
For The 1 Period Ending October 31, 2025					
Fiscal Year 2026		Year To Date	Budget	%age	
Budget		Revenue	Remaining	Budget	
		Received	YTD	Remaining YTD	
Revenue:					
2017 SERIES A	\$6,890	\$0	\$6,890	100%	
2018 SERIES A	\$6,655	\$0	\$6,655	100%	
2020 SERIES A	\$1,116	\$0	\$1,116	100%	
2020 SERIES B	\$151,411	\$0	\$151,411	100%	
2023 SERIES A	\$22,541	\$0	\$22,541	100%	
2024 SERIES A	\$22,061	\$0	\$22,061	100%	
LEE VISTA APARTMENTS	\$27,765	\$0	\$27,765	100%	
COVE AT LADY LAKE	\$18,540	\$0	\$18,540	100%	
LAKESIDE POINTE APARTMENTS	\$13,995	\$0	\$13,995	100%	
LAUREL OAKS I	\$21,330	\$3,490	\$17,840	84%	
LAUREL OAKS II	\$19,710	\$3,225	\$16,485	84%	
FOUNTAINS @ MILLENIA II	\$10,000	\$0	\$10,000	100%	
FOUNTAINS @ MILLENIA III	\$10,000	\$0	\$10,000	100%	
FOUNTAINS @ MILLENIA IV	\$10,275	\$0	\$10,275	100%	
SOUTHWINDS	\$13,625	\$0	\$13,625	100%	
CHATHAM HARBOR APTS	\$68,040	\$0	\$68,040	100%	
LAKE SHERWOOD APARTMENTS	\$14,010	\$0	\$14,010	100%	
OAK HARBOR APARTMENTS	\$19,380	\$0	\$19,380	100%	
RIVER RIDGE APARTMENTS	\$25,260	\$0	\$25,260	100%	
SEVILLE PLACE APARTMENTS	\$17,340	\$0	\$17,340	100%	
NASSAU BAY APARTMENTS	\$62,100	\$0	\$62,100	100%	
BUCHANAN BAY	\$36,256	\$0	\$36,256	100%	
WESTWOOD PARK APTS	\$49,200	\$0	\$49,200	100%	
VISTA PINES APTS	\$65,649	\$0	\$65,649	100%	
LAKE WESTON POINT APTS	\$48,789	\$0	\$48,789	100%	
CHAPEL TRACE APARTMENTS	\$36,459	\$0	\$36,459	100%	
BAPTIST TERRACE APARTMENTS	\$31,213	\$0	\$31,213	100%	
SOMERSET LANDINGS	\$31,800	\$0	\$31,800	100%	
LAKE COUNTY	\$55,500	\$0	\$55,500	100%	
52 AT PARK	\$83,250	\$0	\$83,250	100%	
SOUTHWICK COMMONS	\$93,000	\$0	\$93,000	100%	
SILVER LAKES VILLAGE	\$39,300	\$0	\$39,300	100%	
BOND FINANCING FEES	\$337,500	\$255,500	\$82,000	24%	
GAIN ON SALE OF GNMA'S	\$10,000	\$83	\$9,917	99%	
OTHER REVENUES	\$548,515	\$18,165	\$530,350	97%	
INV INCOME	\$308,635	\$46,388	\$262,248	85%	
INV INCOME US TREASURIES	\$74,771	\$0	\$74,771	100%	
FHLB HELD SECURITIES GNMA/FNMA INC	\$20,508	\$16,277	\$4,231	21%	
INTEREST INCOME ON WESTLAKES PHA	\$7,500	\$499	\$7,001	93%	
INTEREST INCOME HANNIBAL SQUARE	\$9,000	\$0	\$9,000	100%	
GNMA/FNMA INCOME	\$757,893	\$108,075	\$649,818	86%	
MASTER ACC FUND GNMA/FNMA INCOM	\$0	\$36,867	(\$36,867)		
2006 A DPA MORTGAGE INTEREST	\$600	\$4	\$596	99%	
2006 A 1 DPA MORTGAGE INTEREST	\$2,100	\$1	\$2,099	100%	
2007 A DPA MORTGAGE INTEREST	\$10,000	\$302	\$9,698	97%	
2007 B DPA MORTGAGE INTEREST	\$10,000	\$348	\$9,652	97%	
2009 A NIBP DPA MORTGAGE INTEREST	\$1,800	\$5	\$1,795	100%	
	\$3,231,283	\$489,229	\$2,742,055	85%	

		Fiscal Year 2026	Year To Date	Budget	%age
		Budget	Expenses	Remaining	Budget
			Incurred	YTD	Remaining YTD
Costs and expenses:					
SALARIES AND WAGES	\$975,614	\$103,152	\$872,462		89%
SHIPPING	\$3,000	\$345	\$2,655		88%
TRAVEL/CONFERENCE/ TRAINING	\$60,000	\$5,271	\$54,729		91%
CASUAL LABOR/STUDENT ASST.	\$2,500	\$0	\$2,500		100%
OFFICE MAINTENANCE	\$20,000	\$1,772	\$18,228		91%
BUILDING MAINTENANCE	\$17,600	\$8,708	\$8,892		51%
TELEPHONE	\$20,000	\$1,248	\$18,752		94%
POSTAGE	\$2,000	\$0	\$2,000		100%
OFFICE SUPPLIES	\$4,500	\$227	\$4,273		95%
OFFICE FURNITURE	\$1,000	\$0	\$1,000		100%
PUBLICATIONS	\$3,500	\$0	\$3,500		100%
PRINTING/ANNUAL REPORT	\$4,500	\$0	\$4,500		100%
EQUIPMENT / COMPUTER / PRINTER	\$6,500	\$795	\$5,705		88%
MARKETING	\$37,000	\$0	\$37,000		100%
CONTRACTOR SERVICES	\$25,000	\$810	\$24,190		97%
SEMINARS/EDUCATION	\$10,000	\$0	\$10,000		100%
EMPLOYEE BENEFITS HEALTH/LIFE	\$185,000	\$9,505	\$175,495		95%
UNEMPLOYMENT COMPENSATION	\$2,000	\$0	\$2,000		100%
OTHER INSURANCE & TAXES	\$1,200	\$0	\$1,200		100%
ANNUAL AUDIT	\$54,000	\$0	\$54,000		100%
LEGAL ADVERTISING	\$6,000	\$396	\$5,604		93%
LEGAL FEES	\$12,500	\$0	\$12,500		100%
MEMBERSHIP	\$9,000	\$1,610	\$7,390		82%
PAYROLL TAXES	\$74,634	\$5,491	\$69,144		93%
MISCELLANEOUS EXPENSE	\$6,000	\$331	\$5,669		94%
LOSS ON DPA FORECLOSURES	\$6,000	\$0	\$6,000		100%
FLORIDA RETIREMENT SYSTEM	\$136,879	\$16,150	\$120,728		88%
457 DEFERRED COMP EMPLOYER CONT	\$48,781	\$6,945	\$41,835		86%
LIMITED HRA	\$10,500	\$188	\$10,313		98%
TERM LEAVE	\$20,000	\$0	\$20,000		100%
FILE STORAGE	\$3,000	\$268	\$2,732		91%
LOCAL MILEAGE REIMBURSEMENT	\$2,000	\$0	\$2,000		100%
EQUIPMENT MAINTENANCE	\$5,000	\$946	\$4,054		81%
INSURANCE COVERAGES	\$77,000	\$0	\$77,000		100%
RESERVE FOR REPLACEMENT BLDG	\$5,000	\$0	\$5,000		100%
FHLB LOAN INTEREST COLLATERAL EXF	\$0	\$25	(\$25)		
FINANCIAL ADVISORY SERVICES	\$6,000	\$0	\$6,000		100%
PERFORMANCE AWARD PROGRAM	\$100,207	\$0	\$100,207		100%
ADMINISTRATIVE EXP. TRUSTEE	\$0	\$510	(\$510)		
CUSTODY FEE	\$4,000	\$0	\$4,000		100%
ADMIN EXPENSE BANK/TRUSTEE	\$4,000	\$0	\$4,000		100%
REBATE FEE EXPENSE	\$4,000	\$0	\$4,000		100%
OPERATING CONTINGENCY RESERVE	\$25,000	\$0	\$25,000		100%
	\$2,000,414	\$164,692	\$1,835,723		92%



ORANGE COUNTY
HOUSING FINANCE AUTHORITY

CONSENT ITEM

FRANTZ DUTES
EXECUTIVE DIRECTOR

BOARD OF DIRECTORS

CURTIS HUNTER
CHAIR

TO: OCHFA Board of Directors

RAY COLADO
VICE CHAIR

FROM: Frantz Dutes, Executive Director

WIL STAMPER
BOARD MEMBER

CONTACT: Chaynae Price, Chief Financial Officer

DATE: December 12, 2025

SUSY JETTE
BOARD MEMBER

RE: **OCHFA FISCAL YEAR 2026, OPERATING FUND – COMPARISON OF
ACTUAL REVENUES AND EXPENSES FOR THE PERIODS ENDING
NOVEMBER 30, 2024 AND NOVEMBER 30, 2025.
JANUARY 7, 2026 REGULAR BOARD OF DIRECTORS MEETING**

Attached for your review is the comparison of the Actual Revenues and Expenses for the periods ending November 30, 2024 and November 30, 2025.

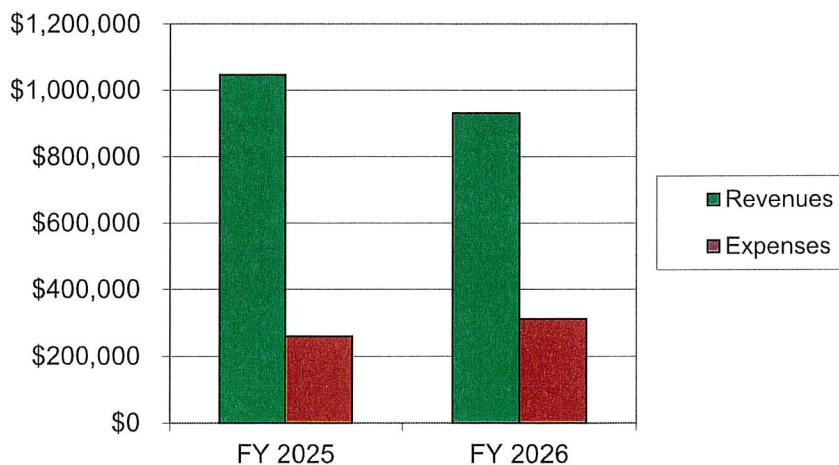
Attachments

Actual Revenues and Expenses Comparison
For the Period Ending November 30, 2025

	FY 2025	FY 2026	% Δ
Revenues	\$1,046,787	\$931,267	-11%
Expenses	\$260,663	\$313,022	20%

Revenues decreased this year compared with last year. This is due to less issuer fees and US Treasury notes maturing in the prior year. The overall change in revenues is -11%.

Overall, general operating expenses increased this year compared to last year due to personal leave payout for one employee along with associated taxes and benefits. The overall change in expenses is 20%.





CONSENT ITEM

FRANTZ DUTES
EXECUTIVE DIRECTOR

BOARD OF DIRECTORS

CURTIS HUNTER
CHAIR

RAY COLADO
VICE CHAIR

WIL STAMPER
BOARD MEMBER

SUSY JETTE
BOARD MEMBER

MARK LEWIS
BOARD MEMBER

TO: OCHFA Board of Directors

FROM: Frantz Dutes, Executive Director

CONTACT: Olukayode Adetayo, Chief Financial Officer

DATE: November 18, 2025

RE: **OCHFA FISCAL YEAR 2026, OPERATING FUND – COMPARISON OF ACTUAL REVENUES AND EXPENSES FOR THE PERIODS ENDING OCTOBER 31, 2024 AND OCTOBER 31, 2025.**
DECEMBER 3, 2025 REGULAR BOARD OF DIRECTORS' MEETING

Attached for your review is the comparison of the Actual Revenues and Expenses for the periods ending October 31, 2024 and October 31, 2025.

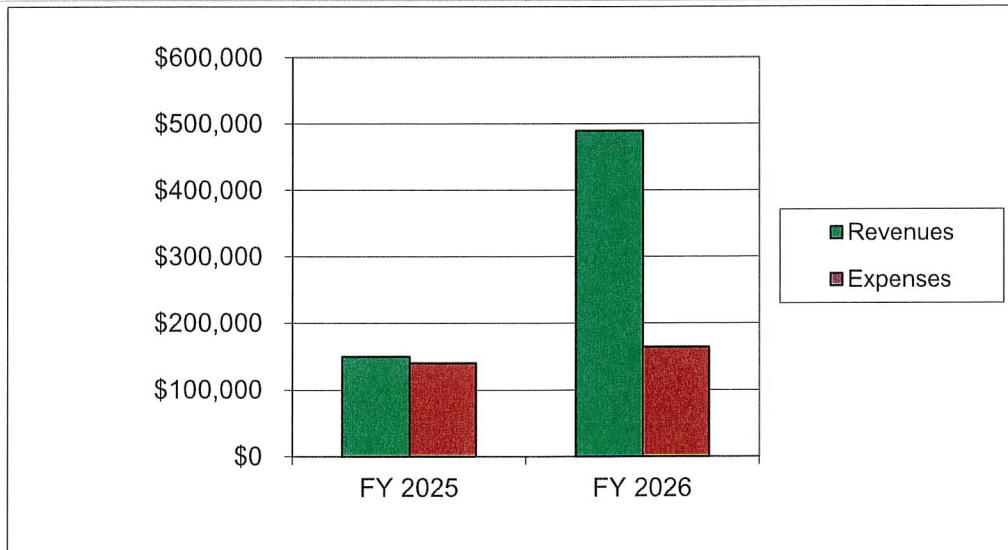
Attachments

Actual Revenues and Expenses Comparison
For the Period Ending October 31, 2025

	FY 2025	FY 2026	% Δ
Revenues	\$150,137	\$489,229	226%
Expenses	\$140,312	\$164,692	17%

Revenues increased this year compared with last year. This is due to the receipt of Multifamily financing fees in the first month of the fiscal year. The overall change in revenues is 226%.

Overall, general operating expenses increased this year compared to last year due to building maintenance and repairs completed in the first month of the fiscal year. The overall change in expenses is 17%.





ORANGE COUNTY
HOUSING FINANCE AUTHORITY

CONSENT ITEM

FRANTZ DUTES
EXECUTIVE DIRECTOR

BOARD OF DIRECTORS

CURTIS HUNTER
CHAIR

TO: OCHFA Board of Directors

RAY COLADO
VICE CHAIR

FROM: Frantz Dutes, Executive Director

WIL STAMPER
BOARD MEMBER

CONTACT: Chaynae Price, Chief Financial Officer

SUSY JETTE
BOARD MEMBER

DATE: December 12, 2025

MARK LEWIS
BOARD MEMBER

RE: **SUMMARY OF OCHFA'S OPERATING FUND INVESTMENTS.**
JANUARY 7, 2026 REGULAR BOARD OF DIRECTORS MEETING

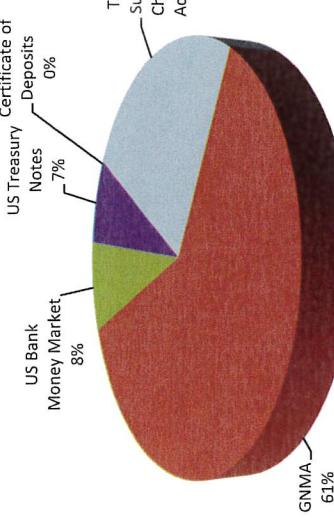
As of November 30, 2025 the total investments in the Operating Fund of the Orange County Housing Finance Authority was \$42,299,170.06 producing an average yield of 4.406% as shown in the Summary of Accounts. If you have any questions on this matter do not hesitate to ask me.

Attachments

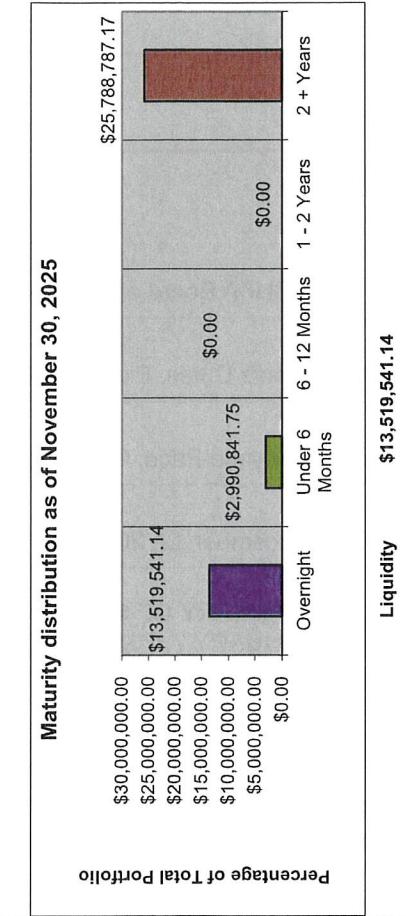
Orange County Housing Finance Authority
Summary of Accounts
as of November 30, 2025

Account	Account #	Institution	Ending Balance ¹	Net Interest Earned	Average Yield (Annualized)
Operating Fund	21525054184-000	Trust / Suntrust Bank	\$7,830,200.87	\$14,517.58	3.4000%
Low Income Housing Fund	215252054192-000	Trust / Suntrust Bank	\$1,514,731.83	\$4,015.45	3.4000%
Homeownership Assistance Fund	1000042656834	Trust / Suntrust Bank	\$1,003,548.73	\$2,179.91	3.4000%
Custody Account	129142000	US Bank Money Market	\$2,392,927.64	\$7,529.45	3.4000%
Custody Account	129142000	US Treasury Notes	\$2,990,841.75	\$0.00	2.1500%
Custody Account	129142000	GNMA - OCHFA Investment	\$25,213,021.99	\$112,326.19	5.0700%
Custody Account	129142000	US Bank Money Market /NIBP	\$154,726.38	\$524.24	3.4400%
Custody Account	141763000	US Bank Money Market /Turnkey	\$623,405.69	\$1,936.52	3.4400%
FHLB Collateral	261060000	FHLBank Atlanta	\$575,765.18	\$12,287.16	4.4000%
Total			\$42,299,170.06	\$155,316.50	4.406%

Sector Allocation as of November 30, 2025



Maturity distribution as of November 30, 2025





CONSENT ITEM

FRANTZ DUTES
EXECUTIVE DIRECTOR

BOARD OF DIRECTORS

CURTIS HUNTER
CHAIR

RAY COLADO
VICE CHAIR

WIL STAMPER
BOARD MEMBER

SUSY JETTE
BOARD MEMBER

MARK LEWIS
BOARD MEMBER

MEMORANDUM

TO: OCHFA Board of Directors

FROM: Frantz Dutes, Executive Director

CONTACT: Olukayode Adetayo, Chief Financial Officer

DATE: November 18, 2025

RE: **SUMMARY OF OCHFA'S OPERATING FUND INVESTMENTS.**
DECEMBER 3, 2025 REGULAR BOARD OF DIRECTORS' MEETING

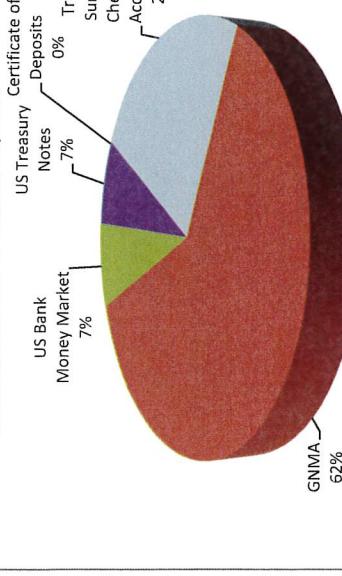
As of October 31, 2025 the total investments in the Operating Fund of the Orange County Housing Finance Authority was \$41,798,211.42 producing an average yield of 5.407% as shown in the Summary of Accounts. If you have any questions on this matter do not hesitate to ask me.

Attachments

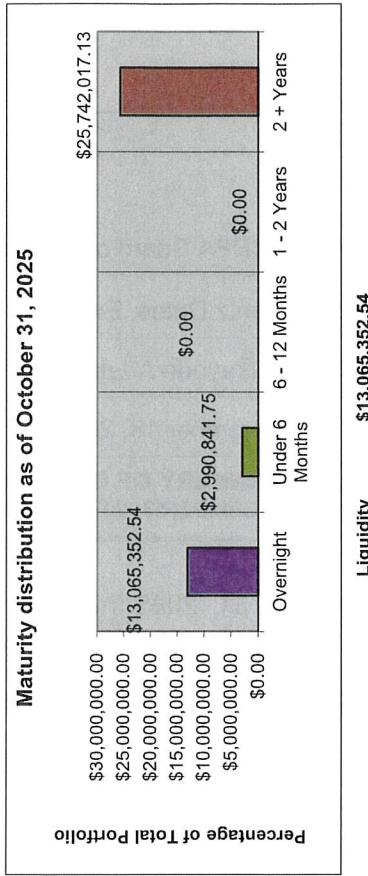
Orange County Housing Finance Authority
Summary of Accounts
as of October 31, 2025

Account	Account #	Institution	Ending Balance ¹	Net Interest Earned	Average Yield (Annualized)
Operating Fund	215252054184-000	Trust / Suntrust Bank	\$7,618,382.56	\$12,207.71	3.6000%
Low Income Housing Fund	215252054192-000	Trust / Suntrust Bank	\$4,493,713.27	\$4,069.70	3.6000%
Homeownership Assistance Fund	1000042656834	Trust / Suntrust Bank	\$988,791.62	\$1,584.80	3.6000%
Custody Account	129142000	US Bank Money Market	\$2,188,793.78	\$43,780.47	3.6800%
Custody Account	129142000	US Treasury Notes	\$2,990,841.75	\$0.00	2.1500%
Custody Account	129142000	GNMA - OCHFA Investment	\$25,262,327.13	\$109,800.20	5.0700%
Custody Account	141763000	US Bank Money Market / NIBP	\$154,202.14	\$658.90	3.6800%
Custody Account	261060000	US Bank Money Market / Turnkey	\$621,469.17	\$1,948.30	3.6800%
FHLB Collateral	38786	FHLB Bank Atlanta	\$479,680.00	\$14,293.02	4.2100%
Total			\$41,798,211.42	\$188,343.10	5.407%

Sector Allocation as of October 31, 2025



Maturity distribution as of October 31, 2025



Liquidity

\$13,065,352.54



ORANGE COUNTY
HOUSING FINANCE AUTHORITY

FRANTZ DUTES
EXECUTIVE DIRECTOR

CONSENT ITEM

MEMORANDUM

BOARD OF DIRECTORS

CURTIS HUNTER
CHAIR

TO: OCHFA Board of Directors

RAY COLADO
VICE CHAIR

FROM: Frantz Dutes, Executive Director

WIL STAMPER
BOARD MEMBER

CONTACT: Chaynae Price, Chief Financial Officer

SUSY JETTE
BOARD MEMBER

DATE: December 12, 2025

MARK LEWIS
BOARD MEMBER

RE: **GAP LOAN REPORT**
JANUARY 7, 2026 REGULAR BOARD OF DIRECTORS MEETING.

Attached for your review is our gap loan report. This analysis which shows all gap loans outstanding and Hannibal Square Community Land Trust.

Attachments

Gap Loan Report

Loan Analysis: December 12, 2025

BORROWER	PRINCIPAL	COLLATERAL*	CURRENT BALANCE	MATURITY DATE
Hannibal Square Community Land Trust	\$600,000.00	\$279,539.48	\$320,460.52	10/31/2027
*original collateral of \$300,000 reduced due to payments deducted				
Lift Orlando / West Lakes Phase I	\$750,000.00	-	\$595,054.25	12/1/2048
Grand Avenue Economic Community Development Corp.	\$58,708.12	-	\$45,432.19	9/1/2038



FRANTZ DUTES
EXECUTIVE DIRECTOR

CONSENT ITEM

BOARD OF DIRECTORS

CURTIS HUNTER
CHAIR

RAY COLADO
VICE CHAIR

WIL STAMPER
BOARD MEMBER

SUSY JETTE
BOARD MEMBER

MARK LEWIS
BOARD MEMBER

MEMORANDUM

TO: OCHFA Board of Directors

FROM: Frantz Dutes, Executive Director

CONTACT: Olukayode Adetayo, Chief Financial Officer

DATE: November 18, 2025

RE: **GAP LOAN REPORT**
DECEMBER 3, 2025 REGULAR BOARD OF DIRECTORS' MEETING.

Attached for your review is our gap loan report. This analysis which shows all gap loans outstanding and Hannibal Square Community Land Trust.

Attachments

Gap Loan Report

Loan Analysis: November 18, 2025

BORROWER	PRINCIPAL	COLLATERAL*	CURRENT BALANCE	MATURITY DATE
Hannibal Square Community Land Trust	\$600,000.00	\$279,539.48	\$320,460.52	10/31/2027
*original collateral of \$300,000 reduced due to payments deducted				
Lift Orlando / West Lakes Phase I	\$750,000.00	-	\$595,052.76	12/1/2048
Grand Avenue Economic Community Development Corp.	\$58,708.12	-	\$45,432.41	9/1/2038



MEMORANDUM

BOARD OF DIRECTORS

CURTIS HUNTER
CHAIR

RAY COLADO
VICE CHAIR

WIL STAMPER
BOARD MEMBER

SUSY JETTE
BOARD MEMBER

MARK LEWIS
BOARD MEMBER

TO: OCHFA Board of Directors

FROM: Frantz Dutes, Executive Director

CONTACT: Shawn Tan, Director Program Operations

DATE: December 10, 2025

RE: **STATUS REPORT: 2024-A HOMEOWNER REVENUE BOND PROGRAM;
TBA "TURNKEY" MORTGAGE LOAN PROGRAM**
JANUARY 7, 2026, REGULAR BOARD OF DIRECTORS MEETING.

2024-A HOMEOWNER REVENUE BOND PROGRAM

The Authority's **SERIES 2024-A Homeowner Revenue Bonds (HRB) Program** was authorized by the Board on April 3, 2024 for the aggregate principal amount not-to-exceed TWENTY FOUR MILLION DOLLARS (**\$24MM**) of Homeowner Revenue Bond Program proceeds. The Board authorized Staff to begin a pipeline of loans for future issuance. The 2024 (HRB) Program offers a 30-year loan product. The Down Payment Assistance (DPA) is currently at \$10,000 and is a 30-year deferred loan at 0% interest.

PRODUCTS	INTEREST RATES	ORIGINATION FEE
Zero Point	6.00%	1%

Commencing from the initial reservation date, there is an aggregate total of Thirty Six Million Three Hundred Thirteen Thousand Seven Hundred Eighty Eight Dollars (**\$36,313,788**) financed by the Single-Family Acquisition, and Single-Family Custody Account.

As of December 9, 2025:

- One Hundred Thirty Two (132) loans were originated: **126-FHA; 6-VA; 0-USDA-RD.**
- The Authority's 2024A DPA program has financed or committed an aggregate total of: One Million Two Hundred Eighty Thousand Dollars (**\$1,280,000**).

The Reservation Period start date was **April 30, 2024**, and Final Delivery end date is **April 15, 2026**.

TBA "TURNKEY" MORTGAGE LOAN PROGRAM

The Authority's **TBA "Turnkey" Mortgage Loan program** was authorized by the board on August 2, 2017. This conventional loan program is a partnership with OCHFA, Freddie Mac, and Raymond James and Associates. Since the inception of the program a total of Twenty Two Million Six Hundred Fourteen Thousand Seven Hundred Thirty Nine Dollars (**\$22,614,739**) have been financed. The Down Payment Assistance is currently at \$7,500 and is a 30 year deferred loan at 0% interest.

As of December 9, 2025:

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

ACTION REQUESTED: For information only

Orange County HFA
Demographic Analysis Report
2024A SF Program

ORIGINATION SUMMARY REPORT

ORIGINATOR	LOANS	\$ AMOUNT	% OF TOTAL
Acrisure Mortgage, LLC	5	1,543,164.00	3.79%
American Neighborhood Mortgage Acceptance Company, LLC	1	297,110.00	0.76%
American Pacific Mortgage Corporation	2	436,710.00	1.52%
Atlantic Bay Mortgage Group, LLC.	1	378,026.00	0.76%
Bank of England	2	603,301.00	1.52%
CalCon Mutual Mortgage, LLC dba Arbor Home Loans	1	303,403.00	0.76%
Centennial Bank	3	979,901.00	2.27%
Cornerstone First Mortgage, LLC	4	919,578.00	3.03%
CrossCountry Mortgage, LLC.	1	284,747.00	0.76%
Everett Financial, Inc.	10	2,715,446.00	7.58%
Fairway Independent Mortgage Corporation	10	2,748,278.00	7.58%
Guaranteed Rate, Inc.	2	644,001.00	1.52%
Guild Mortgage Company LLC	7	2,098,388.00	5.30%
Lower, LLC	3	803,877.00	2.27%
Movement Mortgage, LLC	11	2,959,257.00	8.33%
Nationwide Mortgage Bankers, Inc.	2	551,118.00	1.52%
NewRez LLC	3	897,638.00	2.27%
Novus Home Mortgage is a division of Ixonia Bank	14	3,832,955.00	10.61%
Open Mortgage, LLC	1	304,385.00	0.76%
Paramount Residential Mortgage Group, Inc.	3	821,480.00	2.27%
Planet Home Lending, LLC	1	245,471.00	0.76%
PrimeLending, a Plains Capital Company	1	314,204.00	0.76%
SouthState Bank, National Association	1	412,214.00	0.76%
Stockton Mortgage Corporation	1	309,284.00	0.76%
T2 Financial LLC, DBA Revolution Mortgage	1	249,287.00	0.76%
The Mortgage Firm Inc	3	1,042,764.00	2.27%
Waterstone Mortgage Corporation	38	9,617,801.00	28.79%
TOTAL	132	\$36,313,788.00	100.00%

CITY SUMMARY

CITY	LOANS	\$ AMOUNT	% OF TOTAL
Altamonte Springs	3	895,738.00	2.27%
Apopka	5	1,664,297.00	3.79%
Casselberry	6	1,687,159.00	4.55%
Chuluota	2	608,769.00	1.52%
Clermont	3	852,364.00	2.27%
Eustis	2	497,458.00	1.52%
Fern Park	1	260,200.00	0.76%
Fruitland Park	2	369,359.00	1.52%
Grand Island	1	271,982.00	0.76%
Groveland	1	284,747.00	0.76%
Howey in the Hills	1	296,525.00	0.76%
Kissimmee	12	3,506,155.00	9.09%
Lady Lake	1	185,576.00	0.76%
Lake Mary	1	378,026.00	0.76%
Leesburg	7	1,444,880.00	5.30%
Longwood	2	569,002.00	1.52%
Mascotte	1	290,638.00	0.76%
Mount Dora	1	324,022.00	0.76%
Ocoee	1	343,660.00	0.76%
Orlando	55	14,823,460.00	41.67%
Saint Cloud	3	867,986.00	2.27%
Sanford	10	2,710,149.00	7.58%
Sorrento	2	578,599.00	1.52%
Tavares	4	1,126,188.00	3.03%
Umatilla	2	591,549.00	1.52%
Winter Springs	3	885,300.00	2.27%

PURCHASE PRICE REPORT

PURCHASE PRICE	LOANS	% OF TOTAL
\$125,000-\$150,000	1	0.76%
\$150,000-\$175,000	1	0.76%
\$175,000-\$200,000	4	3.03%
\$200,000-\$225,000	16	12.12%
\$225,000-\$250,000	9	6.82%
\$250,000-\$275,000	15	11.36%
\$275,000-\$300,000	30	22.73%
\$300,000-\$325,000	21	15.91%
\$325,000-\$350,000	13	9.85%
\$350,000-\$375,000	10	7.58%
\$375,000-\$400,000	7	5.30%
\$400,000+	5	3.79%
TOTAL	132	100.00%

LOAN TYPE REPORT

LOAN TYPE	LOANS	% OF TOTAL
FHA	126	95.45%
VA	6	4.55%
TOTAL	132	100.00%

PROPERTY TYPE REPORT

PROPERTY TYPE	LOANS	% OF TOTAL
1 Unit Single Family Detached	111	84.09%
Condominium	2	1.52%
Townhouse	19	14.39%
TOTAL	132	100.00%

CATEGORY TYPE REPORT

TYPE	LOANS	% OF TOTAL
Existing	119	90.15%
New	13	9.85%
Unspecified	0	0.00%
TOTAL	132	100.00%

TARGET/NON TARGET REPORT

TYPE	LOANS	\$ AMOUNT	% OF TOTAL
TARGET	9	2,289,239.00	6.82%
NON TARGET	123	34,024,549.00	93.18%
TOTAL	132	\$36,313,788.00	100.00%

RACE BY ETHNICITY REPORT

RACE	LOANS	% OF TOTAL	HISPANIC	HISPANIC	NON RESPOND	DECLINE TO RESPOND
American Indian/ Alaskan Native	1	0.76%	0	1	0	0
Asian	1	0.76%	1	0	0	0
Asian & White	1	0.76%	0	1	0	0
Asian Indian	1	0.76%	0	1	0	0
Black/ African American	30	22.73%	4	26	0	0
Black/African American & White	1	0.76%	0	1	0	0
Declined to Respond	15	11.36%	4	1	10	0
Other	2	1.52%	2	0	0	0
White	80	60.61%	41	37	2	0
TOTAL	132	100.00%	52	68	12	

PIPELINE REPORT

PROGRAM PIPELINE	LOANS	\$ AMOUNT	% OF TOTAL
Reservation	4	874,830.00	3.03%
UW Certification	4	1,467,920.00	3.03%
eHP Compliance	2	499,846.00	1.52%
Purchased/Servicer	7	1,833,940.00	5.30%
Investor/Trustee	115	31,637,252.00	87.12%
TOTAL	132	36,313,788.00	100.00%

PROGRAM SUMMARY

AVERAGE PRINCIPAL MORTGAGE:	\$ 275,104.45
AVERAGE PURCHASE PRICE:	\$ 290,252.55
AVERAGE DPA AMOUNT:	\$ 10,000.00
AVERAGE AGE OF PRIMARY BORROWER:	40
AVERAGE HOUSEHOLD SIZE:	2
AVERAGE EMPLOYED IN HOUSEHOLD:	1
AVERAGE HOUSEHOLD ANNUAL INCOME:	\$ 73,815.13

12/09/2025

Orange County HFA
Demographic Analysis Report
Freddie Mac Program

ORIGINATION SUMMARY REPORT

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

CITY SUMMARY

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

PURCHASE PRICE REPORT

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

LOAN TYPE REPORT

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

PROPERTY TYPE REPORT

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

CATEGORY TYPE REPORT

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

TARGET/NON TARGET REPORT

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

ETHNICITY REPORT

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

RACE BY ETHNICITY REPORT

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

PIPELINE REPORT

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

PROGRAM SUMMARY

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

12/09/2025



ORANGE COUNTY HOUSING FINANCE AUTHORITY

CONSENT ITEM

BOARD OF DIRECTORS

CURTIS HUNTER
CHAIR

RAY COLADO
VICE CHAIR

WIL STAMPER
BOARD MEMBER

SUSY JETTE
BOARD MEMBER

MARK LEWIS
BOARD MEMBER

TO: OCHFA Board of Directors

FROM: Frantz Dutes, Executive Director

CONTACT: Shawn Tan, Director Program Operations

DATE: November 18, 2025

RE: **STATUS REPORT: 2024-A HOMEOWNER REVENUE BOND PROGRAM;
TBA "TURNKEY" MORTGAGE LOAN PROGRAM**
DECEMBER 3, 2025, REGULAR BOARD OF DIRECTORS MEETING.

2024-A HOMEOWNER REVENUE BOND PROGRAM

The Authority's **SERIES 2024-A Homeowner Revenue Bonds (HRB) Program** was authorized by the Board on April 3, 2024 for the aggregate principal amount not-to-exceed TWENTY FOUR MILLION DOLLARS (\$24MM) of Homeowner Revenue Bond Program proceeds. The Board authorized Staff to begin a pipeline of loans for future issuance. The 2024 (HRB) Program offers a 30-year loan product. The Down Payment Assistance (DPA) is currently at \$10,000, and is a 30-year deferred loan at 0% interest.

PRODUCTS	INTEREST RATES	ORIGINATION FEE
Zero Point	6.00%	1%

Commencing from the initial reservation date, there is an aggregate total of Thirty Five Million Seven Hundred Sixteen Thousand Nine Hundred Fifty Dollars (\$35,716,950) financed by the Single-Family Acquisition, and Single-Family Custody Account.

As of November 14, 2025:

- One Hundred Twenty Nine (129) loans were originated: 123-FHA; 6-VA; 0-USDA-RD.
- The Authority's 2024A DPA program has financed or committed an aggregate total of: One Million Two Hundred Forty Seven Thousand Five Hundred Dollars (\$1,247,500).

The Reservation Period start date was **April 30, 2024**, and Final Delivery end date is **April 15, 2026**.

TBA "TURNKEY" MORTGAGE LOAN PROGRAM

The Authority's **TBA "Turnkey" Mortgage Loan program** was authorized by the board on August 2, 2017. This conventional loan program is a partnership with OCHFA, Freddie Mac, and Raymond James and Associates. Since the inception of the program a total of Twenty Two Million Six Hundred Fourteen Thousand Seven Hundred Thirty Nine Dollars (\$22,614,739) have been financed. The Down Payment Assistance is currently at \$7,500, and is a 30 year deferred loan at 0% interest.

As of November 14, 2025:

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

ACTION REQUESTED: For information only

**Orange County HFA
Demographic Analysis Report
2024A SF Program**

ORIGINATION SUMMARY REPORT

ORIGINATOR	LOANS	\$ AMOUNT	% OF TOTAL
Acrisure Mortgage, LLC	4	1,238,779.00	3.10%
American Neighborhood Mortgage Acceptance Company, LLC	1	297,110.00	0.78%
American Pacific Mortgage Corporation	1	274,928.00	0.78%
Atlantic Bay Mortgage Group, LLC.	1	378,026.00	0.78%
Bank of England	2	603,301.00	1.55%
CalCon Mutual Mortgage, LLC dba Arbor Home Loans	1	303,403.00	0.78%
Centennial Bank	3	979,901.00	2.33%
Cornerstone First Mortgage, LLC	4	919,578.00	3.10%
CrossCountry Mortgage, LLC.	1	284,747.00	0.78%
Everett Financial, Inc.	10	2,715,446.00	7.75%
Fairway Independent Mortgage Corporation	10	2,748,278.00	7.75%
Guaranteed Rate, Inc.	2	644,001.00	1.55%
Guild Mortgage Company LLC	8	2,422,410.00	6.20%
Lower, LLC	3	803,877.00	2.33%
Movement Mortgage, LLC	10	2,527,227.00	7.75%
Nationwide Mortgage Bankers, Inc.	2	551,118.00	1.55%
NewRez LLC	3	897,638.00	2.33%
Novus Home Mortgage is a division of Ixonia Bank	13	3,625,480.00	10.08%
Open Mortgage, LLC	1	304,385.00	0.78%
Paramount Residential Mortgage Group, Inc.	3	821,480.00	2.33%
Planet Home Lending, LLC	1	245,471.00	0.78%
PrimeLending, a Plains Capital Company	1	314,204.00	0.78%
SouthState Bank, National Association	1	412,214.00	0.78%
Stockton Mortgage Corporation	1	309,284.00	0.78%
T2 Financial LLC, DBA Revolution Mortgage	2	635,287.00	1.55%
The Mortgage Firm Inc	3	1,042,764.00	2.33%
Waterstone Mortgage Corporation	37	9,416,613.00	28.68%
TOTAL	129	\$35,716,950.00	100.00%

CITY SUMMARY

CITY	LOANS	\$ AMOUNT	% OF TOTAL
Altamonte Springs	2	694,550.00	1.55%
Apopka	5	1,664,297.00	3.88%
Casselberry	6	1,687,159.00	4.65%
Chuluota	2	608,769.00	1.55%
Clermont	3	852,364.00	2.33%
Davenport	1	386,000.00	0.78%
Eustis	2	497,458.00	1.55%
Fern Park	1	260,200.00	0.78%
Fruitland Park	1	161,884.00	0.78%
Grand Island	1	271,982.00	0.78%
Groveland	1	284,747.00	0.78%
Howey in the Hills	1	296,525.00	0.78%
Kissimmee	12	3,506,155.00	9.30%
Lady Lake	1	185,576.00	0.78%
Lake Mary	1	378,026.00	0.78%
Leesburg	7	1,444,880.00	5.43%
Longwood	2	569,002.00	1.55%
Mascotte	1	290,638.00	0.78%
Mount Dora	1	324,022.00	0.78%
Ocoee	1	343,660.00	0.78%
Orlando	54	14,553,670.00	41.86%
Saint Cloud	3	867,986.00	2.33%
Sanford	10	2,710,149.00	7.75%
Sorrento	2	578,599.00	1.55%
Tavares	3	821,803.00	2.33%
Umatilla	2	591,549.00	1.55%
Winter Springs	3	885,300.00	2.33%
TOTAL	129	\$35,716,950.00	100.00%

PURCHASE PRICE REPORT

PURCHASE PRICE	LOANS	% OF TOTAL
\$125,000-\$150,000	1	0.78%
\$150,000-\$175,000	1	0.78%
\$175,000-\$200,000	4	3.10%
\$200,000-\$225,000	14	10.85%
\$225,000-\$250,000	8	6.20%
\$250,000-\$275,000	15	11.63%
\$275,000-\$300,000	30	23.26%
\$300,000-\$325,000	20	15.50%
\$325,000-\$350,000	14	10.85%
\$350,000-\$375,000	10	7.75%
\$375,000-\$400,000	7	5.43%
\$400,000+	5	3.88%
TOTAL	129	100.00%

LOAN TYPE REPORT

LOAN TYPE	LOANS	% OF TOTAL
FHA	123	95.35%
VA	6	4.65%
TOTAL	129	100.00%

PROPERTY TYPE REPORT

PROPERTY TYPE	LOANS	% OF TOTAL
1 Unit Single Family Detached	109	84.50%
Condominium	2	1.55%
Townhouse	18	13.95%
TOTAL	129	100.00%

CATEGORY TYPE REPORT

TYPE	LOANS	% OF TOTAL
Existing	117	90.70%
New	12	9.30%
Unspecified	0	0.00%
TOTAL	129	100.00%

TARGET/NON TARGET REPORT

TYPE	LOANS	\$ AMOUNT	% OF TOTAL
TARGET	7	1,823,072.00	5.43%
NON TARGET	122	33,893,878.00	94.57%
TOTAL	129	\$35,716,950.00	100.00%

RACE BY ETHNICITY REPORT

RACE	LOANS	% OF TOTAL	HISPANIC	HISPANIC	NON RESPOND	DECLINE TO RESPOND
American Indian/ Alaskan Native	1	0.78%	0	1	0	0
Asian	1	0.78%	1	0	0	0
Asian & White	1	0.78%	0	1	0	0
Asian Indian	1	0.78%	0	1	0	0
Black/ African American	29	22.48%	5	24	0	0
Black/African American & White	1	0.78%	0	1	0	0
Declined to Respond	15	11.63%	4	1	10	0
Other	2	1.55%	2	0	0	0
White	78	60.47%	40	36	2	0
TOTAL	129	100.00%	52	65	12	

PIPELINE REPORT

PROGRAM PIPELINE	LOANS	\$ AMOUNT	% OF TOTAL
Reservation	2	759,117.00	1.55%
UW Certification	5	1,514,625.00	3.88%
eHP Compliance	3	698,944.00	2.33%
Purchased/Servicer	4	1,107,012.00	3.10%
Investor/Trustee	115	31,637,252.00	89.15%
TOTAL	129	\$35,716,950.00	100.00%

PROGRAM SUMMARY

AVERAGE PRINCIPAL MORTGAGE:	\$ 276,875.58
AVERAGE PURCHASE PRICE:	\$ 291,739.81
AVERAGE DPA AMOUNT:	\$ 9,980.00
AVERAGE AGE OF PRIMARY BORROWER:	39.00
AVERAGE HOUSEHOLD SIZE:	2.00
AVERAGE EMPLOYED IN HOUSEHOLD:	1.00
AVERAGE HOUSEHOLD ANNUAL INCOME:	\$ 73,995.59

11/14/2025

Orange County HFA
Demographic Analysis Report
Freddie Mac Program

ORIGINATION SUMMARY REPORT

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

CITY SUMMARY

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

PURCHASE PRICE REPORT

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

LOAN TYPE REPORT

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

PROPERTY TYPE REPORT

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

CATEGORY TYPE REPORT

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

TARGET/NON TARGET REPORT

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

RACE REPORT

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

ETHNICITY REPORT

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

RACE BY ETHNICITY REPORT

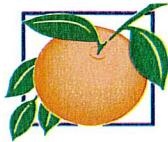
RACE	LOANS	% OF TOTAL	HISPANIC	NON HISPANIC	DECLINE TO RESPOND
American Indian/ Alaskan Native & Black/ African American	1	0.80%	1	0	0
Asian Indian	1	0.80%	0	1	0
Black/ African American	24	19.20%	0	23	1
Black/African American & White	2	1.60%	1	1	0
Chinese	1	0.80%	0	1	0
Declined to Respond	4	3.20%	1	0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

PIPELINE REPORT

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

PROGRAM SUMMARY

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



ORANGE COUNTY
HOUSING FINANCE AUTHORITY

FRANTZ DUTES
EXECUTIVE DIRECTOR

CONSENT ITEM

BOARD OF DIRECTORS

CURTIS HUNTER
CHAIR

RAY COLADO
VICE CHAIR

WIL STAMPER
BOARD MEMBER

SUSY JETTE
BOARD MEMBER

MARK LEWIS
BOARD MEMBER

MEMORANDUM

TO: OCHFA Board of Directors

FROM: Frantz Dutes, Executive Director

CONTACT: Mildred Guzman, Program Operations Administrator

DATE: December 12, 2025

RE: **MULTI-FAMILY OCCUPANCY REPORT**
JANUARY 7, 2026 - REGULAR BOARD OF DIRECTORS MEETING

OCCUPANCY REPORT

The Occupancy Report rate for the period of October 25 to December 12, 2025 was 94% for all units, and 89% for units meeting set-aside requirements. Three properties continue with the leasing-up while under renovations.

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

ACTION REQUESTED

For information only.

Multi-Family Occupancy Report

BeginReportingPeriod: **10/25/2025**EndReportingPeriod: **12/12/2025**

Property: (Status, Address)	Total Occupied Units	Occupied %	Prior Month Occup%	Low Income:			Comments
				Occupied Unit	Occup. %	Prior Month Occup.%	
Boca Vista (Chantham Harbor Refu 545 Nantucket Court, Altamonte Springs	324	301	93%	93%	66	20%	20%
Chapel Trace, Active 556 N. Goldenrod Road, Orlando	312	312	100%	99%	312	100%	99%
Citrus Square, Active 5625 Hickey Dr, Orlando	87	81	93%	98%	81	93%	98%
Cove at Lady Lake, Active 735 S. Hwy 27/441, Lady Lake	176	159	90%	90%	159	90%	90%
Dean Woods Place, Active 9808 Dean Woods Place, Orlando	48	47	98%	92%	47	98%	92%
Dunwoodie Place, Active 4213 Dunwoodie Blvd, Orlando	172	165	96%	96%	165	96%	96%
Emerald Villas (Seville Place), Acti 5450 Cholla Way, Orlando	264	264	100%	100%	264	100%	100%
Fountains at Millenia Phase II, Acti 5316 Millenia Blvd., Orlando	32	28	88%	91%	28	88%	91%
Fountains at Millenia Phase III, Acti 5316 Millenia Blvd., Orlando	82	72	88%	88%	72	88%	88%
Fountains at Millenia Phase IV, Act 5316 Millenia Blvd, Orlando	100	90	90%	90%	90	90%	90%
Goldenrod Pointe, Active 3500 N. Goldenrod Road, Orlando	70	70	100%	99%	70	100%	99%
Jernigan Gardens, Active 1488 Mercy Drive, Orlando	256	246	96%	96%	246	96%	96%
Lake Sherwood, Active 1826 London Crest Drive, Orlando	90	90	100%	99%	90	100%	99%

Thursday, December 11, 2025

Page 1 of 3

Property: (Status, Address)	Total Units	Occupied Units	Occup. %	Prior Month Occup%	Low Income:			Comments
					Occupied Unit	Occup. %	Prior Month Occup.%	
SouthWinds Cove, Active 3400 Southwinds Cove Way, Leesburg	112	106	95%	95%	75	67%	67%	40%
Stratford Point, Active 1700 Old England Loop, Sanford	384	376	98%	98%	376	98%	98%	60%
The Roberts (FKA Baptist Terrace), 414 East Pine Street, Orlando	197	194	98%	98%	194	98%	98%	40%
Vista Pines, Active 401 N Chickasaw Trail, Orlando	238	217	91%	90%	217	91%	90%	40%
Westwood Park, Active 11037 Laguna Bay Dr, Orlando	178	174	98%	99%	174	98%	99%	40%
Wildflower Oaks, Active 1360 Pamela Street, Leesburg	38	38	100%	97%	38	100%	97%	40%
Willow Key, Active 5590 Arnold Palmer Dr, Orlando	384	378	98%	98%	378	98%	98%	40%
Total Units:	6,673							
Current Period Summary:	6,346		94%		5,980		89%	
Prior Period Summary:	6,354		94%		6,087		91%	
Total Number of Properties:	35							



FRANTZ DUTES
EXECUTIVE DIRECTOR

CONSENT ITEM

— — —
BOARD OF DIRECTORS

CURTIS HUNTER
CHAIR

RAY COLADO
VICE CHAIR

WIL STAMPER
BOARD MEMBER

SUSY JETTE
BOARD MEMBER

MARK LEWIS
BOARD MEMBER

MEMORANDUM

TO: OCHFA Board of Directors

FROM: Frantz Dutes, Executive Director

CONTACT: Mildred Guzman, Program Operations Administrator

DATE: November 14, 2025

RE: **MULTI-FAMILY OCCUPANCY REPORT**
DECEMBER 3, 2025 - REGULAR BOARD OF DIRECTORS' MEETING

OCCUPANCY REPORT

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

Due to a compressed time-frame for submission of the reports from the various multi-family developments; the November Occupancy Report will be submitted with the December reports at the January 2026, Regular Board of Directors' meeting.

ACTION REQUESTED

For information only.



FRANTZ DUTES
EXECUTIVE DIRECTOR

DISCUSSION ITEM

BOARD OF DIRECTORS

CURTIS HUNTER
CHAIR

TO: OCHFA Board of Directors

RAY COLADO
VICE CHAIR

FROM: Frantz Dutes, Executive Director

WIL STAMPER
BOARD MEMBER

DATE: December 17, 2025

SUSY JETTE
BOARD MEMBER

RE: **ELECTION OF CHAIR AND VICE CHAIR**
JANUARY 7, 2025 REGULAR BOARD OF DIRECTORS MEETING

MARK LEWIS
BOARD MEMBER

BACKGROUND

In accordance with the policies adopted by the Board for the election of Chair and Vice Chair of the Orange County Housing Finance Authority which states in part, selection of Officers "...shall take place annually at the applicable regular December meeting of the Board."

The current Chair and Vice-Chair were elected on April 2, 2025; their term expires on December 31, 2025. The policy requires that an election be held once every year at the applicable December meeting. The election procedure is as follows: The Chair and Vice Chair shall be selected by the members of the Board inclusive of the candidates for Chair and Vice Chair by a majority vote. In an effort to familiarize you with the election policy, a copy is enclosed

ACTION REQUESTED

Election of Chair and Vice Chair – Term: February 2026 – December 31, 2026.

Procedure for Election of Chair and Vice Chair

OF THE BOARD OF ORANGE COUNTY HOUSING FINANCE AUTHORITY

Candidates for Chair of the Board of the Orange County Housing Finance Authority (the "board") will be nominated by members of the board, inclusive of the candidates themselves. The chair shall be elected by the members of the board (inclusive of the candidates for chair) by a majority vote. Such vote shall take place annually at the applicable regular December meeting of the Board. The term of the chair shall therefore be one (1) year. No chair may serve for more than two (2) consecutive terms as chair.

Candidates for vice-chair of the board will be nominated by members of the board, inclusive of the candidates themselves. The vice-chair shall be elected by the members of the board (inclusive of the candidates for vice chair) by a majority vote. Such vote shall take place annually at the applicable regular December meeting of the board. The term of the vice-chair shall therefore be one (1) year. No vice-chair may serve for more than two (2) consecutive terms as vice-chair.

In the event that the chair of the board is unavailable or unable to act in that capacity, the vice-chair shall undertake such duties for the duration of such unavailability or inability. In the event the vice-chair is unable to perform such duties, the remaining members of the board shall elect a vice-chair pro-tem for such purposes.

The chair or the vice-chair may be removed by a majority vote of the board following ten (10) days' notice of a meeting for such purpose.

5/7/25 APPROVED BY: *Clemson*
Orange County Housing Finance Authority
BOARD OF DIRECTORS

Sec. 2-208. Terms, removal, attendance, chairmen, etc.

Unless the enabling resolution provides otherwise, each advisory board and its individual members shall comply with and be subject to the following:

(1) *Terms of office; removal:*

- a. The members of each advisory board shall serve staggered two-year terms to expire on June thirtieth or December thirty-first, as specified in the enabling resolution, except that all members shall serve until their successors have been appointed.
- b. A member of an advisory board shall not serve more than two (2) consecutive full terms (unless, with respect to a particular member, this restriction is waived by a vote of five (5) members of the board). However, a member shall be eligible for reappointment to the same advisory board one (1) year after expiration of his or her second term.
- c. All members of advisory boards serve at the pleasure of the board and may be removed without cause and without entitlement to a hearing upon a vote of five (5) members of the board.
- d. Terms of members of advisory boards may be amended from time to time by majority vote of the board. The intergovernmental affairs staff shall maintain an updated list of actions taken to amend terms of office pursuant to this section.

(2) *Attendance.* Any advisory board member who is absent from three (3) consecutive meetings or twenty-five (25) percent of the regular scheduled meetings in a calendar year shall be replaced. A member shall be considered absent if not present during fifty (50) percent or more of the duration of a meeting. A vacancy shall occur thirty (30) days after the county chairman is notified by county staff or by the advisory board chairman of the absenteeism.

(3) *Chairmen and vice-chairmen:*

- a. Each advisory board shall, after its annual appointments are made, elect a chairman from its members. Also, each advisory board may, after annual appointments are made, elect a vice-chairman.
- b. A chairman or vice-chairman shall serve in that capacity for one (1) year and may be reelected to serve as chairman or vice-chairman, respectively, for one (1) additional consecutive year, and no more.
- c. Chairmen shall preside at meetings of the advisory boards, be responsible for monitoring concerns of the advisory boards on which they serve, and be available for meetings with the county chairman, the county administrator, or the board as requested. Written advance notice of such meetings shall be given to county staff.
- d. Each advisory board, through its chairman, shall submit to the board an annual report of its activities by completing a standard form supplied by the intergovernmental affairs department. The annual report shall be submitted prior to the annual appointments to an advisory board.

(4) *Sunshine law; public records; ethics and financial disclosure:*

- a. Each advisory board and each of its members shall comply fully with:
 1. F.S. § 286.011 (commonly known as the "Government-In-the-Sunshine Law");
 2. F.S. ch. 119.07 (commonly known as the "Public Records Law"); and
 3. To the extent it applies, the Code of Ethics for Public Officers and Employees (F.S. ch. 112, pt. III).

- b. Also, to the extent provided in the enabling resolution, members of an advisory board shall file annual financial disclosure in the manner and on the forms required by F.S. § 112.3145, even though such members would not otherwise be required to do so by general law.
- c. Each advisory board shall keep minutes of its meetings, and the minutes shall reflect the topics discussed, motions made and votes taken. Minutes shall be submitted to the county chairman or her designee within three (3) weeks after the meeting at which the minutes are approved.
- d. Each advisory board shall adopt a recognized body of rules and procedures under which it shall carry on its meetings and proceedings. If such body of rules of procedures is other than "Robert's Rules of Order" or "The Rules of Procedure for the Board of County Commissioners of Orange County, Florida," a copy of such rules and procedures will be filed with the general services department of the county government. Each county advisory board shall file a resolution with the general services department stating the body of rules and procedures which it has adopted. Such resolution must be filed within ninety (90) days after enactment of this requirement or, in the case of a board created after the enactment of this requirement, within ninety (90) days after the board's creation. An advisory board may change the body of rules and procedures by which its meetings and proceedings will be governed but such change is effective only after the board's filing of a resolution memorializing such change.

(Ord. No. 91-21, § 9, 10-1-91; Ord. No. 93-18, § 8, 7-13-93; Ord. No. 96-9, § 1, 4-16-96)



FRANTZ DUTES
INTERIM EXECUTIVE DIRECTOR

OTHER BUSINESS

BOARD OF DIRECTORS

VERNICE ATKINS-BRADLEY
CHAIR

KENNETH HUGHES
VICE CHAIR

CURTIS HUNTER
BOARD MEMBER

RAY COLADO
BOARD MEMBER

WIL STAMPER
BOARD MEMBER

TO: OCHFA Board of Directors

FROM: Frantz Dutes, Interim Executive Director

DATE: July 22, 2024

RE: **APPOINTMENT OF CHAIR(S) AND MEMBER(S) TO THE FINANCE AND PROGRAM COMMITTEE.**

AUGUST 7, 2024 REGULAR BOARD OF DIRECTORS' MEETING.

BACKGROUND

The committee structure adopted by the Board of Directors has worked very well for the Authority over the years. I wish to express my appreciation to each Board Member for your continued commitment, dedication and service to the Authority.

The Chair and Committee assignments will be as follows:

1. Finance/Audit Committee

Chair – _____ TBA Member – _____ TBA

The purpose of this committee is to review and make recommendations to the Board on financial matters coming to the Board for consideration and approval of resolution. The committee will also be responsible for review of annual audited financial statements, and annual operational budgets.

2. Program Committee

Chair – _____ TBA Member – _____ TBA

This committee will review and provide oversight of existing programs, develop, and recommend new programs to the Board in those areas where the Authority will be participating in its singular capacity, as a partner and/or as a partner in a multi-partnership arrangement.

In each instance, the Chair of the Board will be an ex-officio member of each committee.

ACTION REQUESTED

Appointments of Chair(s) and Member(s) to the Authority's Finance and Program Committees.



MEMORANDUM

BOARD OF DIRECTORS

CURTIS HUNTER
CHAIR

TO: OCHFA Board of Directors

RAY COLADO
VICE CHAIR

FROM: Frantz Dutes, Executive Director

WIL STAMPER
BOARD MEMBER

DATE: November 17, 2025

SUSY JETTE
BOARD MEMBER

RE: **CONSIDER APPROVAL OF A RECOMMENDATION TO SELECT A LAW FIRM TO PROVIDE BOND COUNSEL SERVICES FOR THE AUTHORITY.**

DECEMBER 3, 2025 REGULAR BOARD OF DIRECTORS' MEETING

MARK LEWIS
BOARD MEMBER

BACKGROUND

The Ad Hoc Committee met on Wednesday, November 5, 2025, to review the five (5) proposals received in response to the Request for Proposal (RFP) for Bond Counsel Services. Responses were received from the following firms:

- Kutak Rock L.L.P.
- Greenberg Traurig
- Bryant Miller Olive
- Foley Lardner
- Gilmore Bell

CURRENT

The Evaluation Committee composed of Chairman Curtis Hunter with staff support from Frantz Dutes, Executive Director and professional support from Financial Advisor David Jones, CSG Advisors. Chairman Curtis Hunter provided opening remarks and then asked Mr. Dutes to initiate the discussion. Mr. Dutes informed the committee that in effort to be objective the evaluation criteria were scored for each response received, but it is important that the committee reach a consensus on the Evaluation Committee's recommendation not necessarily the scoring. The Evaluation Committee reviewed the proposals that were received and concurred that Bryant Miller Olive has the most experience and represents most of the Housing Finance Authorities in Florida. After a lengthy discussion the Ad Hoc Committee agreed to rank the RFP responses in the following order:

- Bryan Miller Olive
- Greenberg Traurig
- Kutak Rock L.L.P.
- Gilmore Bell
- Foley Lardner

Recommendation

The Ad Hoc Committee recommend that the Authority negotiate a contract with Bryant Miller Olive as Bond Counsel; should negotiations fail, staff is authorized to negotiate with the second ranked firm Greenberg Traurig. This item will be presented at the board meeting of December 3, 2025.

ACTION REQUESTED

Board approval of the Ad Hoc Committee's recommendation that staff negotiate a contract with Bryant Miller Olive to serve as Bond Counsel; should negotiations fail, staff would be authorized to enter into negotiations with the second ranked firm Greenberg Traurig.



BOARD OF DIRECTORS

CURTIS HUNTER
CHAIR

TO: OCHFA Board of Directors

RAY COLADO
VICE CHAIR

FROM: Frantz Dutes, Executive Director

WIL STAMPER
BOARD MEMBER

DATE: November 17, 2025

SUSY JETTE
BOARD MEMBER

RE: **CONSIDER APPROVAL OF A RECOMMENDATION TO SELECT A LAW FIRM TO PROVIDE GENERAL COUNSEL SERVICES FOR THE AUTHORITY.**

DECEMBER 3, 2025 REGULAR BOARD OF DIRECTORS' MEETING

MARK LEWIS
BOARD MEMBER

BACKGROUND

The Ad Hoc Committee met on Wednesday, November 5, 2025, to review the two (2) proposals received in response to the Request for Proposal (RFP) for General Counsel Services. Responses were received from the following firms:

- Bryant Miller Olive
- Greenberg Traurig

CURRENT

The Evaluation Committee reviewed and discussed the two (2) proposals received. The Evaluation Committee composed of Chairman, Curtis Hunter with staff support from Frantz Dutes, Executive Director and professional support from Financial Advisor David Jones, CSG Advisors. After deliberation, the Evaluation Committee Members concurred that Greenberg Traurig, was the most experienced firm and has experience in providing General Counsel Services to the Authority. After discussion, the Ad Hoc Committee ranked the firms as follows: i) Greenberg Traurig, ii) Bryant Miller Olive.

Recommendation

The Ad Hoc Committee recommend that the Authority negotiate a contract with Greenberg Traurig as General Counsel; should negotiations fail, staff is authorized to negotiate with Bryant Miller Olive. This item will be presented at the board meeting of December 3, 2025.

ACTION REQUESTED

Board approval of the Ad Hoc Committee's recommendation of Greenberg Traurig to serve as General Counsel; should negotiations fail, staff is authorized to negotiate with Bryant Miller Olive.